SPRINGDALE COMMERCE PARK

1100 STRATEGIC PARKWAY
SPRINGDALE, OH 45246



BUILDING #1

45,000 - 90,051 SF

New Class A Bulk Distribution

READY FOR OCCUPANCY!

JEFF BENDER, SIOR, CCIM
+1 513 763 3046
jeff.bender@cushwake.com

DAVE KELLY, CCIM
+1 513 763 3009
dave.kelly@cushwake.com

SEATTLE STEIN
+1 513 763 3027
seattle.stein@cushwake.com

STRATEGIC CAPITAL PARTNERS

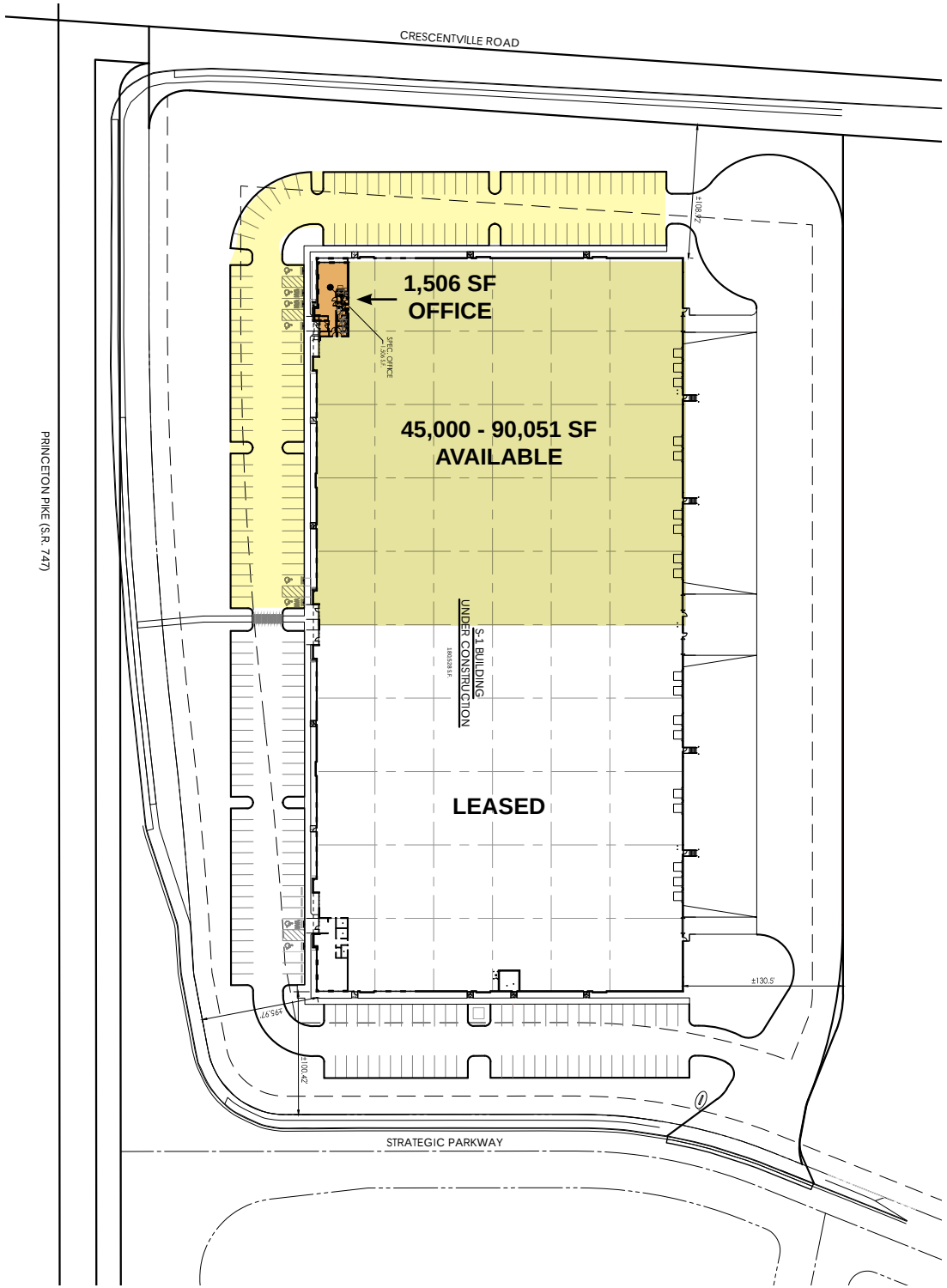
PCCP

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	180,103 SF (300' x 600')
AVAILABLE SIZE	45,000 - 90,051 SF
OFFICE SIZE	1,506 SF
YEAR BUILT	November 2023
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	(9) 9'x10' Total (Expandable to (14) with levelers, seals and bumpers
DRIVE-IN DOORS	(2) 12' x 14'
TRUCK COURT	130' Total; 60' Concrete apron
PARKING	125 Auto Spaces
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.mscd.org
ZONING	Industrial - PUD

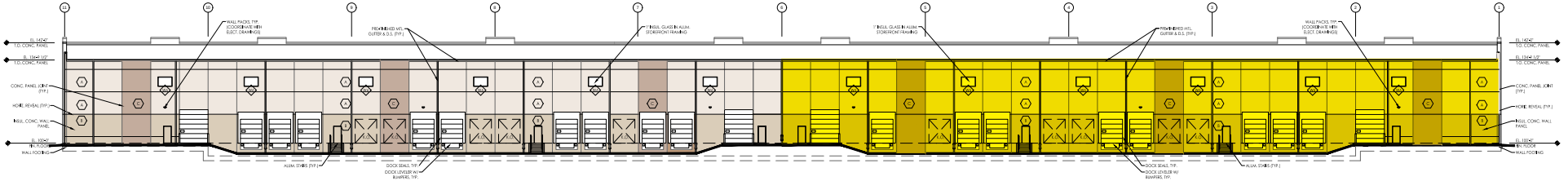
FOR LEASE: $7.95/sf + $2.63/sf OPEX



BUILDING ELEVATIONS

LEASED

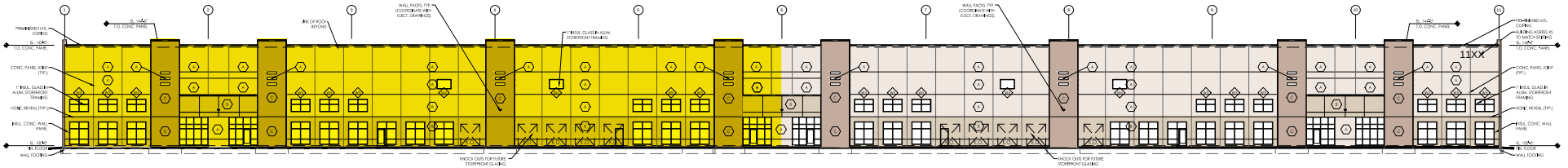
AVAILABLE



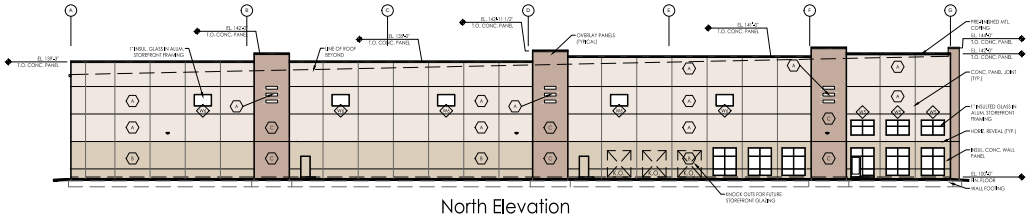
East Elevation
Scale: 1" = 20'-0" (24" x 36")

AVAILABLE

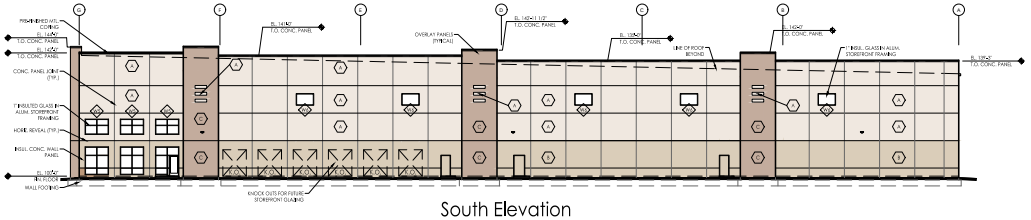
LEASED



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



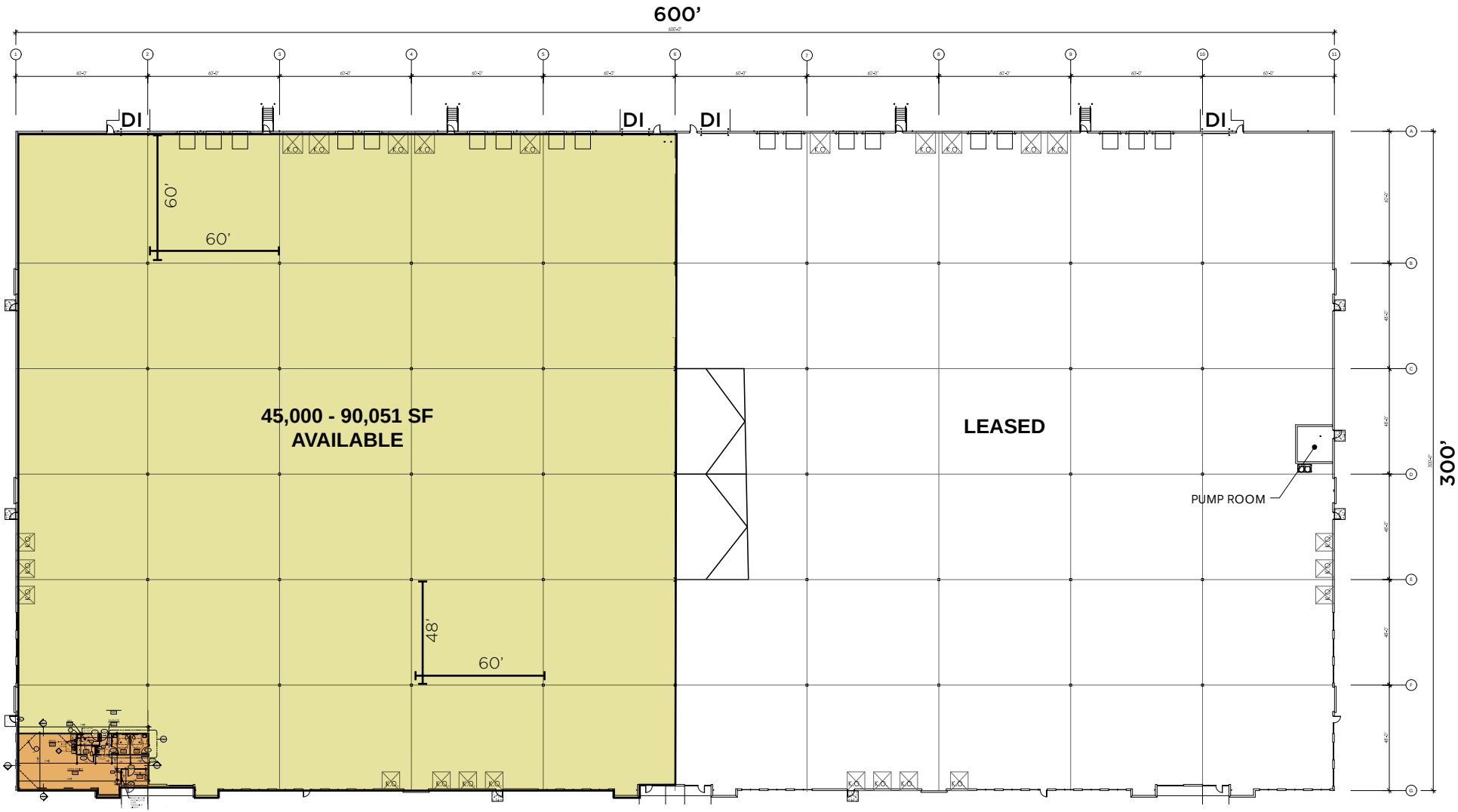
North Elevation
Scale: 1" = 20'-0" (24" x 36")



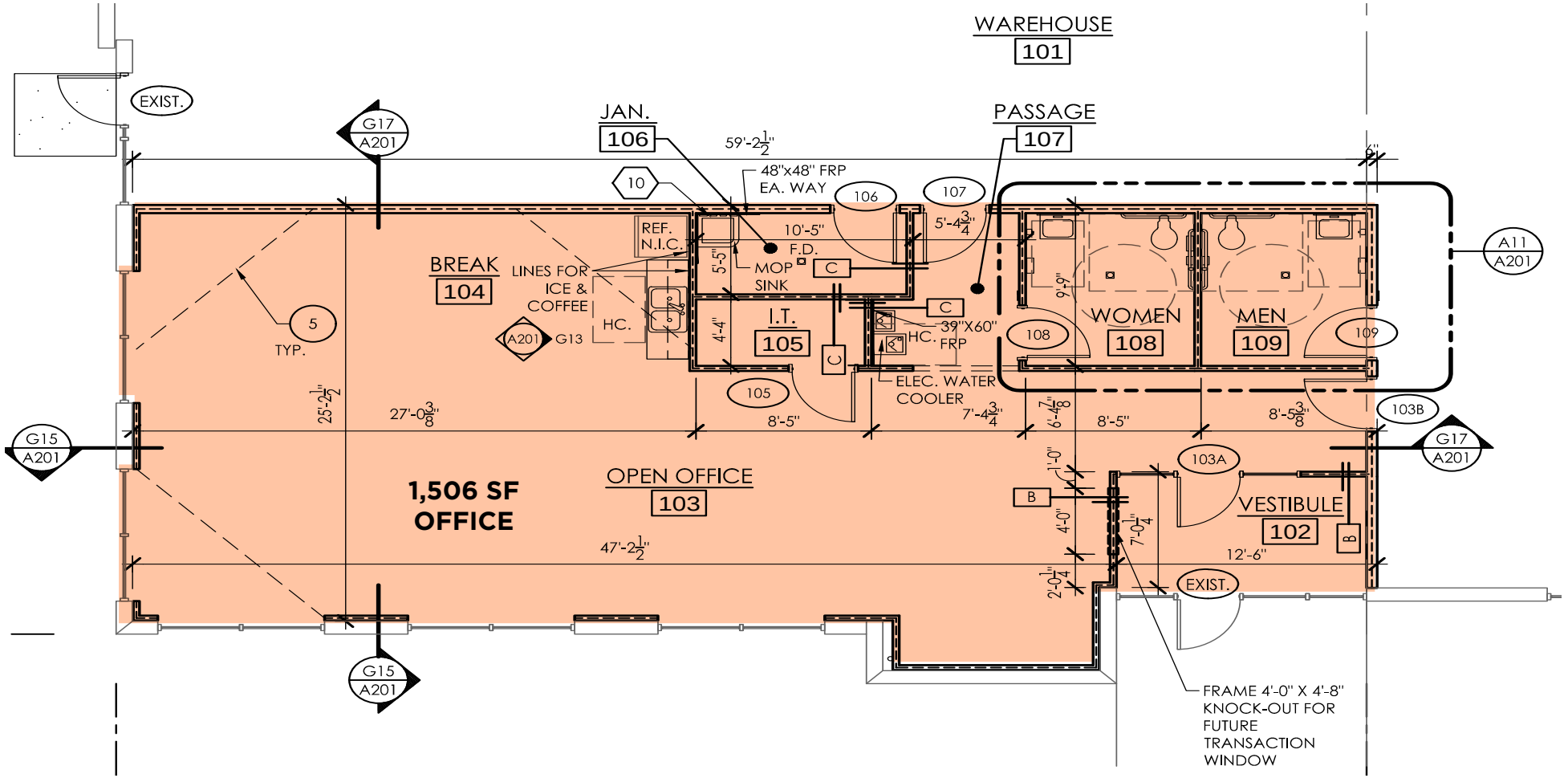
South Elevation
Scale: 1" = 20'-0" (24" x 36")

SPRINGDALE COMMERCE PARK

FLOOR PLAN


600’
DI
DI
DI
DI
60’
60’
45,000 - 90,051 SF
AVAILABLE
LEASED
PUMP ROOM
48’
60’
300’

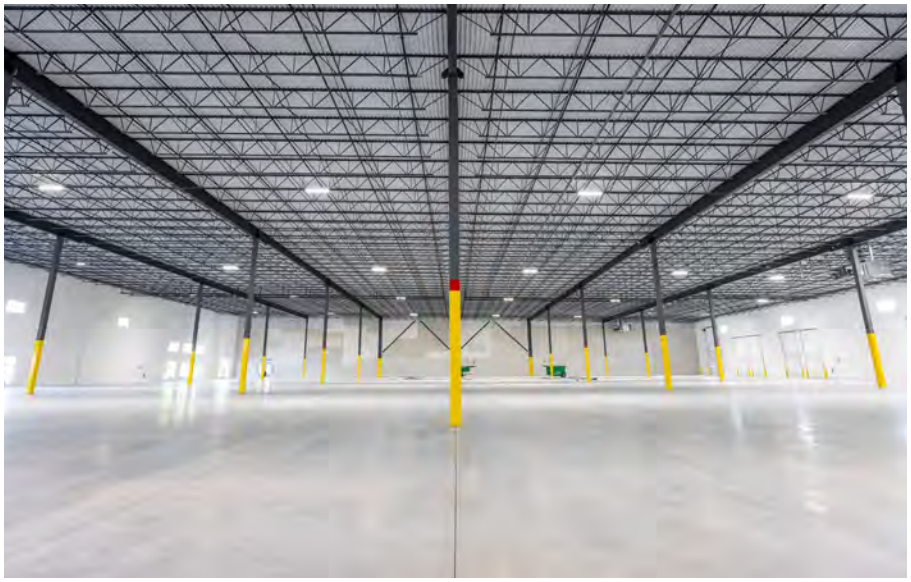
OFFICE PLAN


WAREHOUSE
101
EXIST.
G17
A201
JAN.
106
PASSAGE
107
59'-2 1/2"
48"x48" FRP
EA. WAY
10
106
107
5'-4 3/4"
REF.
N.I.C.
10'-5"
F.D.
MOP
SINK
BREAK
104
LINES FOR
ICE &
COFFEE
HC.
A201
G13
5'-5"
4'-4"
I.T.
105
C
39"X60"
HC. FRP
ELEC. WATER
COOLER
WOMEN
108
MEN
109
108
109
9'-9"
A11
A201
5
TYP.
25'-2 1/2"
27'-0 3/8"
105
8'-5"
7'-4 3/4"
6'-4 7/8"
8'-5"
8'-5 3/8"
103B
G15
A201
G17
A201
1,506 SF
OFFICE
OPEN OFFICE
103
103A
1'-0"
B
4'-0"
7'-0 1/4"
VESTIBULE
102
B
47'-2 1/2"
12'-6"
2'-0 1/4"
EXIST.
G15
A201
FRAME 4'-0" X 4'-8"
KNOCK-OUT FOR
FUTURE
TRANSACTION
WINDOW

BUILDING PHOTOS










FULL SIGNALIZED INTERSECTION
E CRESCENTVILLE RD
90,051 SF AVAILABLE
BLDG #1
LEASED
LEASED
RIGHT IN; RIGHT OUT
747
PRINCETON PIKE
BLDG #4
61,800 SF AVAILABLE
Exit 42B
747
North
INTERSTATE
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

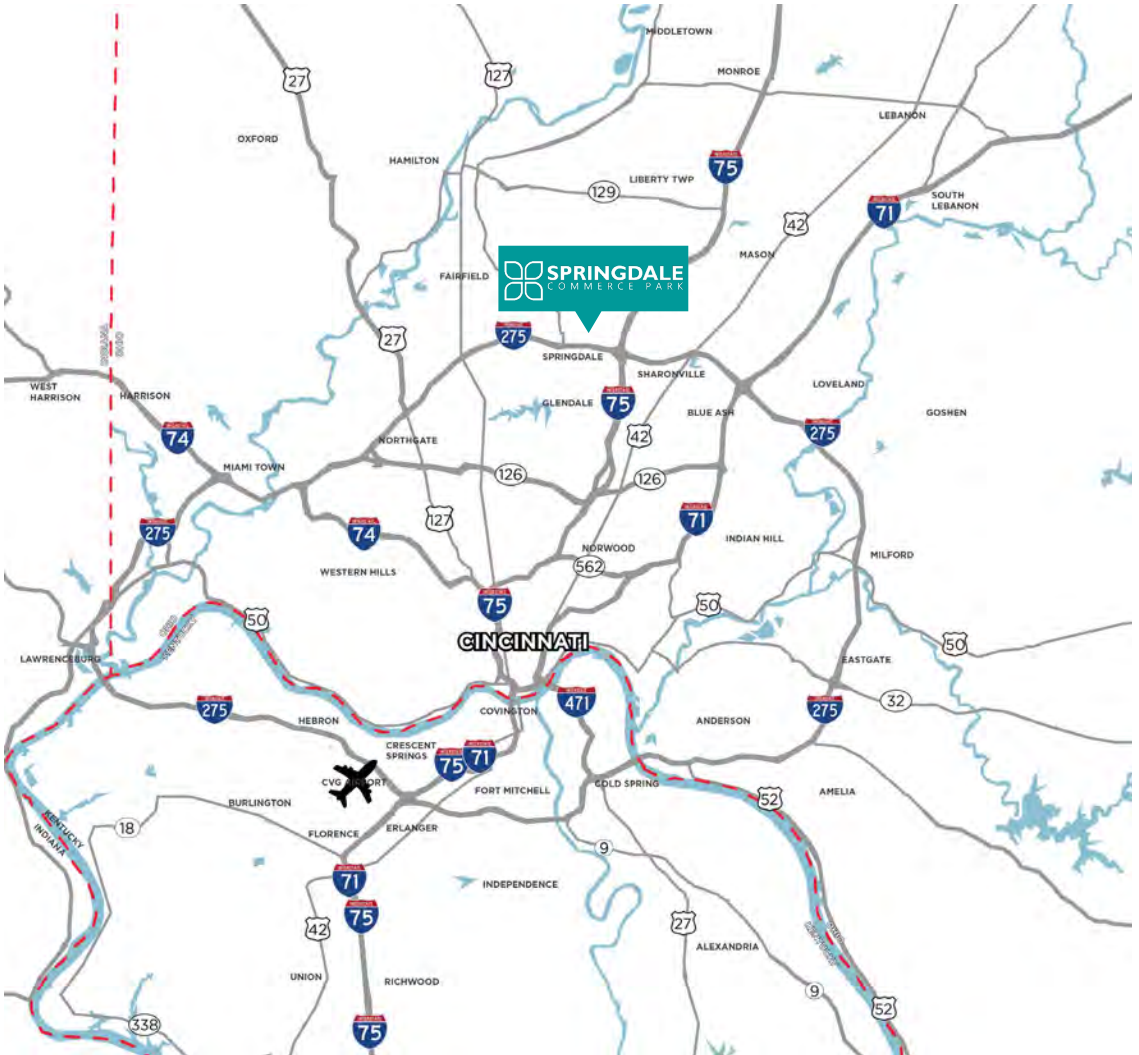
SPRINGDALE DEMOGRAPHICS
(10 MILE RADIUS)

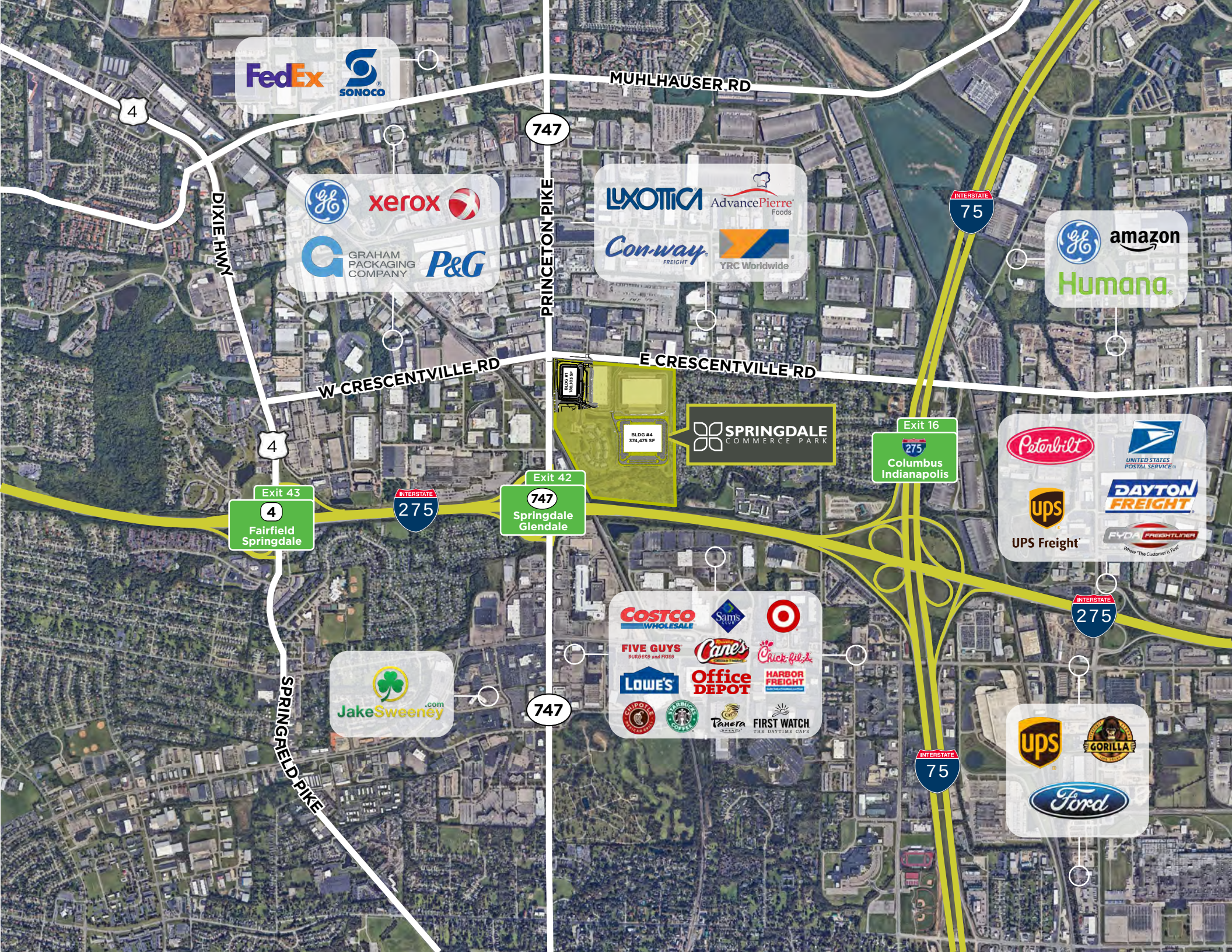
EST. POPULATION (2022)
652,615

LABOR FORCE POPULATION
512,607

AVG HOUSEHOLD INCOME
$99,304

UNEMPLOYMENT RATE
2.6%




FedEx
SONOCO
MUHLHAUSER RD
747
4
DIXIE HWY
PRINCETON PIKE
xerox
GRAHAM PACKAGING COMPANY
P&G
LUXOTTICA
AdvancePierre Foods
Con-way FREIGHT
YRC Worldwide
INTERSTATE 75
amazon
Humana
W CRESCENTVILLE RD
E CRESCENTVILLE RD
BLDG #1 160,000 SF
BLDG #4 374,475 SF
SPRINGDALE COMMERCE PARK
4
Exit 43
4
Fairfield Springdale
INTERSTATE 275
Exit 42
747
Springdale Glendale
Exit 16
275
Columbus Indianapolis
Peterbilt
UNITED STATES POSTAL SERVICE
DAYTON FREIGHT
ups
UPS Freight
FREIGHTLINER
INTERSTATE 275
JakeSweeney .com
747
SPRINGFIELD PIKE
COSTCO WHOLESALE
Sam's CLUB
FIVE GUYS BURGERS and FRIES
Cane's
Chick-fil-A
LOWE'S
Office DEPOT
HARBOR FREIGHT
CHIPOTLE
STARBUCKS COFFEE
Panera BREAD
FIRST WATCH THE DAYTIME CAFE
INTERSTATE 75
ups
GORILLA
Ford

SPRINGDALE
COMMERCE PARK

For more information, contact:

JEFF BENDER, SIOR, CCIM
+1 513 763 3046
jeff.bender@cushwake.com

DAVE KELLY, CCIM
+1 513 763 3009
dave.kelly@cushwake.com

SEATTLE STEIN
+1 513 763 3027
seattle.stein@cushwake.com

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