

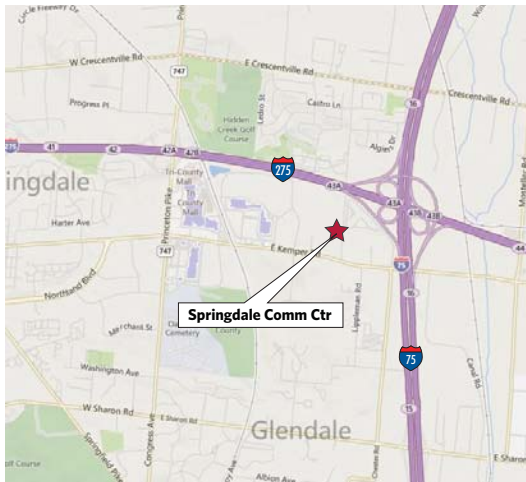
Springdale Commerce Center 1

11691-11711 Chesterdale Road, Cincinnati, OH 45246

DTZ



Office/Warehouse with Great Interstate Access



- **3,500 SF Available**
- High-profile industrial park
- General industrial zoning
- 15 minutes to Downtown Cincinnati
- Nearby amenities include hotels, restaurants, and retail
- Ideal distribution point

This property owned by



For more information, contact:

Jeffrey R. Bender, SIOR, CCIM
513.763.3046
jeff.bender@dtz.com

Skylar Stein
513.763.3047
skylar.stein@dtz.com

221 E Fourth Street, Suite 2600
Cincinnati, OH 45202

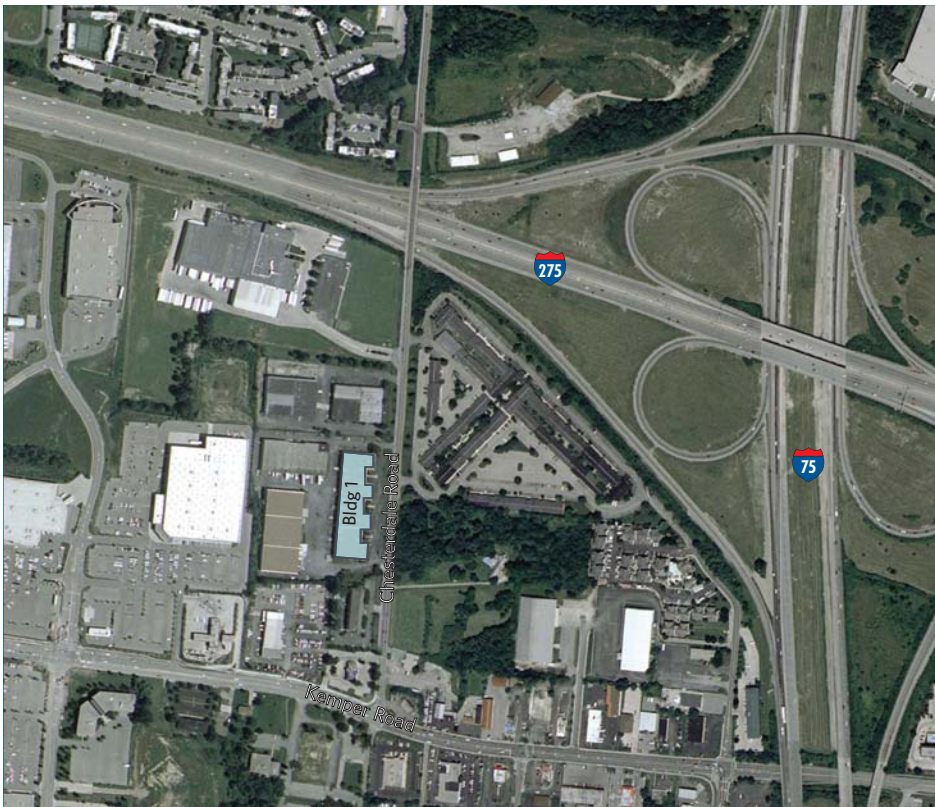
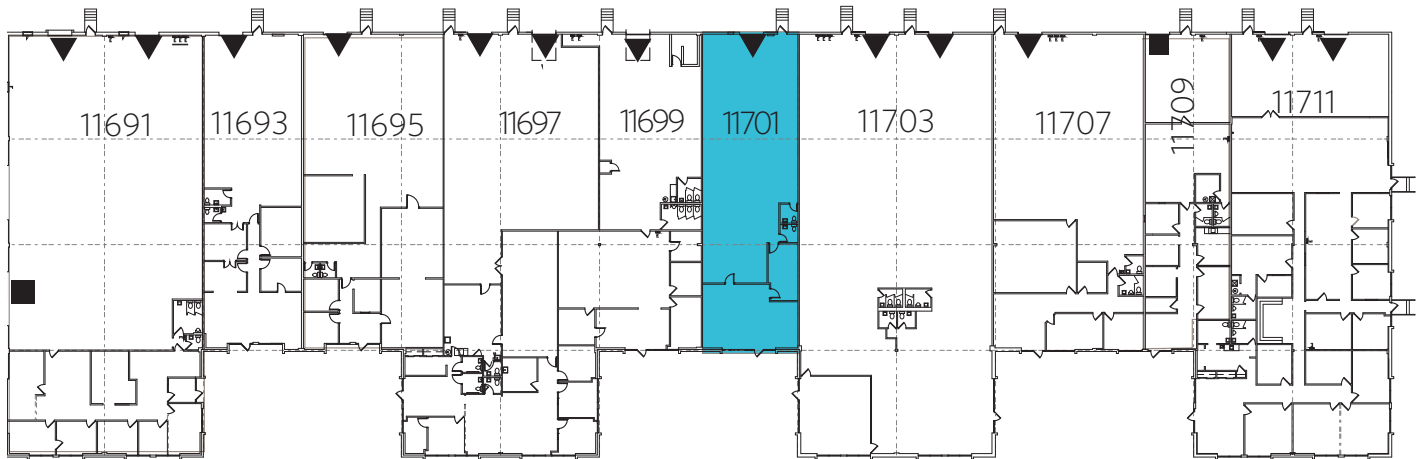
T: 513.421.4884
F: 513.421.1215

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Springdale Commerce Center consists of three office/warehouse buildings with suites starting at 2,900 SF, making it ideal for companies who want the flexibility to expand their premises as their business grows.

Property Specifications

- 3,500 sf available
- 1,100 sf office
- Dock and drive-in doors
- 14' clear

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Total Building Area:	58,661 square feet	Zoning:	M-2, General Industrial
Available Area:		Governing Jurisdiction:	City of Springdale/Hamilton County
11701:	3,500 square feet. 1,100 sf office. 1 dock door \$4.00/SF Net	Operating Expenses (2015):	\$1.71/sf/year
Year Built:	1973		
Construction Type:	Brick/Block, Steel frame		
Column Spacing:	30' x 35'		
Ceiling Height:	14' clear		
Floors:	6" concrete		
Roof:	2-ply SBS mod. (1996)		
Truck Court:	150' asphalt shared with Building 3 Concrete dolly strips		
Sprinkler System:	None		
Lighting:			
Suite 11699:	Fluorescent strip		
Suite 11703:	T-8 fluorescent		
HVAC:			
Office:	Natural gas package unit heating and cooling		
Warehouse:	Gas-fired unit heaters		
Utilities:			
Electric:	Duke Energy (800.544.6900)		
Gas:	Duke Energy (800.544.6900)		
Water:	Greater Cincinnati Water Works (513.591.7700)		
Sewer:	Metropolitan Sewer District (513.244.1300)		
Telephone:	Cincinnati Bell Telephone (513.566.5050)		

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