

BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE



1145 STRATEGIC PARKWAY, CINCINNATI, OH

BUILDING #3

369,675 SF
FOR LEASE

For Leasing or Build-to-suit Opportunities, Contact:

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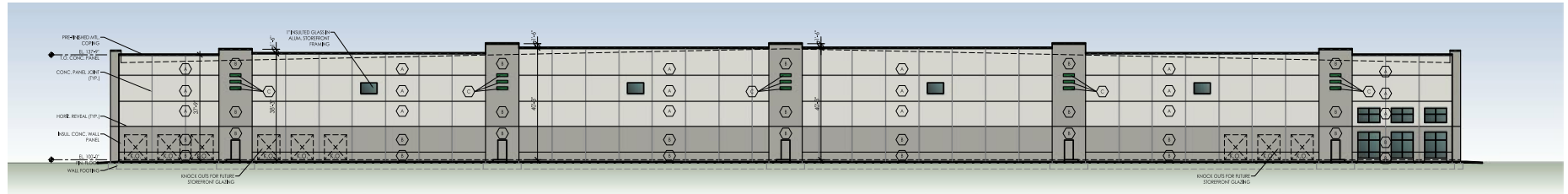


BUILDING #3 - BULK DISTRIBUTION / LIGHT INDUSTRIAL

Location:	Springdale, OH - 16 miles north of Cincinnati	Fire Suppression:	ESFR
Address:	1145 Strategic Parkway, Cincinnati, OH	Bay Size:	25,920 SF (Depth: 54' x 480')
Building Size:	369,675 SF (Divisible)	Zoning:	Industrial - PUD
Construction:	Concrete Pre-cast; Interior walls painted white	Truck Court:	130' Total; 60' Concrete Apron Truck turn around at north end for efficient loading
Clear Height:	32'	Floors:	7" Unreinforced concrete
Jurisdiction:	Hamilton County, City of Springdale	Roof:	Single-ply, 45 mil TPO, R20 Insulation, Interior roof deck primed white
Airport:	Cincinnati/N. Kentucky International Airport is located 30 miles south via I-75/I-275, CVG, DHL, Amazon Prime Air	Lighting:	LED and clerestory side lights
Dock Doors:	40 (9'x10') Total (Expandable to 68 Total) 40 Doors Equipped with with 35,000# mechanical Levelers/Seals/Bumpers	Electric:	2,400 amp, 277/480volt, 3 Phase
Drive-Ins:	4 (12'x14') with electric motorized openers (Expandable)	HVAC:	High efficiency gas 80/20 ERU Units
Column Spacing:	Speedbay: 54' x 60' Interior: 54' x 60' (Typical) Endcaps: 61' x 60'	Total Parking:	337 Auto spaces (Expandable) 42 Trailer spaces
		Lease Rate:	\$4.35/sf NNN (\$1.23/sf op exp)

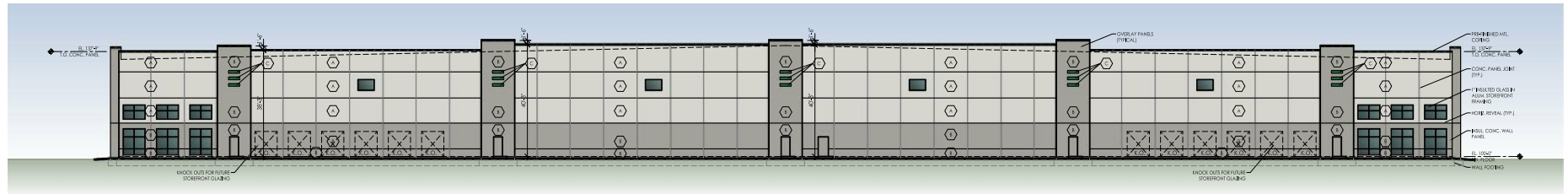


BUILDING 3 ELEVATION PLANS



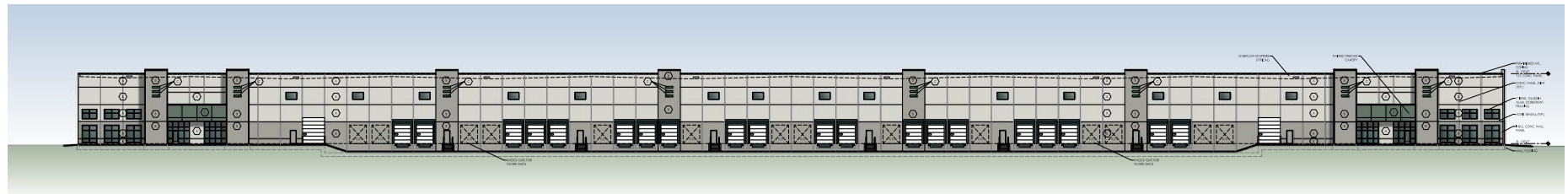
EAST ELEVATION

1" = 20'-0" (24x36)
0 5 10' 20' 40'



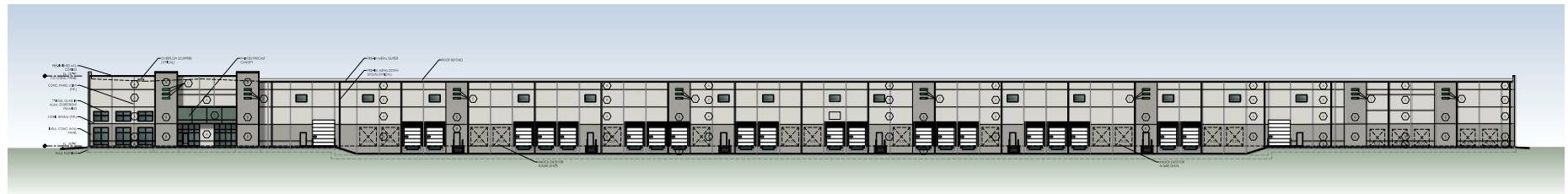
WEST ELEVATION

1" = 20'-0" (24x36)
0 5 10' 20' 40'



NORTH ELEVATION

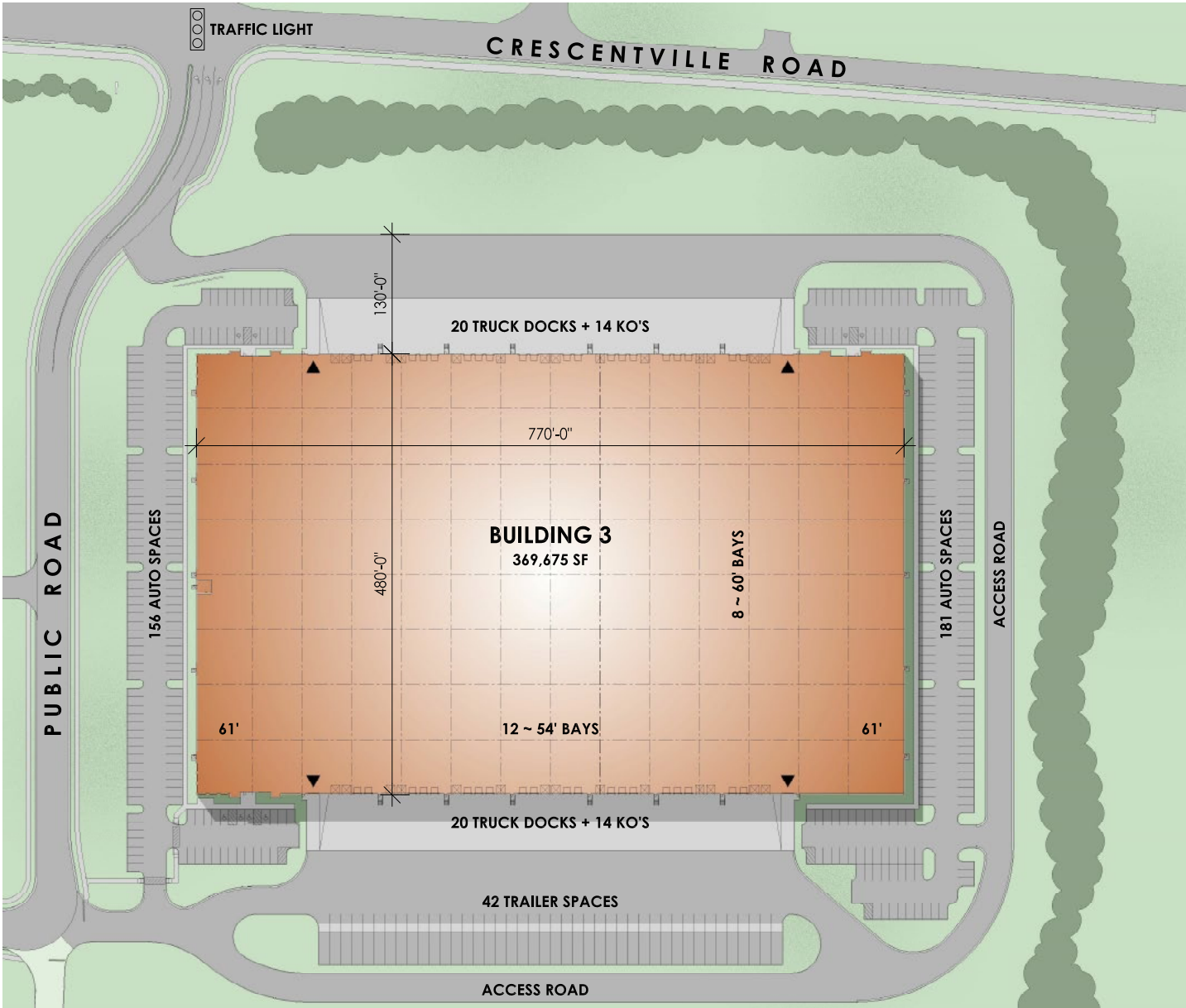
1" = 30'-0" (24x36)
0 5 10 15' 30' 60'



SOUTH ELEVATION

1" = 30'-0" (24x36)
0 5 10 15' 30' 60'

BUILDING 3 FLOOR PLAN



BUILDING 3 PHOTOS





747

CSX RAIL

W CRESCENTVILLE RD

CRESCENTVILLE ROAD

E CRESCENTVILLE RD

PRINCETON PIKE

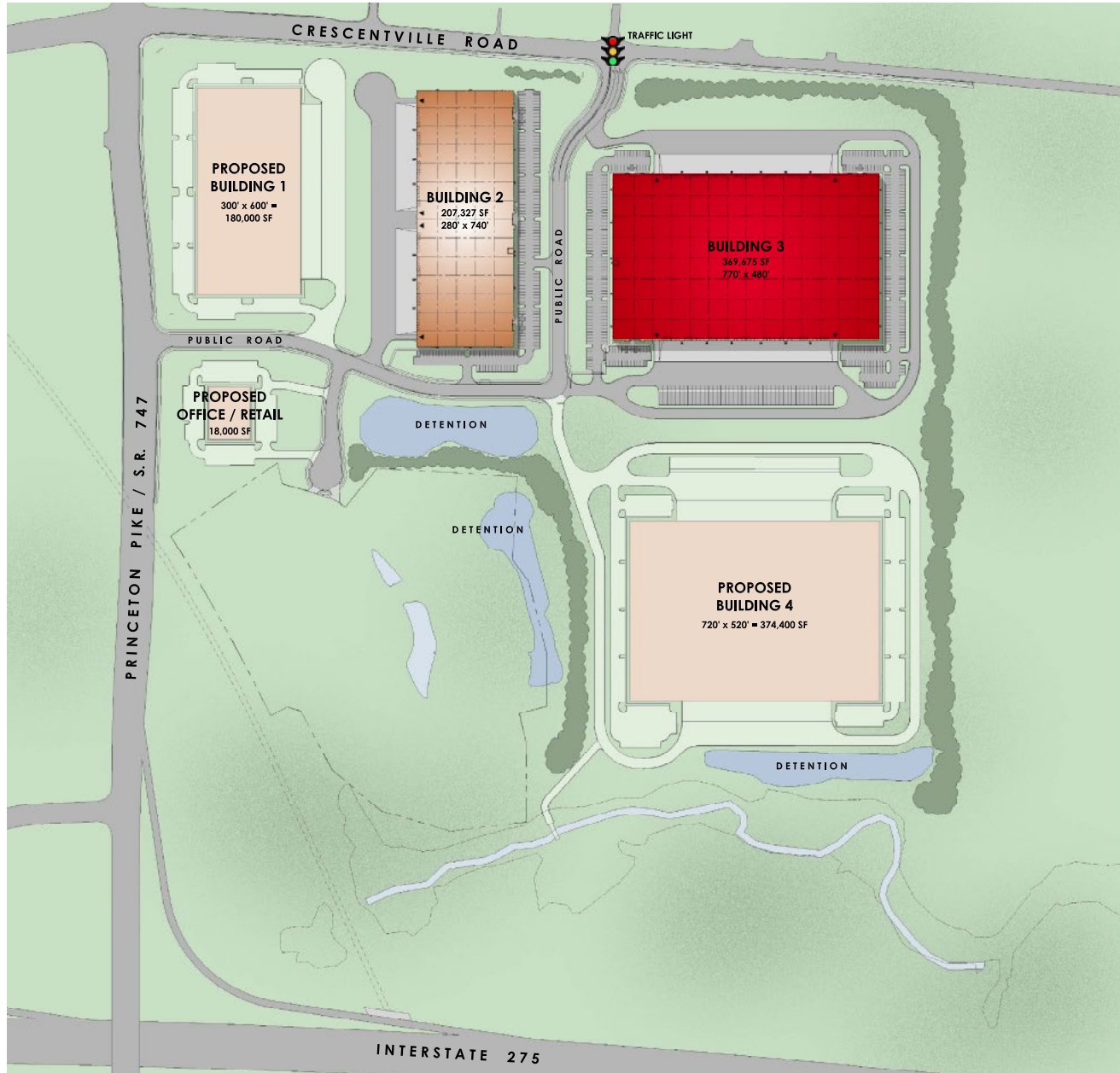


Exit 42

747
Springdale
Glendale

INTERSTATE
275

CSX RAIL



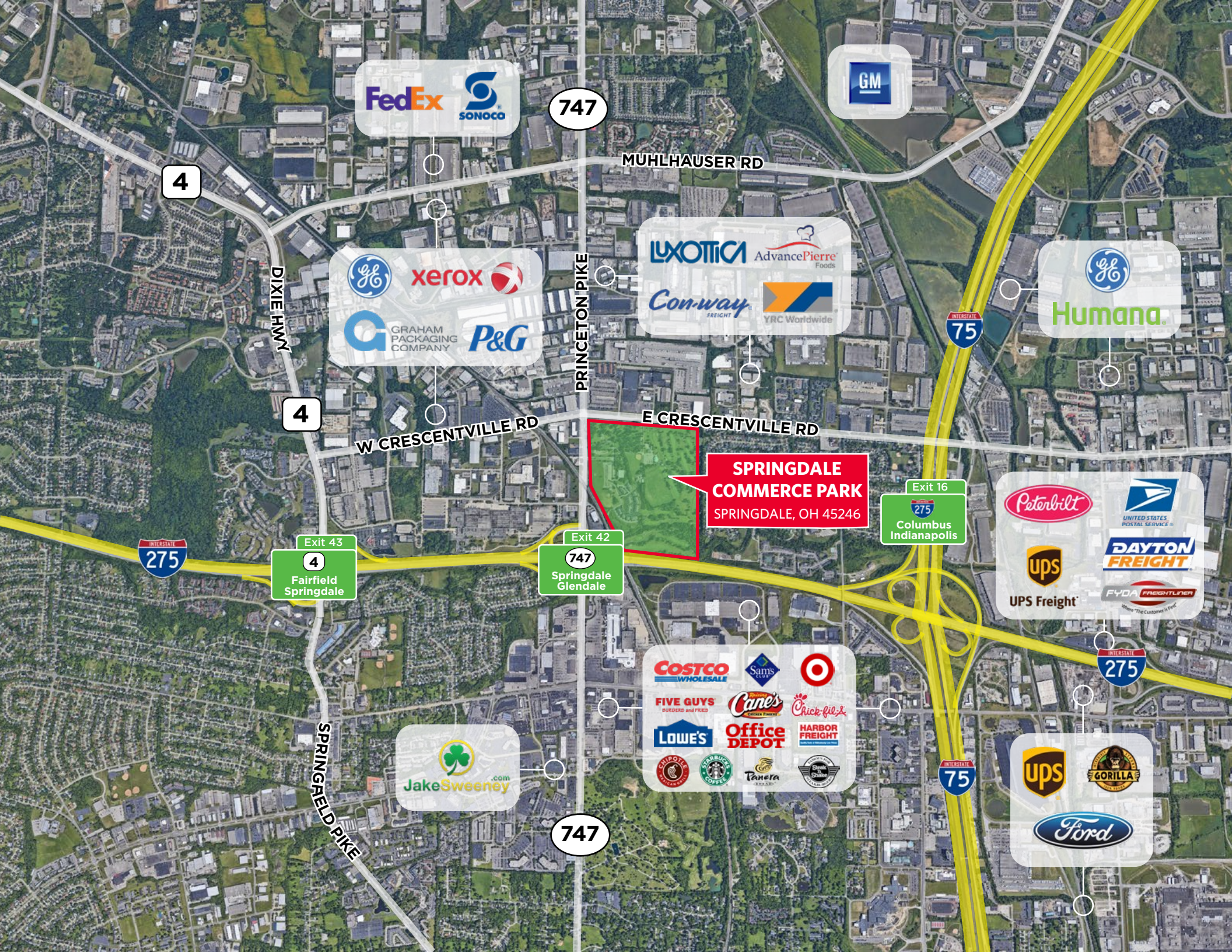
SPRINGDALE COMMERCE PARK

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

INTERSTATE 75

DIXIE HWY

PRINCETON PIKE

4

W CRESCENTVILLE RD

E CRESCENTVILLE RD

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

Exit 42
747
Springdale
Glendale

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

INTERSTATE 275

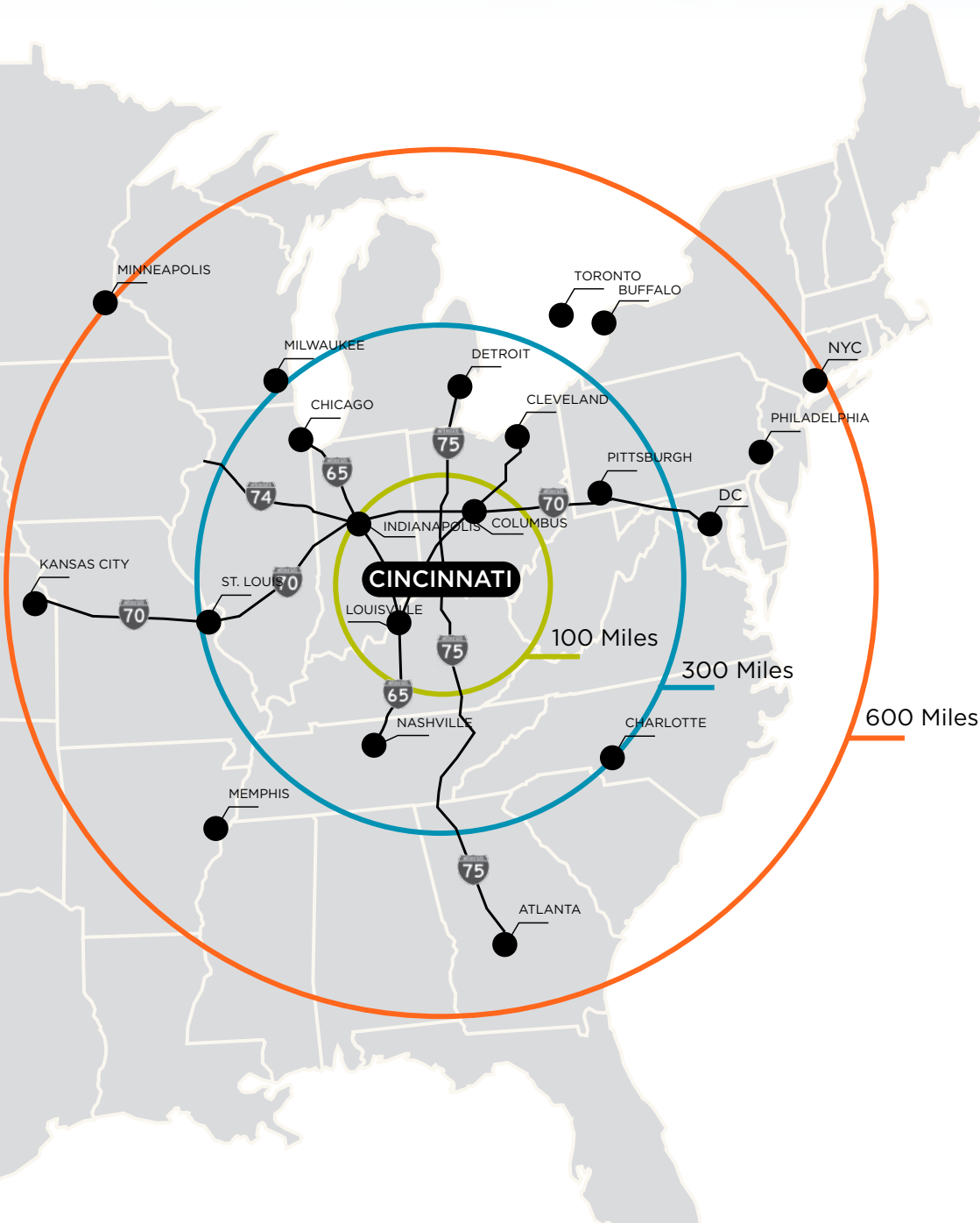
SPRINGFIELD PIKE

Jake Sweeney .com

INTERSTATE 75

ups GORILLA Ford

747



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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