

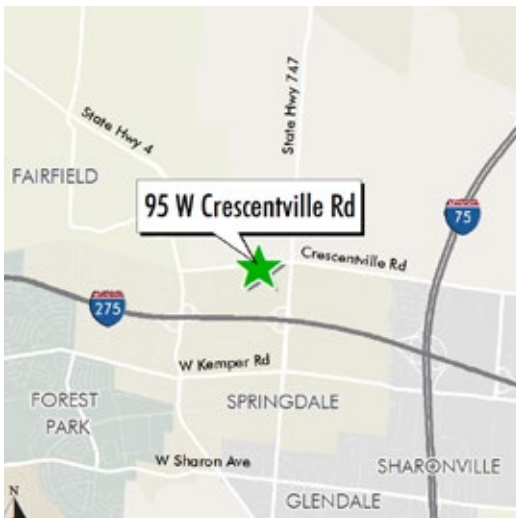
INDUSTRIAL  
PROPERTY  
AVAILABLE

# 95 WEST CRESCENTVILLE ROAD

SPRINGDALE, OHIO 45246 :: HAMILTON COUNTY



## 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  
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**CBRE**

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# 95 WEST CRESCENTVILLE RD

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## INTERIOR PHOTOS



**PRODUCTION WAREHOUSE**  
84,000 SQ. FT.



**10 FULLY EQUIPPED 9' X 10'**  
**DOCK DOORS**



**NEW T-8 LIGHTING**

## AERIAL



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