



FOR LEASE

# 1150 CENTURY CIRCLE

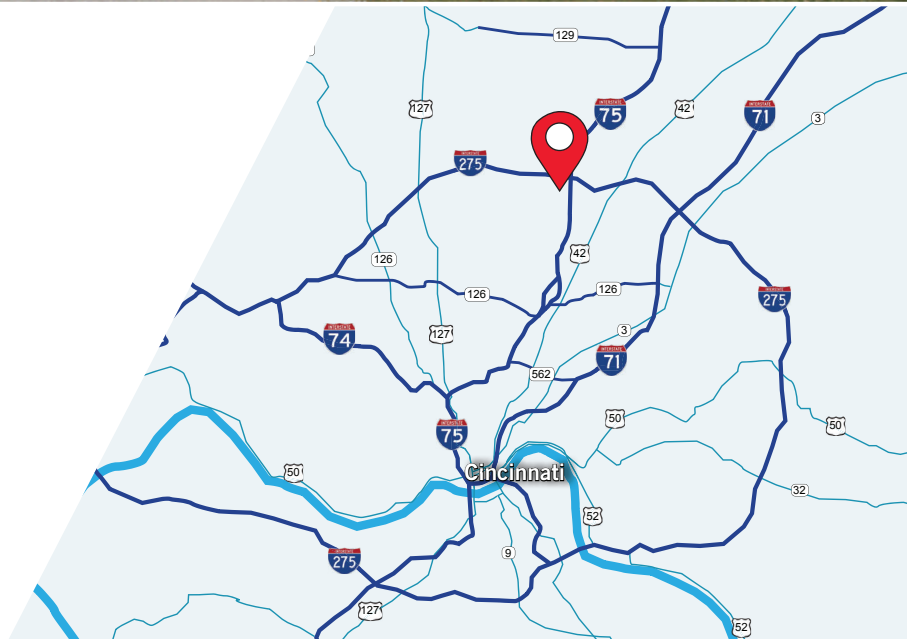
Springdale, OH 45246



## OFFICE/WAREHOUSE FOR LEASE

### 10,800 TOTAL SF

- 2,000± SF Showroom
- 8,800± SF Warehouse
- 1.002 Acres
- 16' - 18' Clear
- 3 Docks, 1 Drive-in
- Easy access to I-75 & I-275



For more information, contact:

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**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**1150 CENTURY CIRCLE**

Springdale, OH 45246

## BUILDING SPECIFICATIONS

<b>Location:</b>	Springdale, OH
<b>Total Building Area:</b>	10,800 square feet
<b>Available Area:</b>	10,800 square feet 2,000 sf office Two (2) docks (10' x 14') One (1) dock (8' x 10') One (1) drive-in (10' x 14')
<b>Land Area:</b>	1.002 Acres
<b>Zoning:</b>	G-1, General Industrial
<b>Year Built:</b>	1977
<b>Construction:</b>	Pre-engineered metal and block
<b>Clear Height:</b>	16' - 18'
<b>Column Spacing:</b>	25' x 50' typical
<b>Building Dimensions:</b>	120' x 90'
<b>Floors:</b>	6" Concrete
<b>Roof:</b>	Pitched metal
<b>Lighting:</b>	Metal halide
<b>HVAC:</b>	Gas-fired space heaters in warehouse
<b>Electric:</b>	480-volt, 400-amp, 3-phase
<b>Miscellaneous:</b>	2,300 sf fenced outside storage Flexible office layout Asphalt parking

<b>Utilities:</b>	
<b>Electric:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Gas:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Water:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Sewer:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>LEASE RATE:</b>	<b>\$5.25/sf NNN</b>
<b>OP EXP:</b>	<b>\$1.30/sf</b>



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## FLOOR PLAN

