CUSHMAN & WAKEFIELD



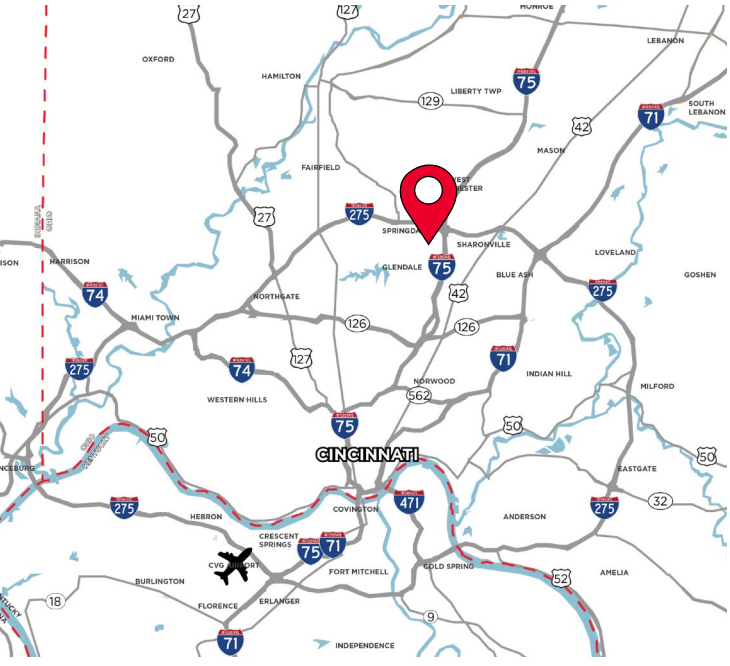
FOR LEASE

SPRINGDALE COMMERCE CENTER #2

11717 - 11725 CHESTERDALE ROAD
CINCINNATI, OH 45246

OFFICE/WAREHOUSE

FOR LEASE: $5.95/SF NNN



PROPERTY HIGHLIGHTS

- Suite 11717: 29,400 SF
- Make Ready Completed & Move-in Ready
- Fully air conditioned space
- High profile industrial park
- General industrial zoning
- Ideal distribution port
- Located just 15 minutes to Downtown Cincinnati

For more information, contact:

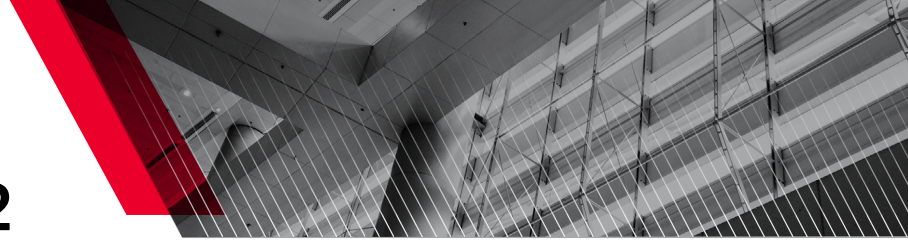
Seattle Stein
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Jeff Bender, SIOR, CCIM
Executive Vice Chair
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PROFESSIONALLY OWNED AND MANAGED BY
CLEAR HEIGHT PROPERTIES

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FOR LEASE

SPRINGDALE COMMERCE CTR 2

CINCINNATI, OH 45246

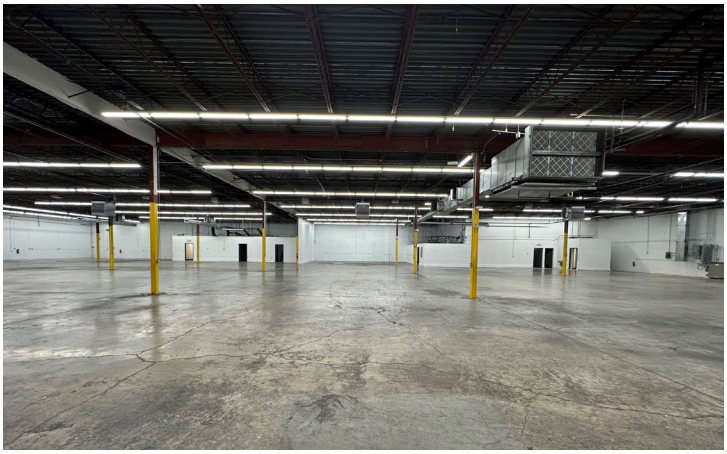
BUILDING SPECIFICATIONS

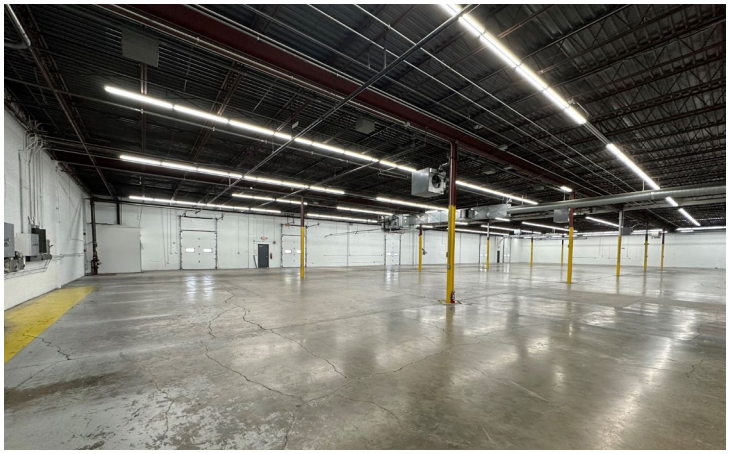
LEASE RATE: $5.95/SF NNN ($3.53/SF OPEX)

LOCATION	Springdale, OH (Hamilton County)	**TRUCK DOCKS**	(4) 8'x10' & (4) EOD Levelers
BUILDING SIZE	39,200 SF	**DRIVE IN DOORS**	(1) 8'x10' Drive-in
AVAILABILITY	29,400 SF	**LIGHTING**	Fluorescent strip
YEAR BUILT	1973	**TRUCK COURT**	75' asphalt
CONSTRUCTION	Brick/Block, Steel Frame	**HVAC**	Gas-fired unit heaters
CLEAR HEIGHT	15' - 17'	**ELECTRIC/GAS**	www.duke-energy.com
FLOORS	6" Concrete	**WATER/SEWER**	www.cincinnati-oh.gov/water
ROOF	TPO Membrane (2005)	**TELEPHONE**	www.cincinnatibell.com
FIRE SUPPRESSION	Wet System	**DATA**	www.spectrum.com









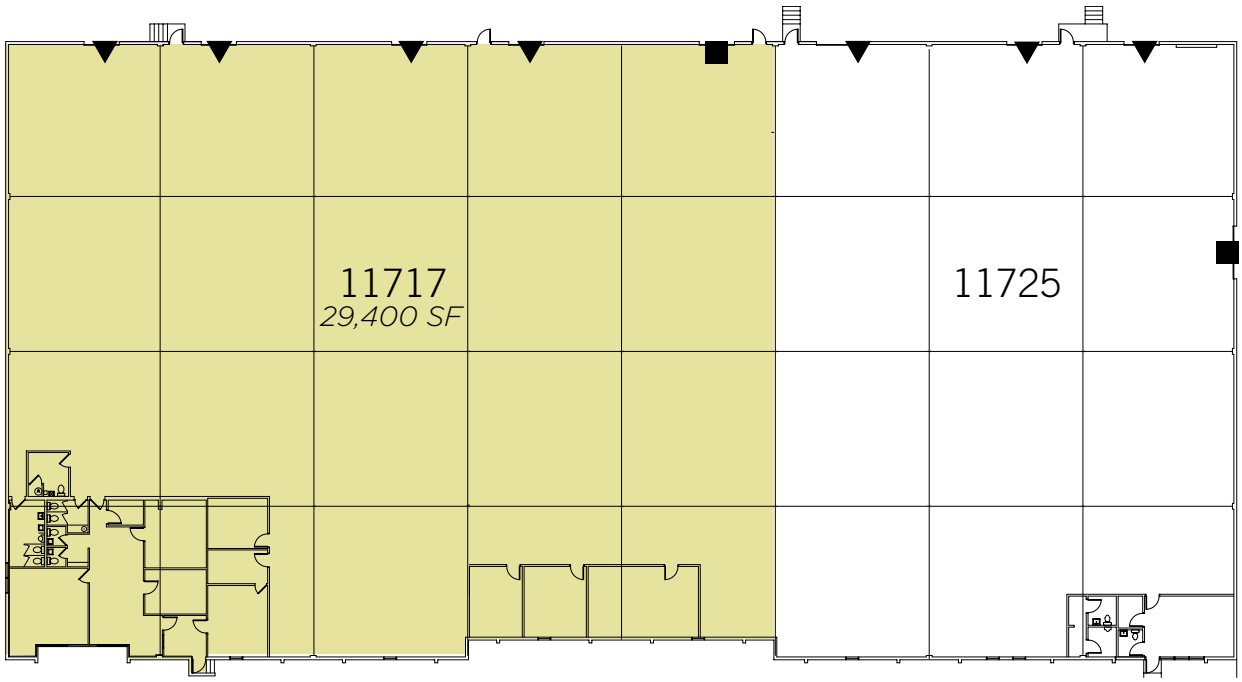
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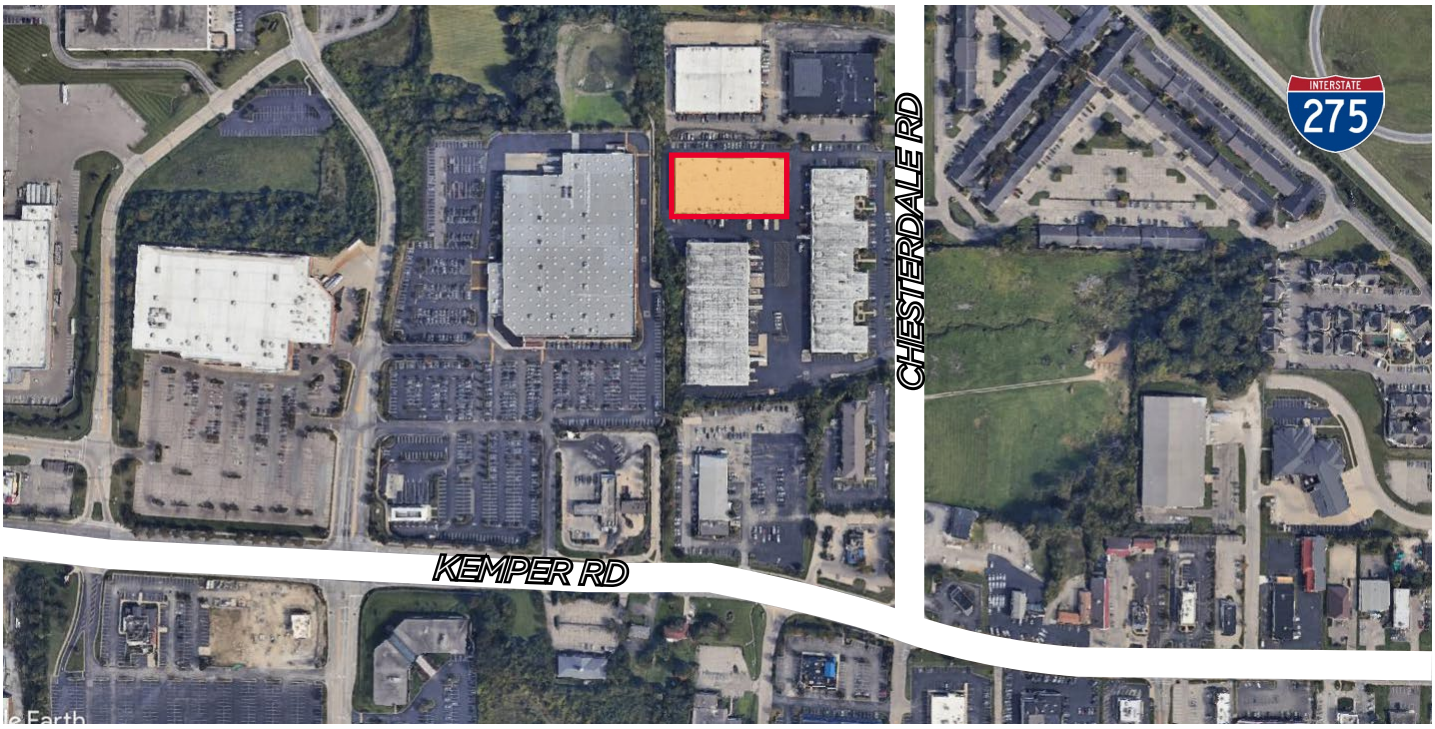
SPRINGDALE COMMERCE CTR 2

CINCINNATI, OH 45246

SITE PLAN



■ Drive-In ▲ Dock Door



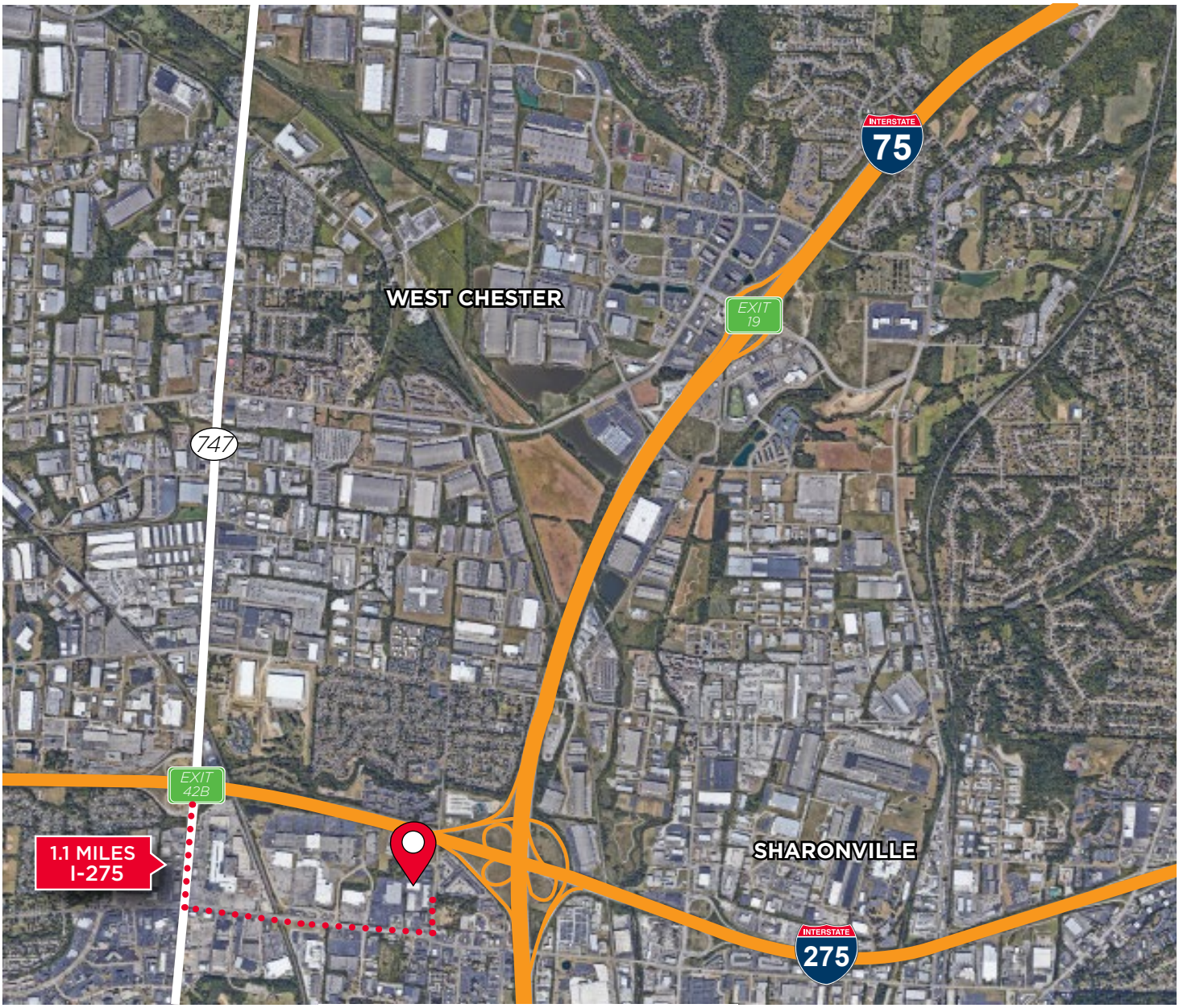
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AERIAL LOCATION



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