

FOR LEASE

1150 CENTURY CIRCLE

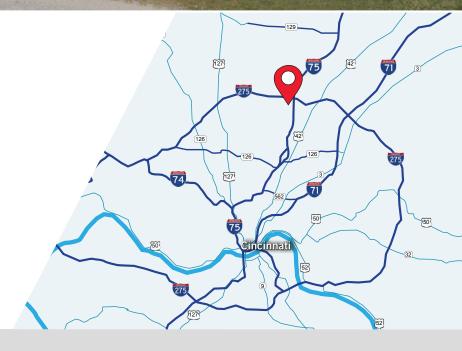
Springdale, OH 45246



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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BUILDING SPECIFICATIONS

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

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

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FLOOR PLAN

