

BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE



1120 STRATEGIC PARKWAY, CINCINNATI, OH

BUILDING #2

45,374 - 207,327 SF

FOR LEASE

For Leasing Opportunities, Contact:

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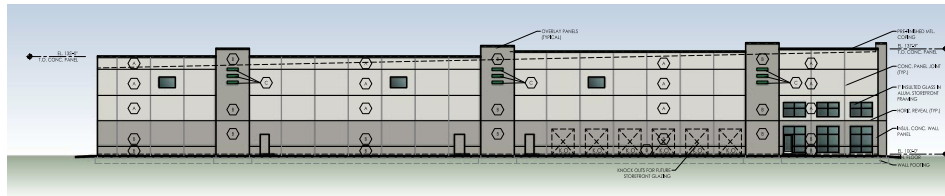


BUILDING #2 - BULK DISTRIBUTION / LIGHT INDUSTRIAL

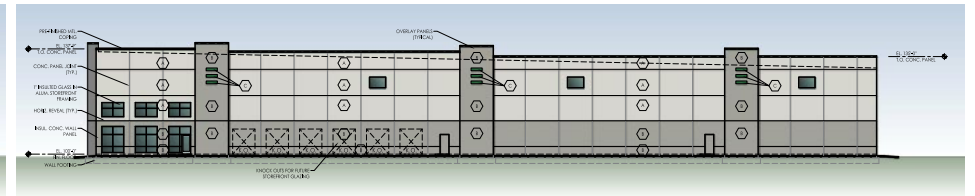
Location:	Springdale, OH - 16 miles north of Cincinnati	Fire Suppression:	ESFR
Address:	1120 Strategic Pkwy, Cincinnati, OH	Bay Size:	15,120 SF (Depth: 54' x 280')
Building Size:	207,327 SF (Divisible)	Truck Court:	130' Total; 60' Concrete Apron Truck turn around at north end for efficient loading
Construction:	Concrete Pre-cast; Interior walls painted white	Floors:	6" Unreinforced concrete
Clear Height:	28'	Roof:	Single-ply, 45 mil TPO, R20 Insulation, Interior roof deck primed white
Jurisdiction:	Hamilton County, City of Springdale	Lighting:	LED and clerestory windows
Airport:	Cincinnati/N. Kentucky International Airport is located 30 miles south via I-75/I-275, CVG, DHL, Amazon Prime Air	Electric:	2,000 amp, 277/480volt, 3 Phase
Dock Doors:	22 (9'x10') Total (Expandable to 42 Total) 22 Doors Equipped with 35,000# mechanical Levelers/Seals/Bumpers	HVAC:	High efficiency gas 80/20 ERU Units
Drive-Ins:	4 (12'x14') with electric motorized openers (Expandable)	Zoning:	Industrial - PUD
Column Spacing:	Speedbay: 54' x 60' Interior: 54' x 55' (Typical) Endcaps: 46' x 55'	Total Parking:	187 Auto spaces (Expandable)
		Lease Rate:	\$4.75/sf NNN (\$1.23/sf op exp)



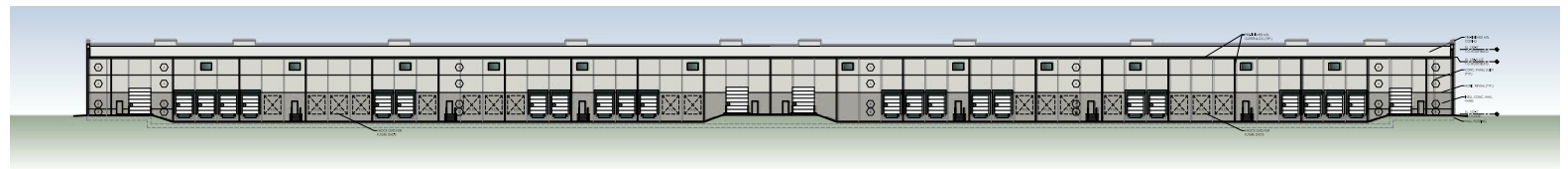
BUILDING 2 ELEVATION PLANS



SOUTH ELEVATION
1" = 20'-0" (24:36)
0 5 10 20 40'



NORTH ELEVATION
1" = 20'-0" (24:36)
0 5 10 20 40'

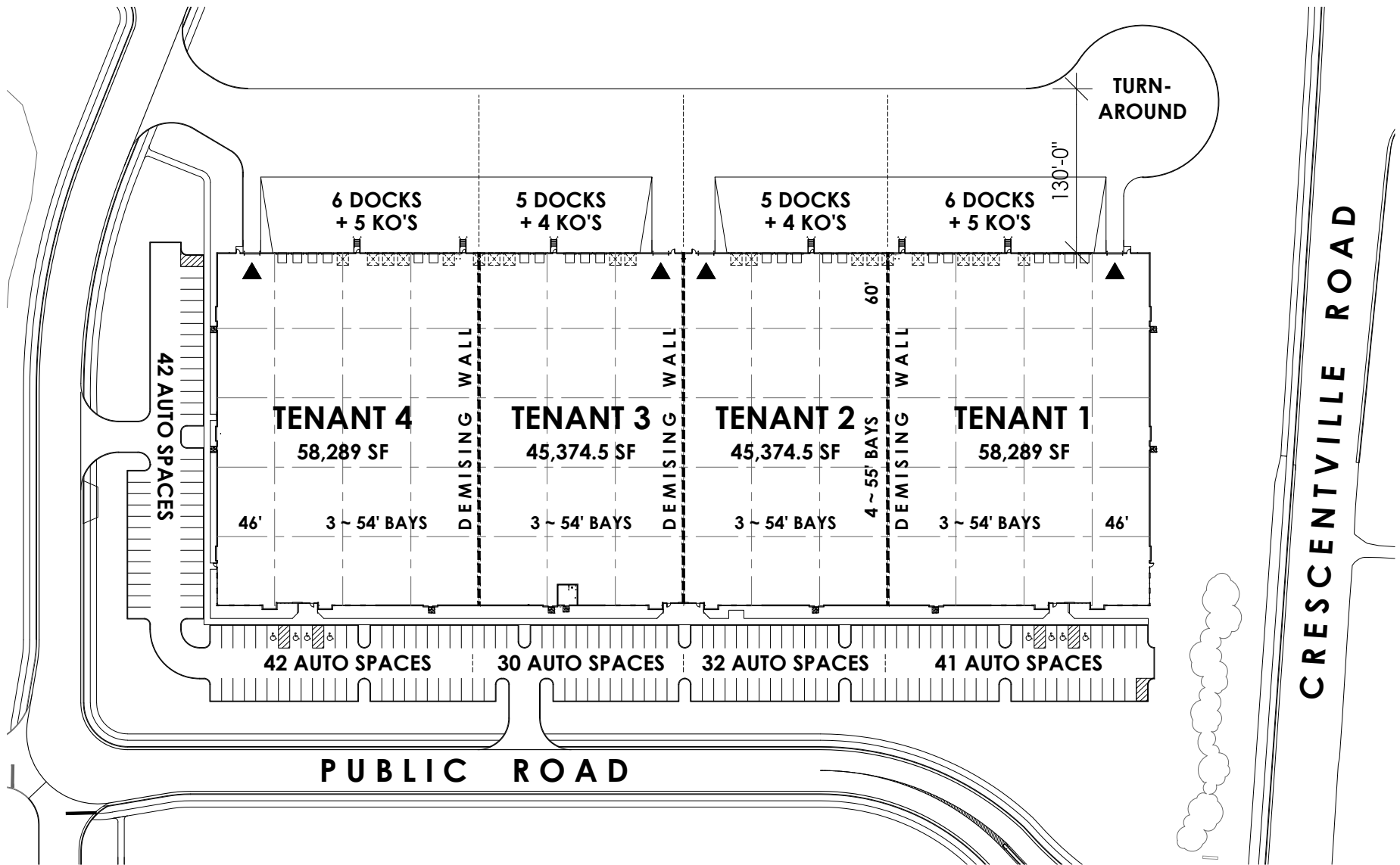


WEST ELEVATION
1" = 30'-0" (24:36)
0 5 10 15 30 60'



EAST ELEVATION
1" = 30'-0" (24:36)
0 5 10 15 30 60'

BUILDING 2 FLOOR PLAN



BUILDING 2 PHOTOS





CSX RAIL

747

W CRESCENTVILLE RD

CRESCENTVILLE ROAD

E CRESCENTVILLE RD

PRINCETON PIKE

PROPOSED BUILDING 1
302 x 407 = 123,814 SF

BUILDING 2
207,200 SF

BUILDING 3
547,400 SF

PROPOSED OFFICE / RETAIL
38,000 SF

DETECTION

DETECTION

PROPOSED BUILDING 4
737 x 537 = 395,769 SF

DETECTION

BEAVER RUN CREEK

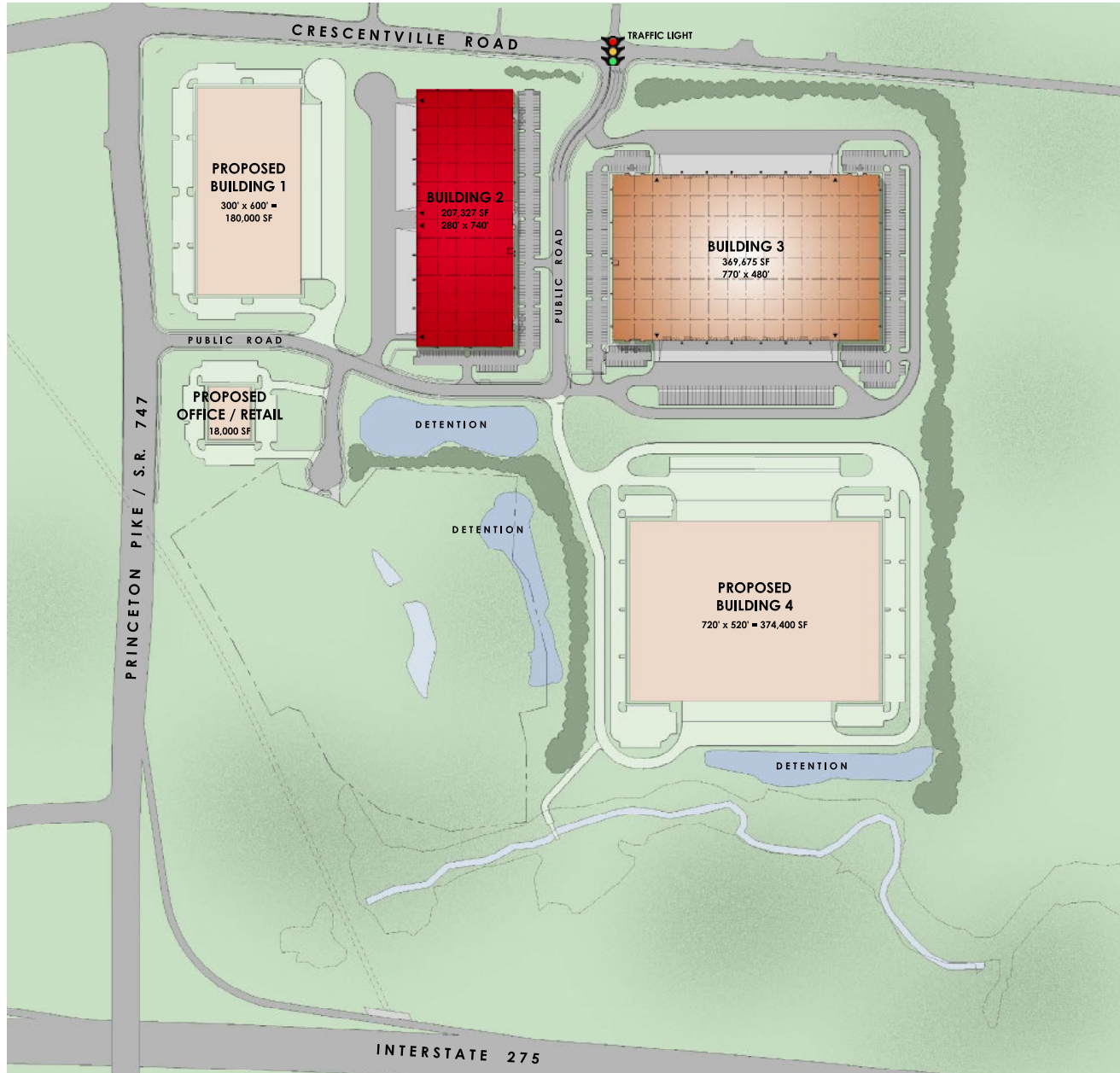
Exit 42

747

Springdale
Glendale

INTERSTATE
275

CSX RAIL

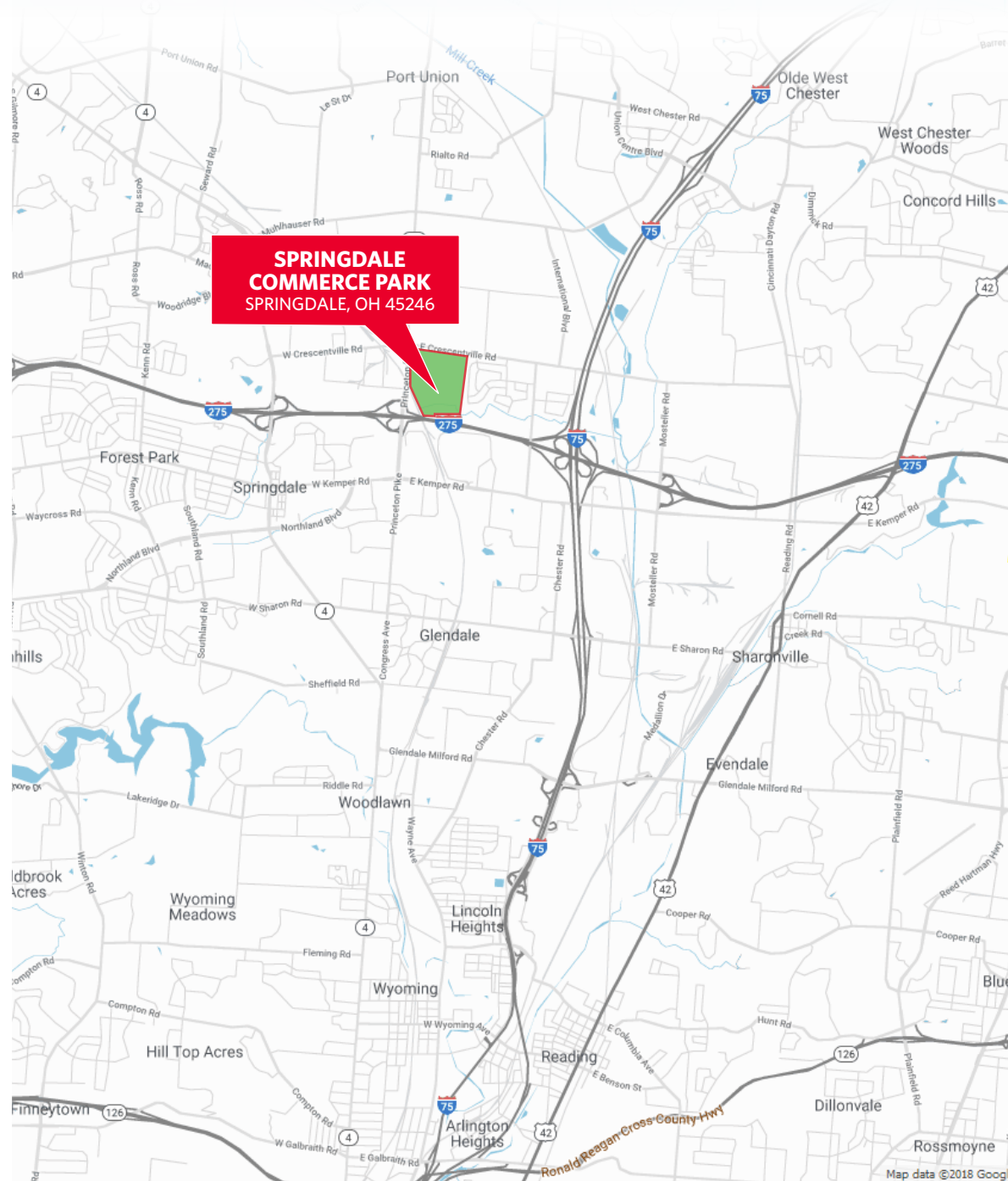


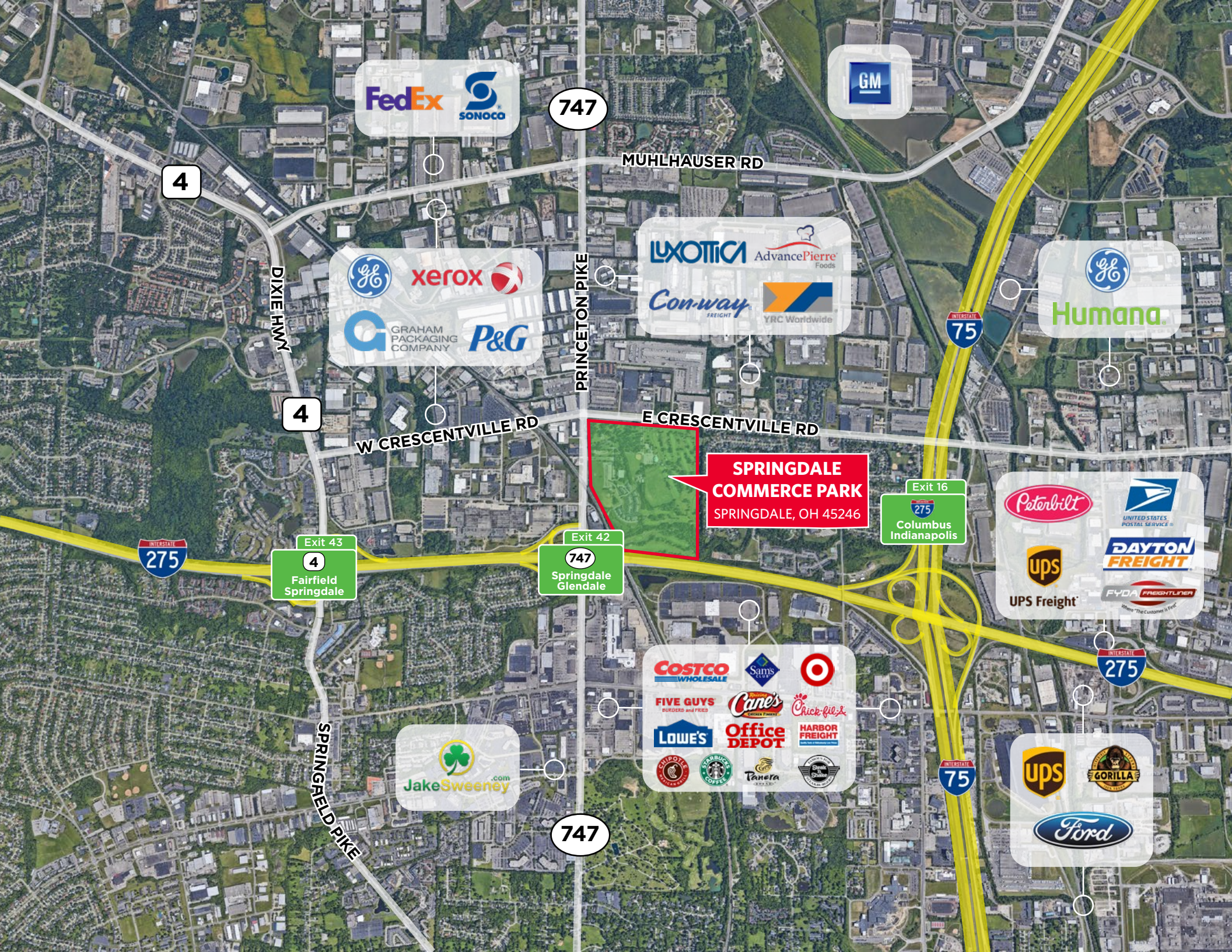
SPRINGDALE COMMERCE PARK

Springdale is at the center of the Cincinnati Dayton Metroplex. Springdale offers access to two major international airports, four major interstate highways, access to the nation's rail system and a labor force of over one million workers.

Springdale is home to over 1,500 national and local businesses and prides itself on its business friendly atmosphere. Businesses located in Springdale have the opportunity to receive incentives through the State of Ohio job creation programs. The city is committed to providing the best in infrastructure facilities and services for community businesses.

Springdale is a model for economic growth, prosperity and diversity.





FedEx SONOCO

GM

747

MUHLHAUSER RD

4

GE xerox GRAHAM PACKAGING COMPANY P&G

LUXOTTICA AdvancePierre Foods Conway Freight YRC Worldwide

GE Humana

4

W CRESCENTVILLE RD

PRINCETON PIKE

E CRESCENTVILLE RD

INTERSTATE 75

Exit 42

747 Springdale Glendale

SPRINGDALE COMMERCE PARK
SPRINGDALE, OH 45246

Exit 16
275
Columbus Indianapolis

Peterbilt UNITED STATES POSTAL SERVICE DAYTON FREIGHT UPS UPS Freight FYDA FREIGHTLINER

INTERSTATE 275

Exit 43
4
Fairfield Springdale

SPRINGFIELD PIKE

COSTCO WHOLESALE Sam's Club Target FIVE GUYS Cane's Chick-fil-A LOWE'S Office DEPOT HARBOR FREIGHT CHIPOTLE STARBUCKS COFFEE Panera Dunkin' Donuts

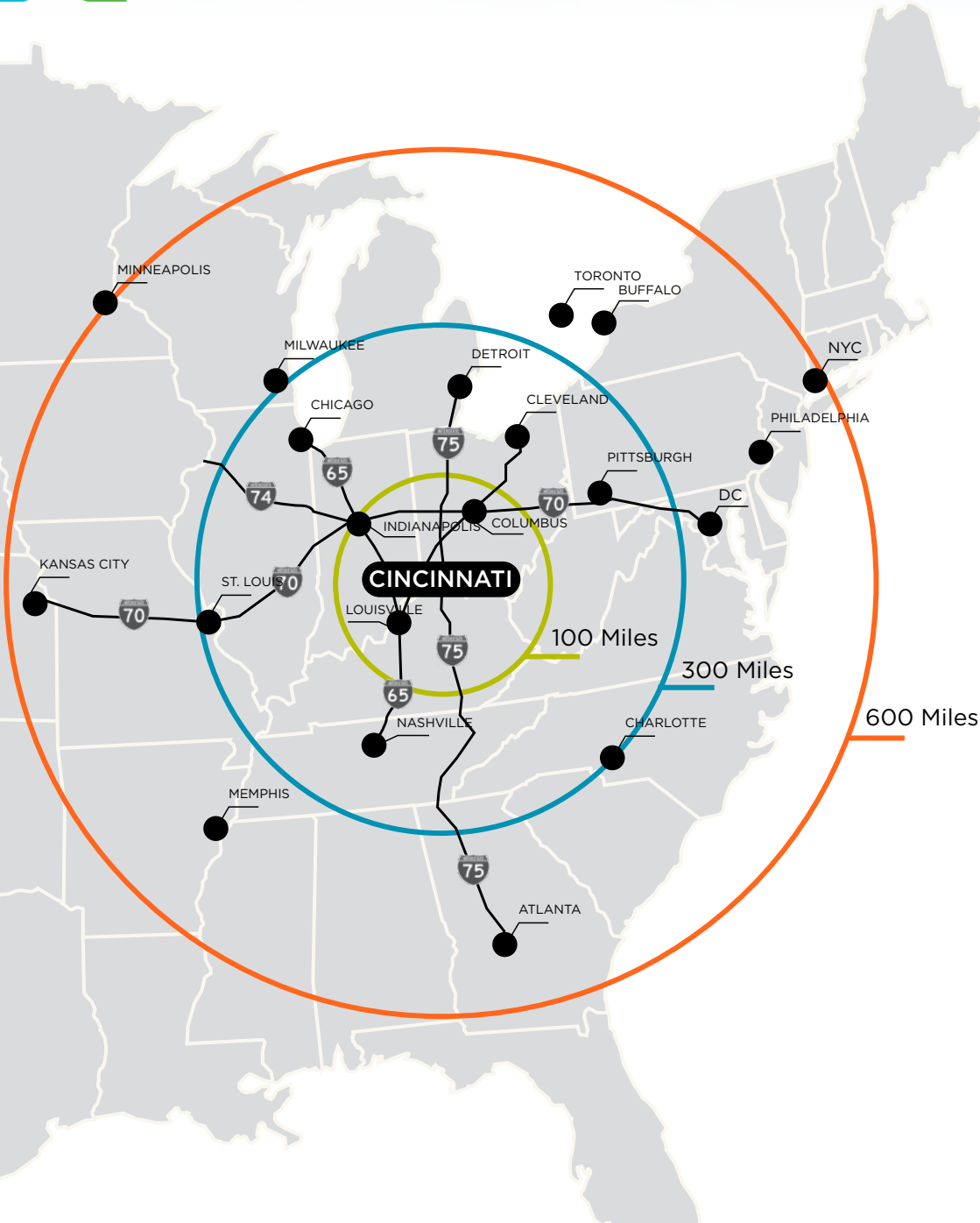
JakeSweeney.com

747

INTERSTATE 75

ups GORILLA Ford

INTERSTATE 275



SPRINGDALE DEMOGRAPHICS

(10 MILE RADIUS)



POPULATION (2018)
644,219



AVERAGE HOUSEHOLD INCOME
\$91,795



TOTAL BUSINESSES
29,863



LABOR FORCE POPULATION
504,913



UNEMPLOYMENT RATE
2.3%



EDUCATION ATTAINMENT

HIGH SCHOOL	27.3%
ASSOCIATE DEGREE	7.9%
BACHELOR DEGREE	22.3%
GRADUATE DEGREE	14.2%



SPRINGDALE COMMERCE PARK

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