

INDUSTRIAL  
PROPERTY  
AVAILABLE

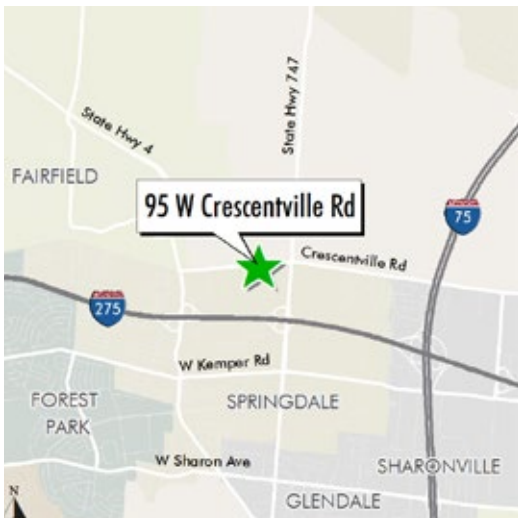
# 95 WEST CRESCENTVILLE ROAD

SPRINGDALE, OHIO 45246 :: HAMILTON COUNTY



CBRE

## LOCATION MAP



|                         |  |
|-------------------------|--|
| <b>Total Sq. Ft.</b>    | ± 129,515  |
| <b>Office Sq. Ft.</b>   | ± 9,830  |
| <b>Year Built</b>       | 1962, 1977   |
| <b>Construction</b>     | Block/Brick/Metal  |
| <b>Bldg. Dimensions</b> | Original warehouse 280'x300' (Expansion warehouse 280'x135') |
| <b>Column Spacing</b>   | (Original 40' x 20') (Expansion 36' x 45')                   |
| <b>Restrooms</b>        | M/W restrooms in office and M/W restrooms and lockers in WH  |
| <b>Rail</b>             | CSX Active Rail Spur   |
| <b>Silos</b>            | Two (2) active resin   |
| <b>Heat</b>             | Natural gas - boiler heat                                    |
| <b>Lighting</b>         | T-8 Fluorescent  |
| <b>Clear Height</b>     | 24' - 26'  |
| <b>Electric</b>         | 5,000 amps/480 volt/3 phase                                  |
| <b>Floor</b>            | 5" in older section, 6" in newer section                     |
| <b>Land</b>             | 8.3 Acres  |
| <b>Docks</b>            | Ten (10) (9' x 10') fully equipped                           |
| <b>Parking</b>          | 154 stalls   |
| <b>Roof</b>             | Replaced in 2003- 20 year warranty                           |
| <b>Sprinkler</b>        | Yes  |
| <b>Miscellaneous</b>    | Building has compressed airlines and buss ducts              |

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Mike Lowe**  
First Vice President  
+1 513 369 1311  
mike.lowe@cbre.com

**Doug Whitten**  
Vice President  
+1 513 369 1332  
doug.whitten@cbre.com

CBRE

INDUSTRIAL  
PROPERTY  
AVAILABLE



# 95 WEST CRESCENTVILLE RD

SPRINGDALE, OH 45246 :: HAMILTON COUNTY

## INTERIOR PHOTOS



PRODUCTION WAREHOUSE  
84,000 SQ. FT.

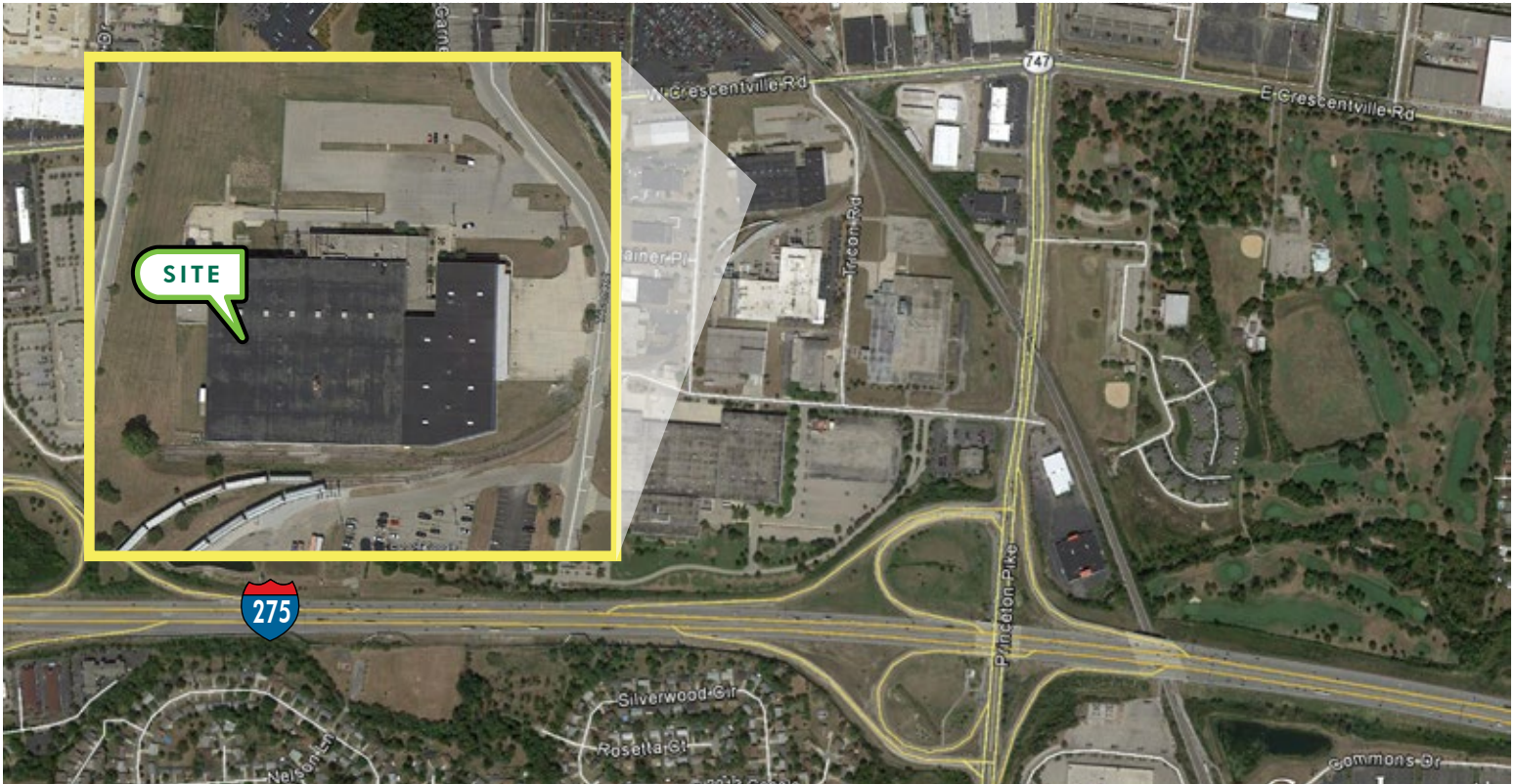


10 FULLY EQUIPPED 9' X 10'  
DOCK DOORS



NEW T-8 LIGHTING

## AERIAL



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

### Mike Lowe

First Vice President  
+1 513 369 1311  
mike.lowe@cbre.com

### Doug Whitten

Vice President  
+1 513 369 1332  
doug.whitten@cbre.com



CBRE | 201 E. Fifth Street | Suite 1200 | Cincinnati, Ohio 45202 | [www.cbre.com/cincinnati](http://www.cbre.com/cincinnati)

©2014 CBRE, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.