



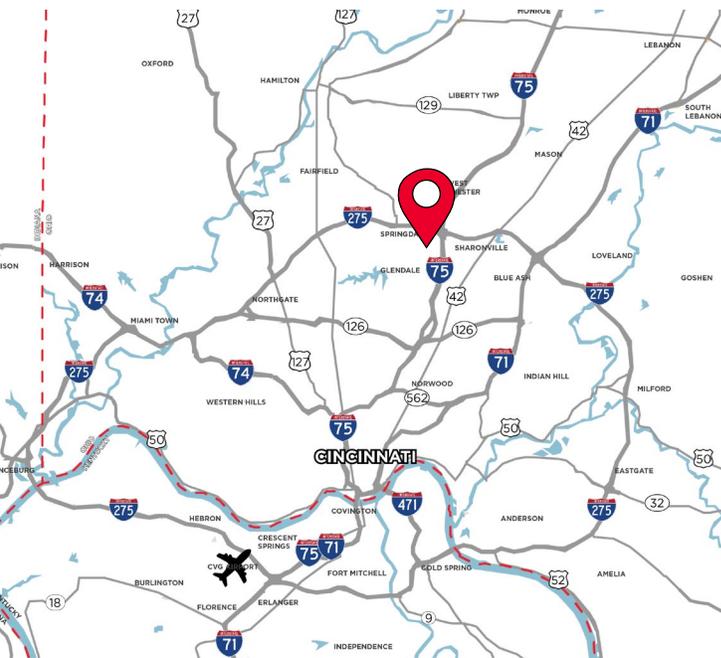
FOR LEASE

SPRINGDALE COMMERCE CENTER #2

11717 - 11725 CHESTERDALE ROAD
CINCINNATI, OH 45246

OFFICE/WAREHOUSE

FOR LEASE: \$6.15/PSF



PROPERTY HIGHLIGHTS

- Suite 11717: 29,400 SF
- Make Ready Completed & Move-in Ready
- Fully air conditioned space
- High profile industrial park
- General industrial zoning
- Ideal distribution port

For more information, contact:

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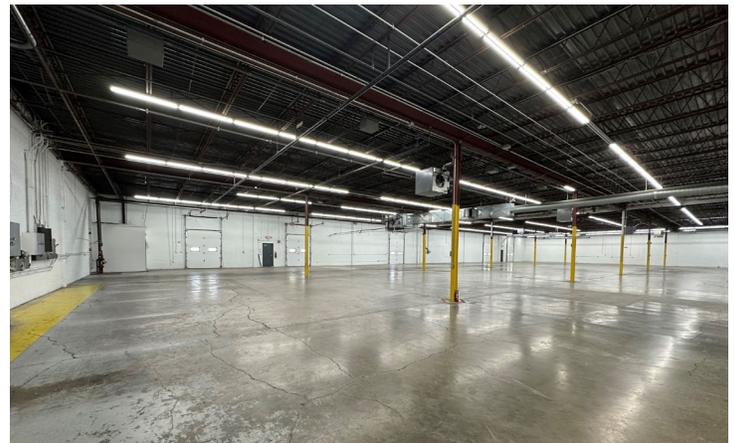
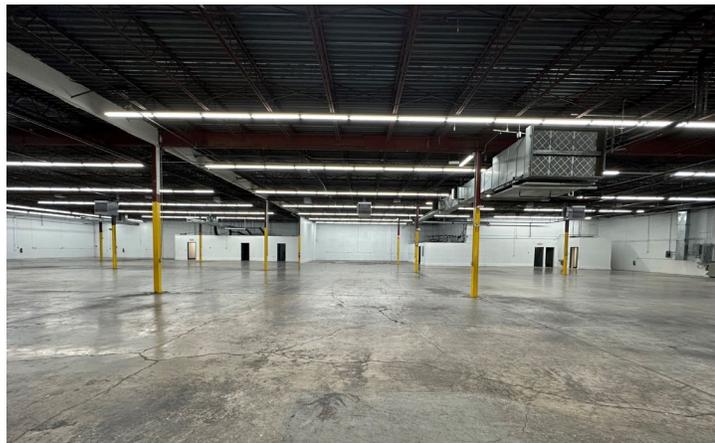
FOR LEASE SPRINGDALE COMMERCE CTR 2

CINCINNATI, OH 45246

BUILDING SPECIFICATIONS

LEASE RATE: \$6.15/PSF (\$2.34/PSF OPEX)

LOCATION	Springdale, OH (Hamilton County)	TRUCK DOCKS	(4) 8'x10' & (4) EOD Levelers
BUILDING SIZE	39,200 SF	DRIVE IN DOORS	(1) 8'x10' Drive-in
AVAILABILITY	29,400 SF	LIGHTING	Fluorescent strip
YEAR BUILT	1973	TRUCK COURT	75' asphalt
CONSTRUCTION	Brick/Block, Steel Frame	HVAC	Gas-fired unit heaters
CLEAR HEIGHT	15' - 17'	ELECTRIC/GAS	www.duke-energy.com
FLOORS	6" Concrete	WATER/SEWER	www.cincinnati-oh.gov/water
ROOF	TPO Membrane (2005)	TELEPHONE	www.cincinnati-bell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com

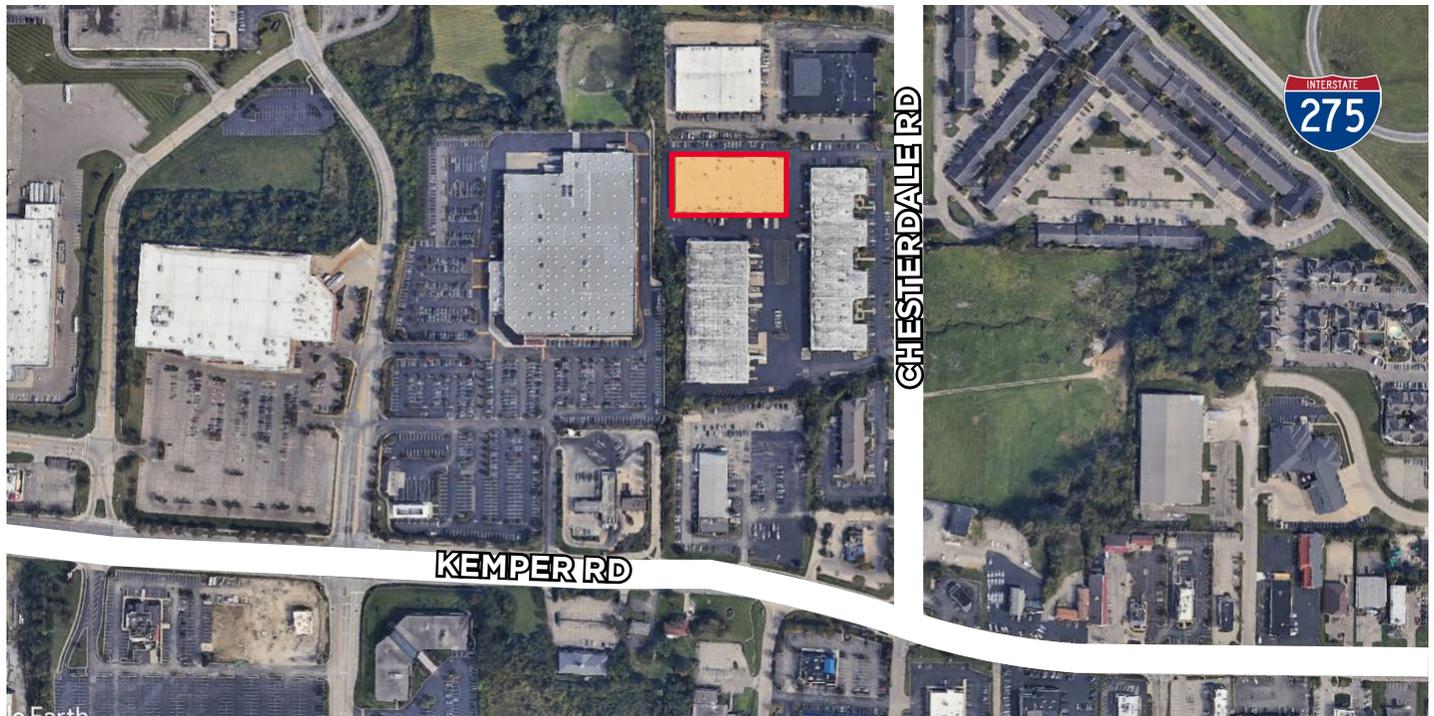
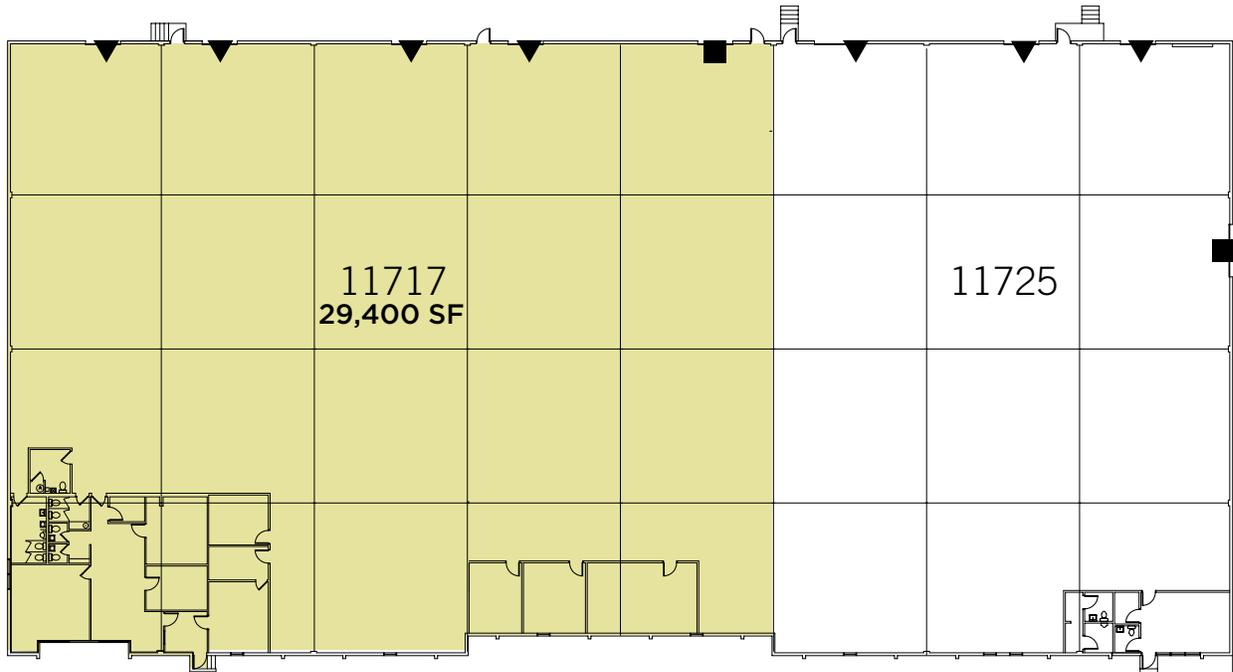


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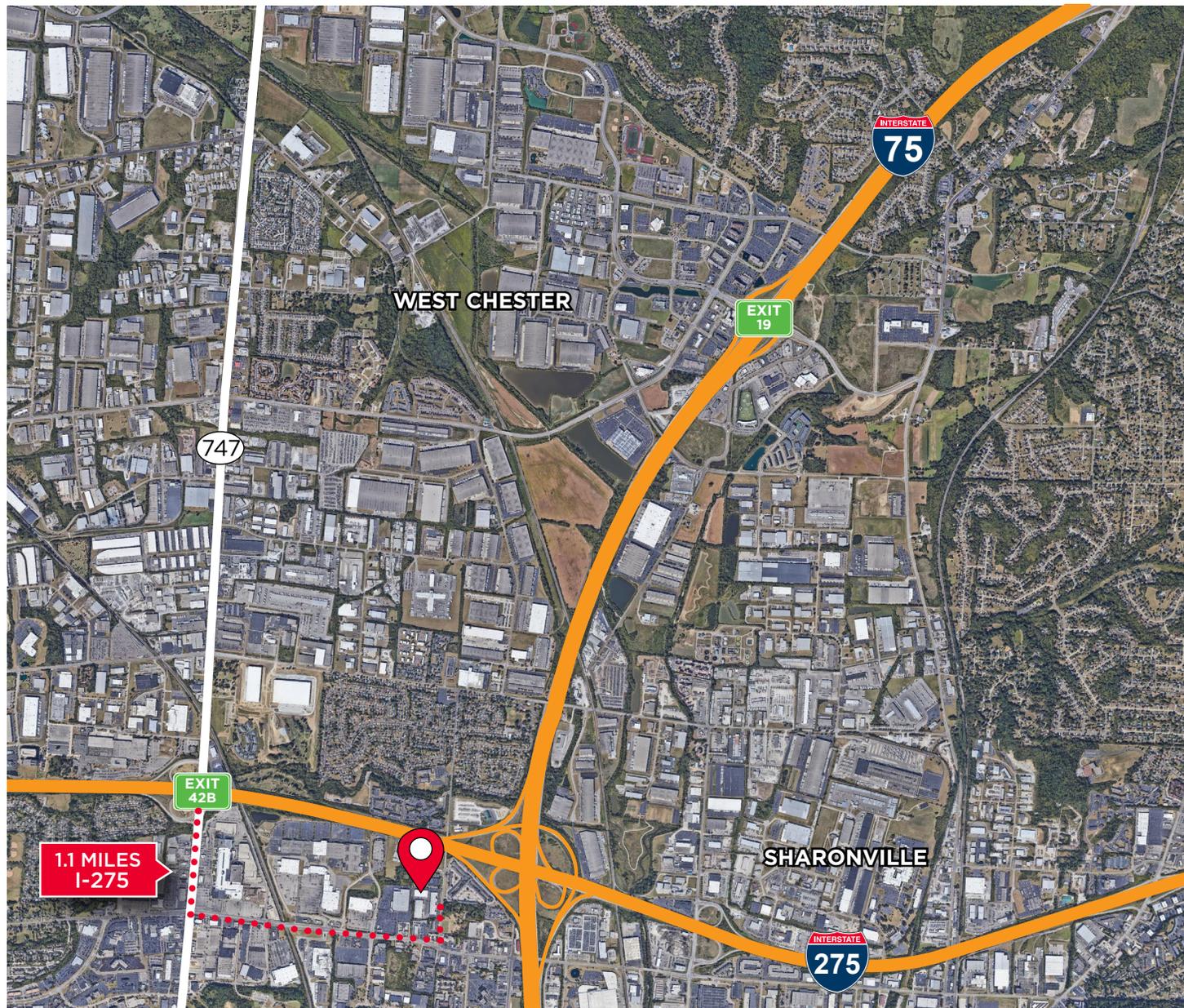
SITE PLAN



FOR LEASE SPRINGDALE COMMERCE CTR 2

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AERIAL LOCATION



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PROFESSIONALLY OWNED AND MANAGED BY
 **CLEAR HEIGHT**
PROPERTIES

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