



 1100 STRATEGIC PARKWAY
SPRINGDALE, OH 45246



BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE

BUILDING #1

180,103 SF

New Class A Bulk Distribution

DELIVERING Q1 2024

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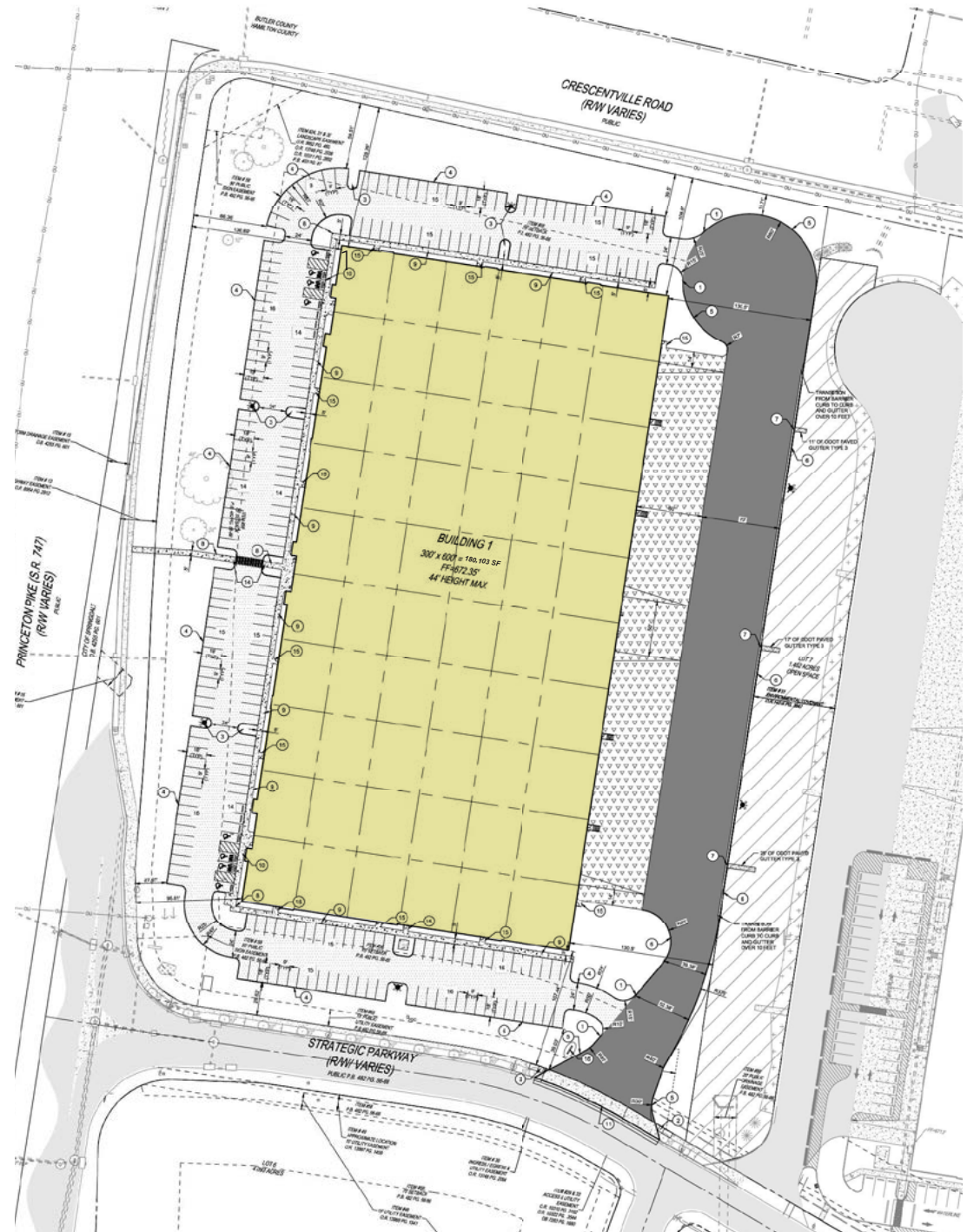
STRATEGIC CAPITAL
PARTNERS

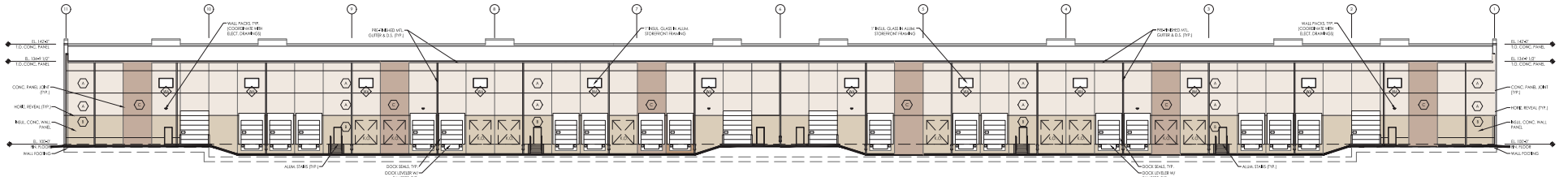


CUSHMAN &
WAKEFIELD

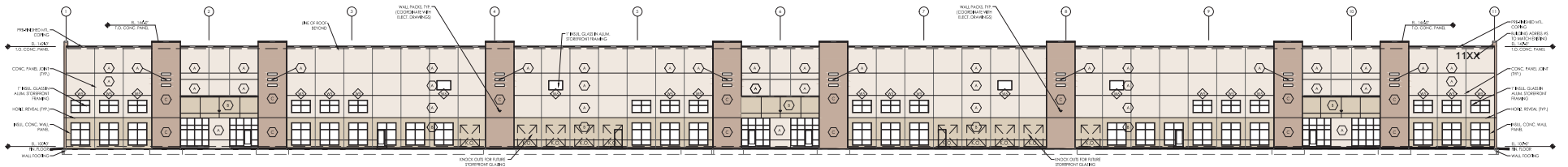
PROPERTY HIGHLIGHTS

LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	180,103 SF (300' x 600')
YEAR BUILT	Q4 2023 Delivery
ACRES	10.37 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	32'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	LED and clerestory windows
ELECTRIC	1,600 amp, 277/480 volt, 3 phase
HVAC	High efficiency gas 80/20 ERU units
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	18,000 SF (60' x 300')
COLUMN SPACING	60'w x 48'd typical; 60' x 60' speedbay
DOCK DOORS	(18) 9'x10' Total (Expandable to (28) with levelers, seals and bumpers
DRIVE-IN DOORS	(4) 12' x 14'
TRUCK COURT	130' Total; 60' Concrete apron
PARKING	248± Auto Spaces
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msco.org
ZONING	Industrial - PUD

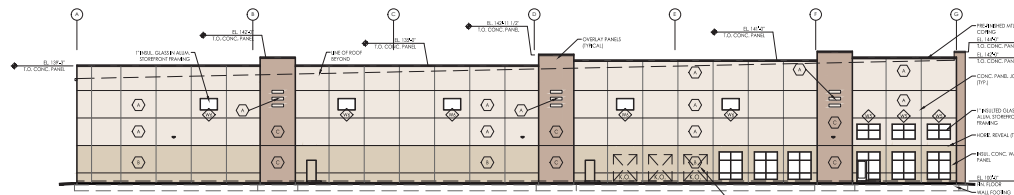




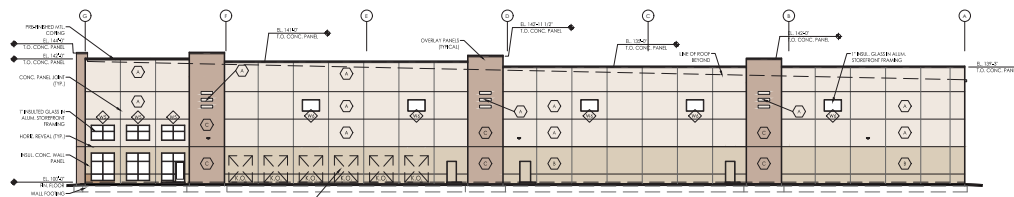
East Elevation
 Scale: 1" = 20'-0" (24" x 36")
 0 5 10 20 40



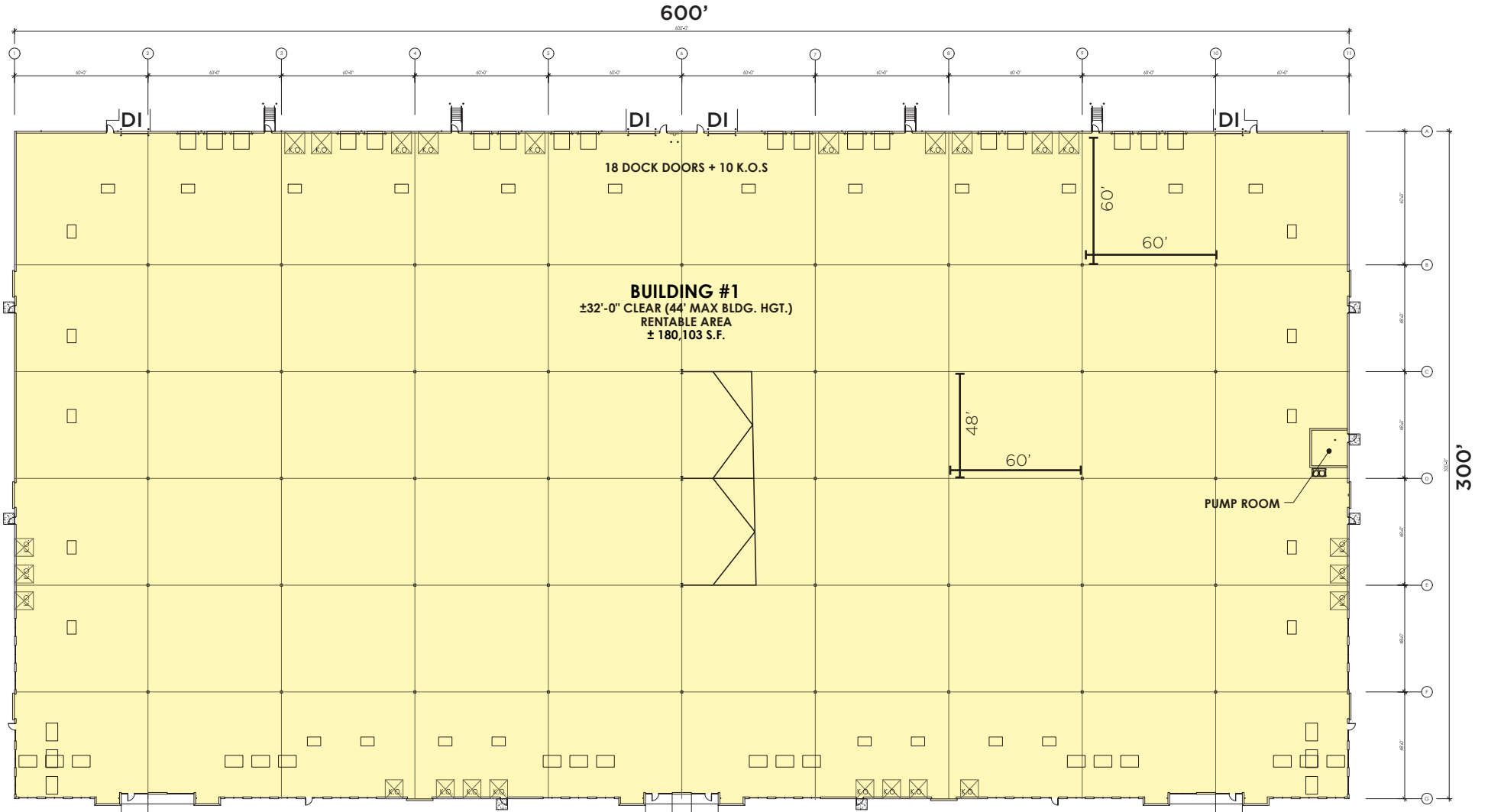
West Elevation
 Scale: 1" = 20'-0" (24" x 36")
 0 5 10 20 40



North Elevation
 Scale: 1" = 20'-0" (24" x 36")
 0 5 10 20 40



South Elevation
 Scale: 1" = 20'-0" (24" x 36")
 0 5 10 20 40





E CRESCENTVILLE RD

BLDG #1
180,103 SF

LEASED

LEASED

747

PRINCETON PIKE

BLDG #4
374,475 SF

Exit 42B

747
North

275

LOCATION HIGHLIGHTS

Springdale is at the center of the Cincinnati- Dayton Metroplex and 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 and is a model for economic growth, prosperity and diversity.



Downtown Cincinnati
25 Minutes



Downtown Dayton
40 Minutes



CVG International Airport
35 Minutes



Downtown Columbus
90 Minutes

SPRINGDALE DEMOGRAPHICS (10 MILE RADIUS)



EST. POPULATION (2022)
652,615



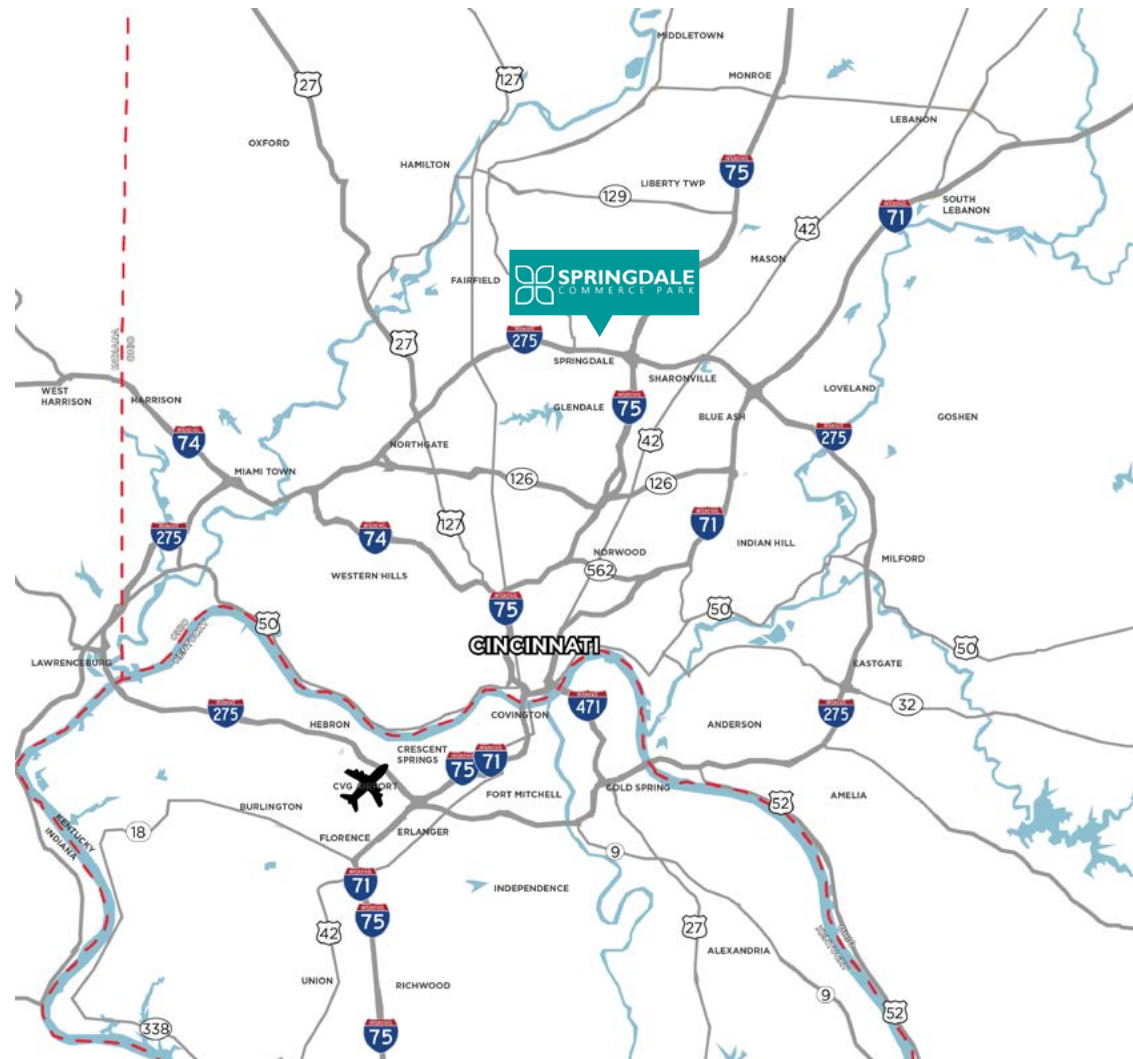
LABOR FORCE POPULATION
512,607

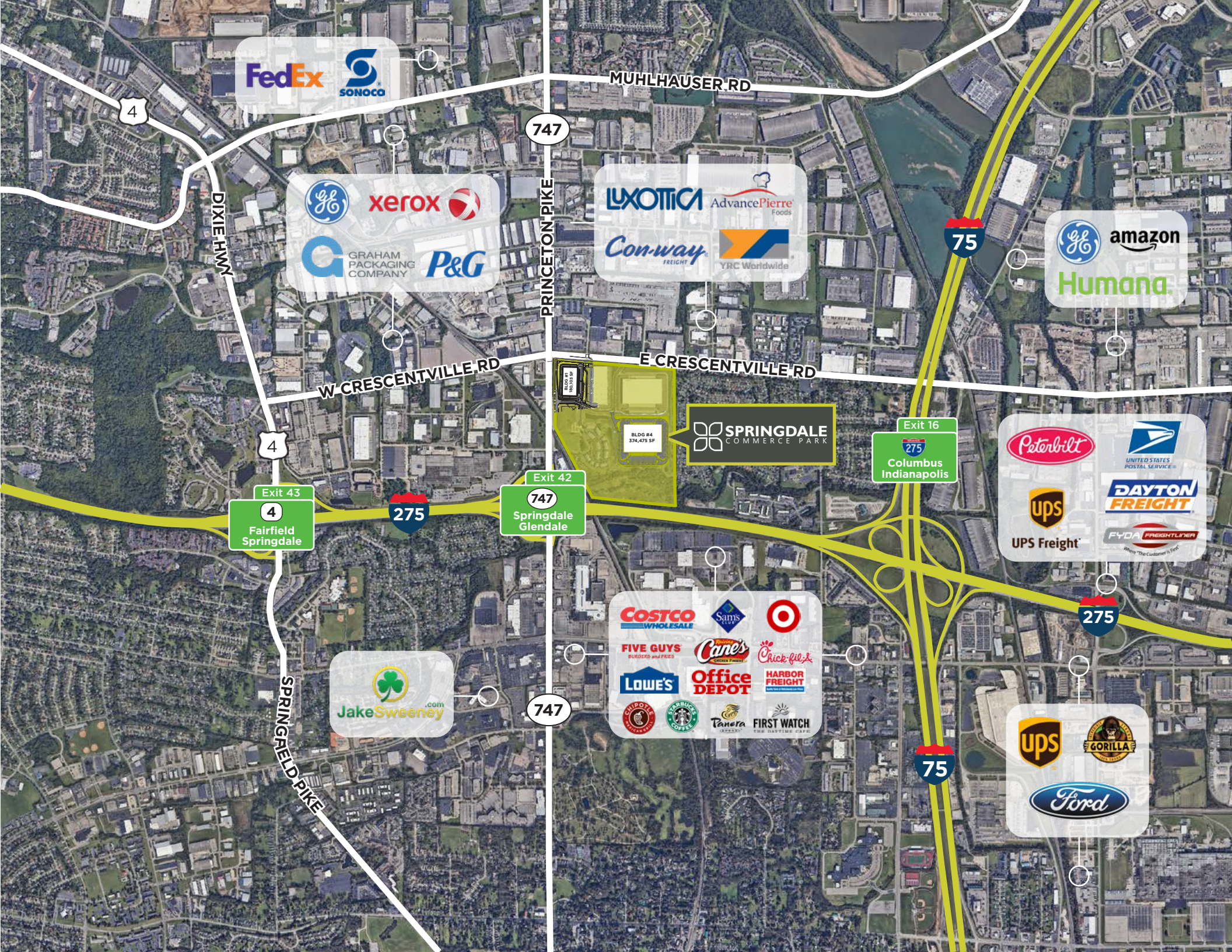


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx SONOCO

MUHLHAUSER RD

747

GE xerox
GRAHAM PACKAGING COMPANY P&G

LUXOTICA Advance Pierre Foods
Conway FREIGHT YRC Worldwide

GE amazon
Humana

DIXIE HWY

PRINCETON PIKE

75

4

W CRESCENTVILLE RD

E CRESCENTVILLE RD

BLDG #4
374,475 SF

SPRINGDALE
COMMERCE PARK

Exit 16
275
Columbus
Indianapolis

Peterbilt UNITED STATES POSTAL SERVICE
ups DAYTON FREIGHT
UPS Freight FLYDA FREIGHTLINER

Exit 43
4
Fairfield
Springdale

275

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 FIRST WATCH

JakeSweeney.com

747

275

SPRINGFIELD PIKE

75

ups GORILLA
Ford



For more information, contact:

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STRATEGIC CAPITAL
PARTNERS



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