

BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE



1145 SPRINGDALE COMMERCE PARKWAY, CINCINNATI, OH

BUILDING #3

369,675 SF

Q4 2019 DELIVERY

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

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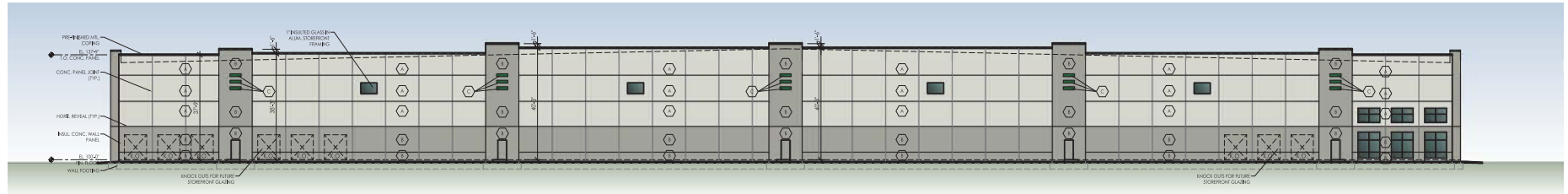
BUILDING #3 - BULK DISTRIBUTION / LIGHT INDUSTRIAL

Location:	Springdale, OH - 16 miles north of Cincinnati
Address:	1145 Springdale Commerce Parkway, Cincinnati, OH
Building Size:	369,675 SF (Divisible)
Construction:	Concrete Pre-cast
Clear Height:	32'
Jurisdiction:	Hamilton County, City of Springdale
Zoning:	Industrial - PUD
Airport:	Cincinnati/N. Kentucky International Airport is located 30 miles south via I-75/I-275, CVG, DHL, Amazon Prime Air
Dock Doors:	40 (9'x10') Total (Expandable to 68 Total) 40 Doors Equipped with Levelers/Seals/Bumpers
Drive-Ins:	4 (12'x14') Total (Expandable)
Colum Spacing:	Speedbay: 54' x 60' Interior: 54' x 60' (Typical) Endcaps: 61' x 60'

Fire Suppression:	ESFR
Bay Size:	25,920 SF (Depth: 54' x 480')
Delivery:	Q4 - 2019
Truck Court:	130' Total 60' Concrete Apron
Floors:	7" Unreinforced concrete
Roof:	Single-ply, 45 mil TPO
Lighting:	LED
Electric:	2,400 amp, 277/480volt, 3 Phase
HVAC:	High efficiency gas 80/20 MUA Units
Total Parking:	337 Auto spaces (Expandable) 42 Trailer spaces
Lease Rate:	\$4.35/sf NNN (\$1.23/sf op exp)

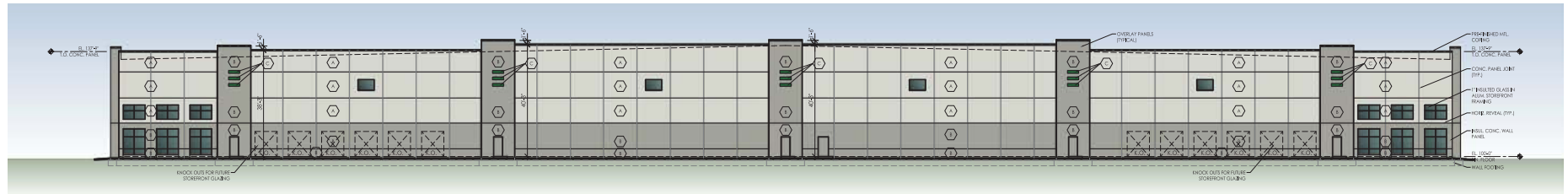


BUILDING 3 ELEVATION PLANS



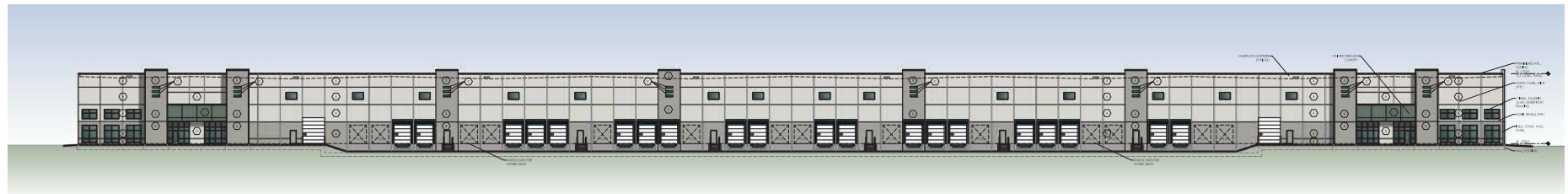
EAST ELEVATION

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



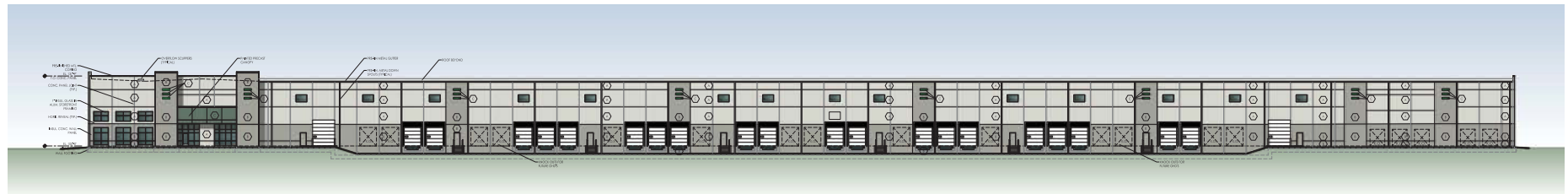
WEST ELEVATION

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



NORTH ELEVATION

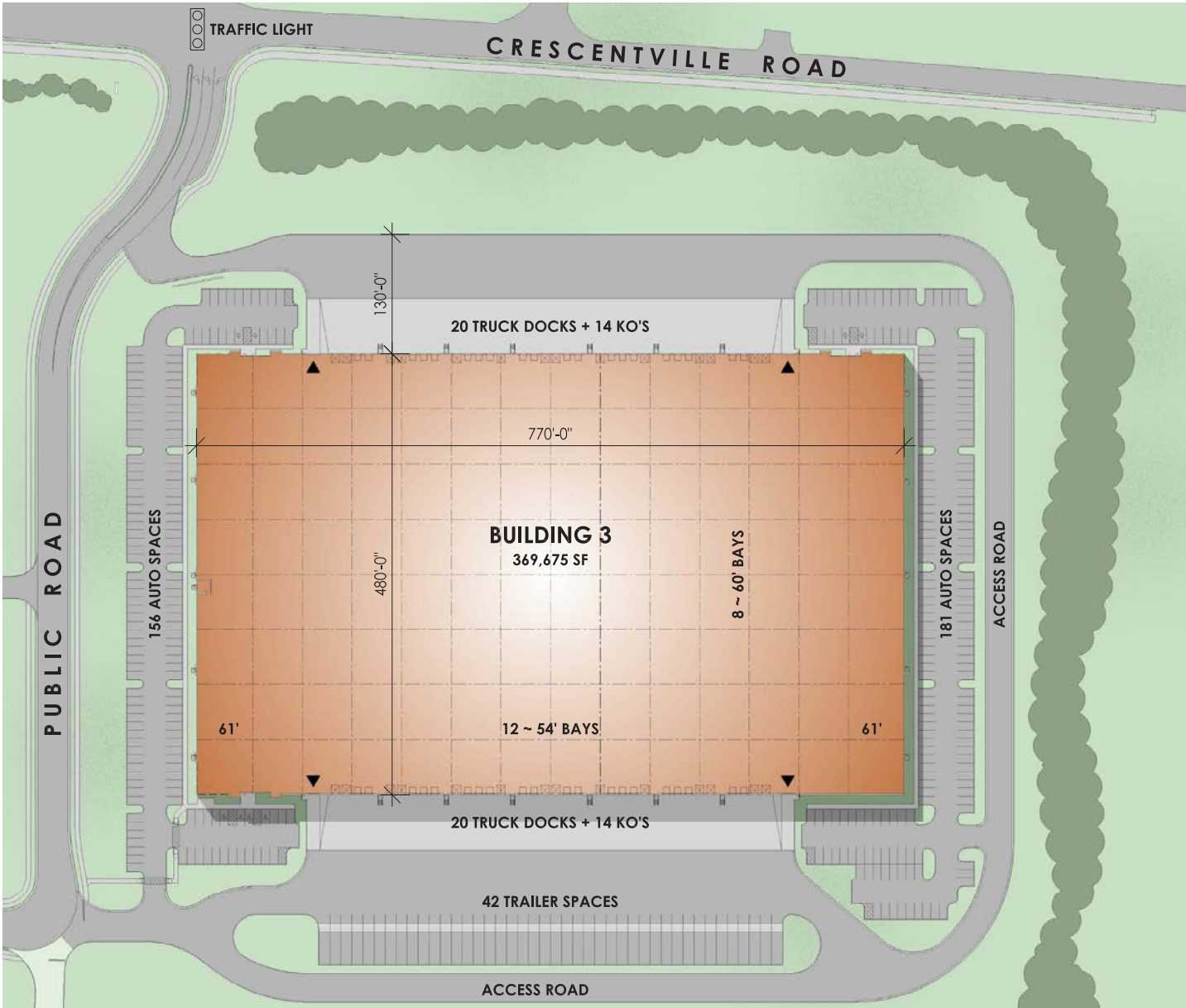
1" = 30'-0" (24x36)
 0 5 10 15' 30' 60'



SOUTH ELEVATION

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

BUILDING 3 FLOOR PLAN





CSX RAIL

747

W CRESCENTVILLE RD

CRESCENTVILLE ROAD

E CRESCENTVILLE RD

PRINCETON PIKE

PROPOSED BUILDING 1
300' x 400' = 120,000 SF

BUILDING 2
207,200 SF

BUILDING 3
549,400 SF

PUBLIC ROAD

PROPOSED OFFICE / RETAIL
38,000 SF

DETECTION

DETECTION

PROPOSED BUILDING 4
720' x 520' = 374,400 SF

DETECTION

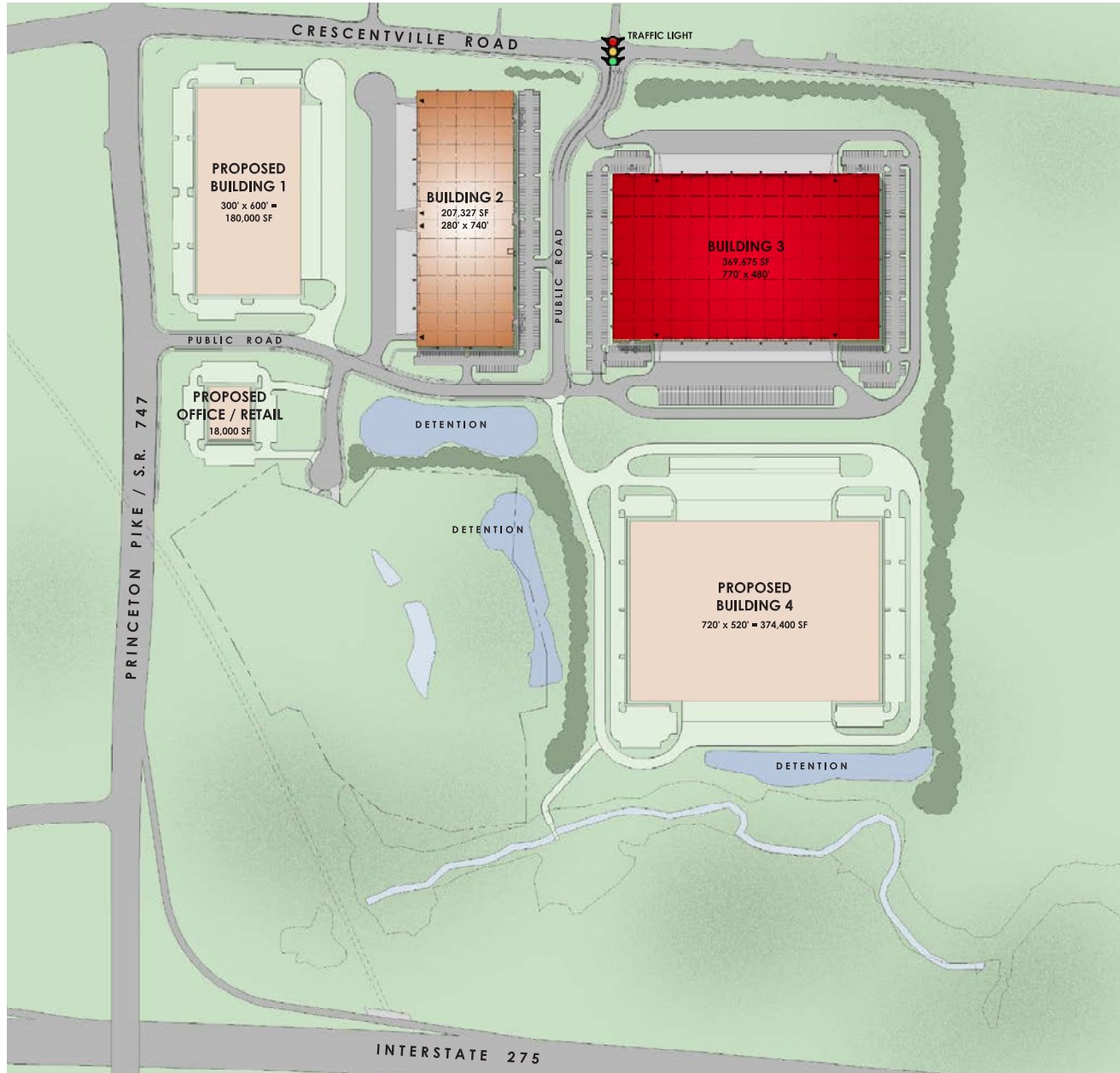
BEAVER RUN CREEK

Exit 42

747
Springdale
Glendale

INTERSTATE
275

CSX RAIL



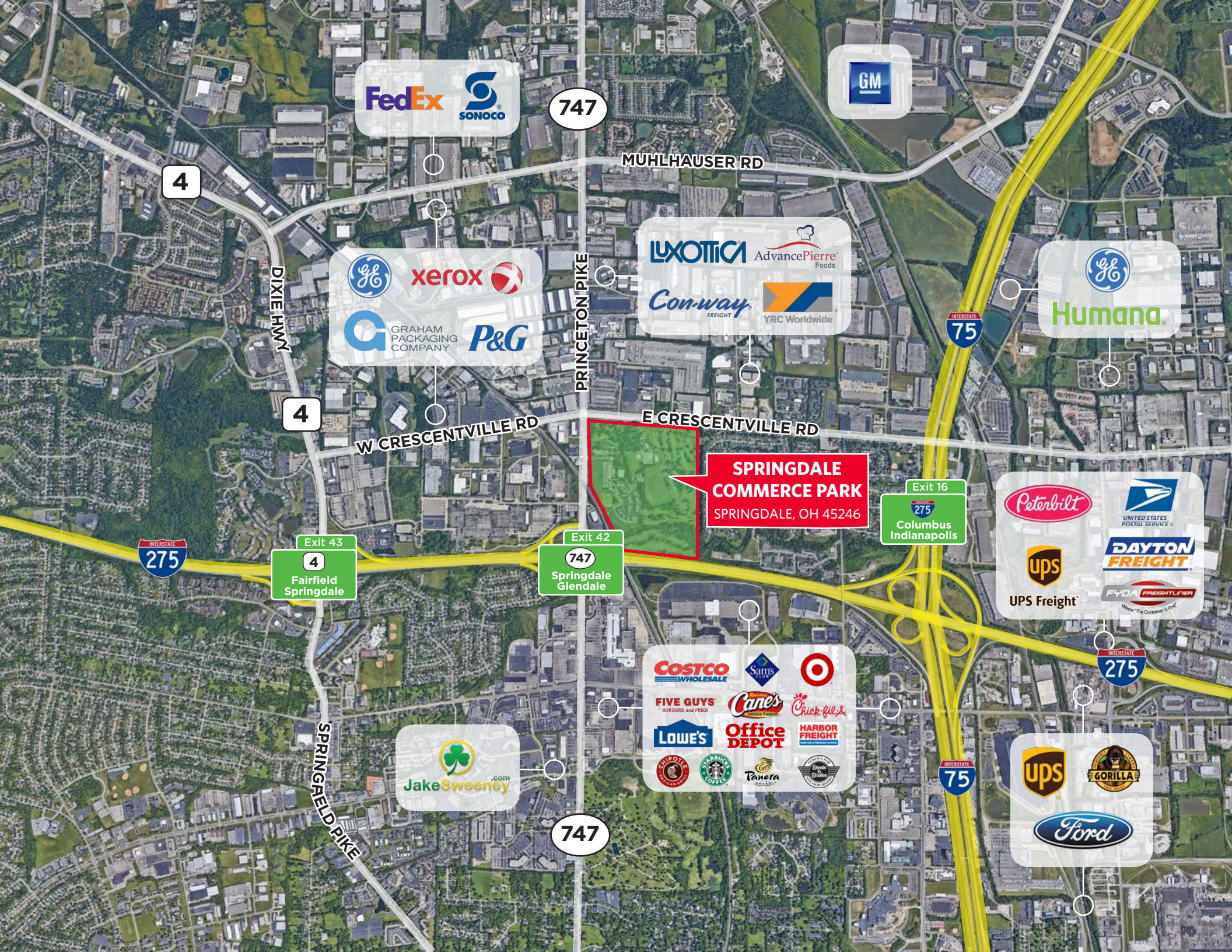
SPRINGDALE COMMERCE PARK

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 Con-way 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 FRESHLINER

Exit 43

4 Fairfield Springdale

INTERSTATE 275

COSTCO WHOLESALE Sam's Club Target FIVE GUYS BURGERS and FRIES Cane's CHICK-FIL-A LOWE'S Office DEPOT HARBOR FREIGHT

Jake Sweeney .com

CHIPOTLE STARBUCKS COFFEE Panera Dunkin' Donuts

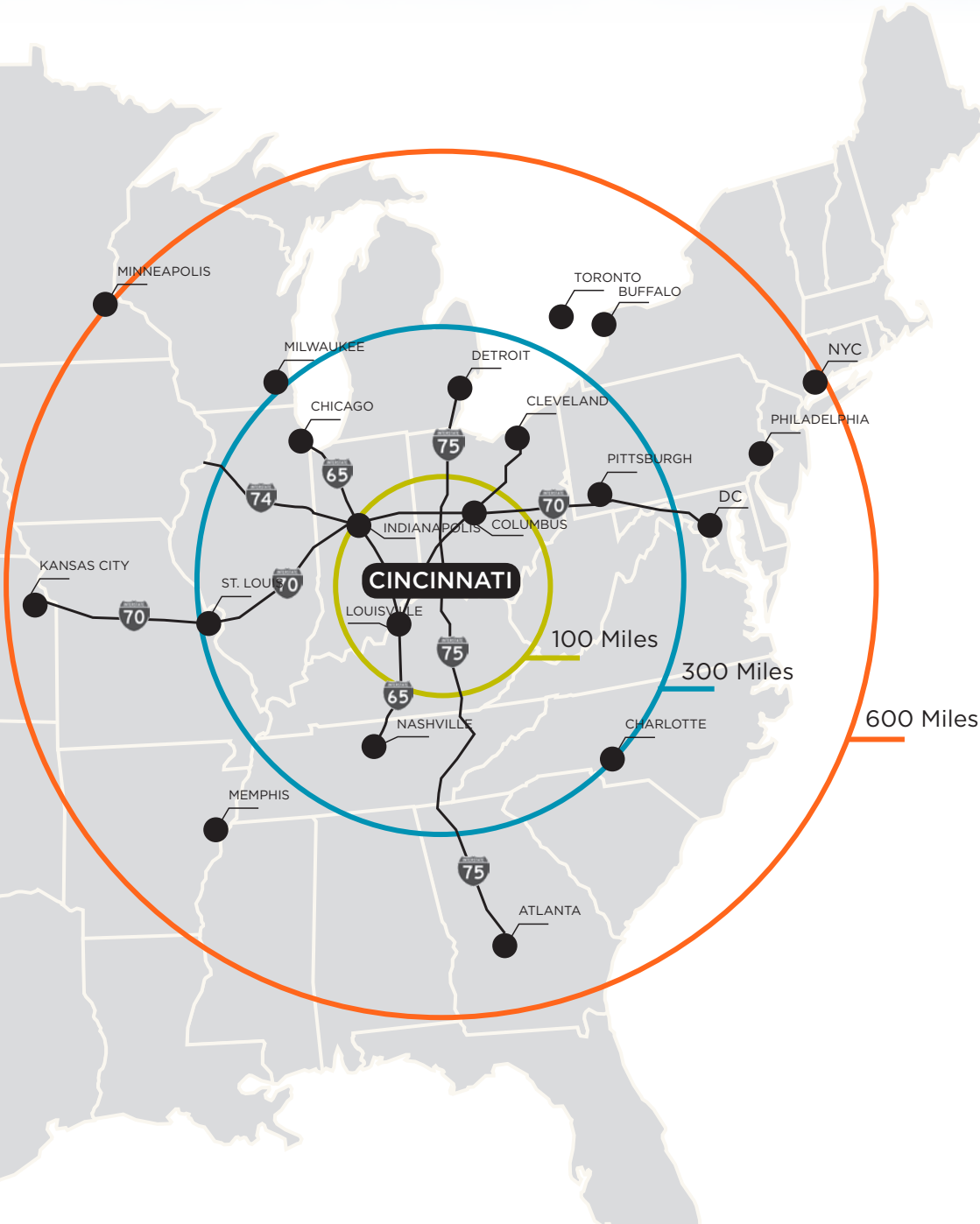
INTERSTATE 275

SPRINGFIELD PIKE

747

INTERSTATE 75

ups GORILLA FORD



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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