FOR LEASE

SPRINGDALE COMMERCE CENTER #3

11675-11679 CHESTERDALE RD. CINCINNATI, OH 45246

CUSHMAN & WAKEFIELD

PROFESSIONALLY OWNED AND MANAGED BY

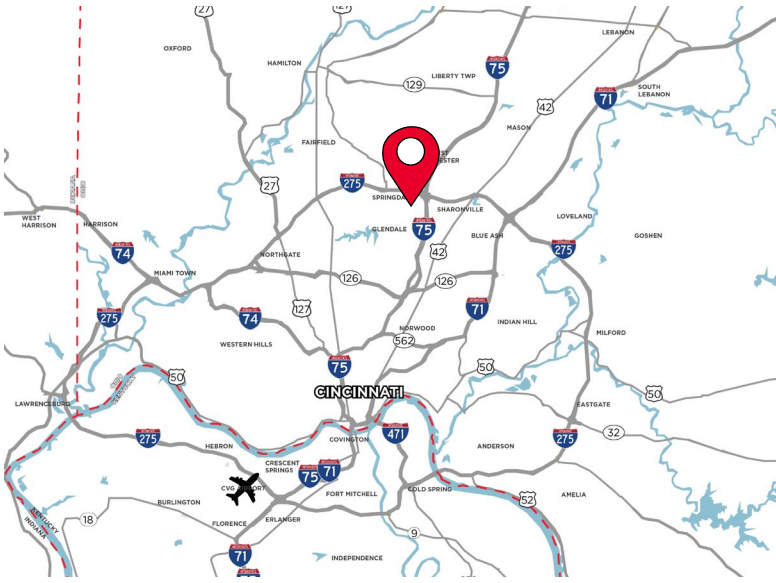
CLEAR HEIGHT PROPERTIES



OFFICE/WAREHOUSE

LEASE RATE: $7.50/SF NNN

- Suite 11675: 11,420 SF Available
- 3 Dock Doors
- 1 Drive-in Door
- Wet Sprinkler System
- General Industrial Zoning
- Centralized Distribution Location
- Located Just 15 Minutes to Downtown Cincinnati



For more information, contact:

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

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

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

FOR LEASE

SPRINGDALE COMMERCE CENTER #3

11675-11679 CHESTERDALE RD. CINCINNATI, OH 45246

CUSHMAN & WAKEFIELD

PROFESSIONALLY OWNED AND MANAGED BY

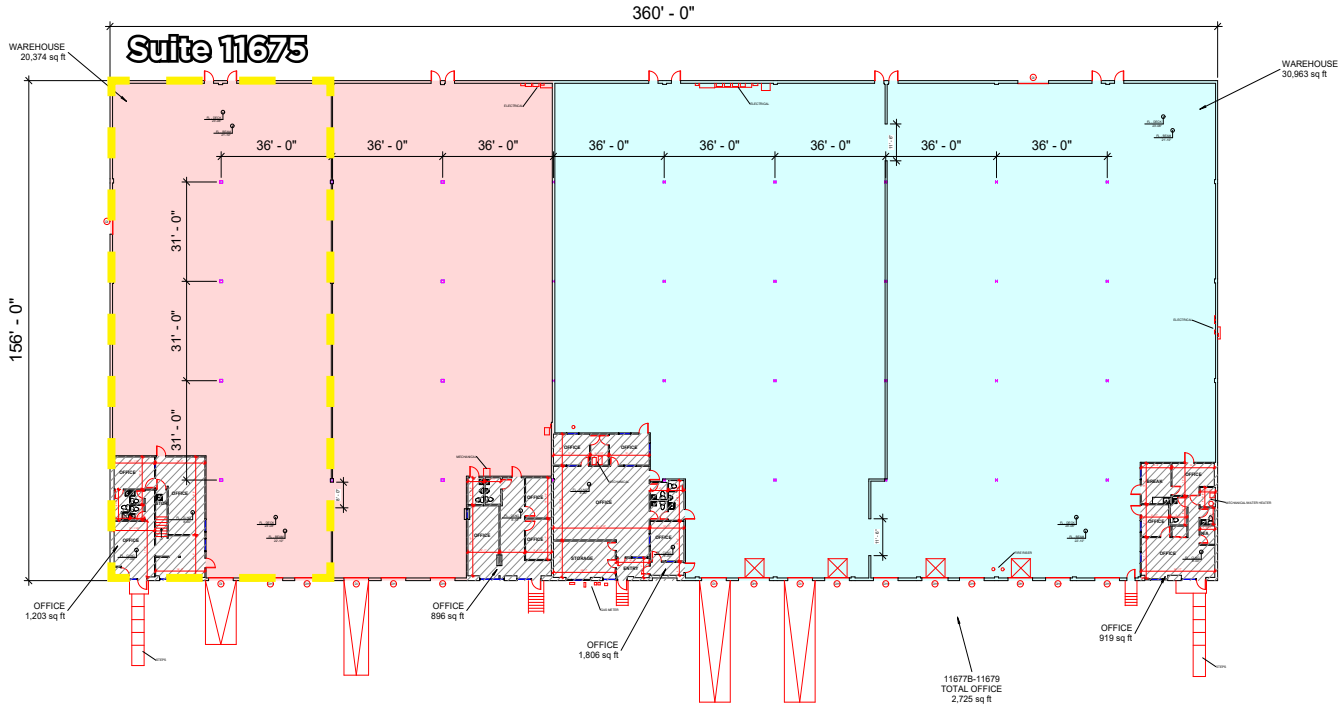
CLEAR HEIGHT PROPERTIES

LOCATION	Springdale, OH (Hamilton County)
AVAILABLE SIZE	Suite 11675: 11,420 SF
OFFICE SIZE	1,203 SF
YEAR BUILT	1973
CONSTRUCTION	Brick/Block, Steel Frame
CLEAR HEIGHT	23’
FLOOR	6” Concrete
ROOF	New roof in 2024

FIRE SUPPRESSION	Wet
LIGHTING	LED
HVAC	Gas-Fired Unit Heaters
TRUCK COURT	150’ Asphalt Shared w/ Bldg. 1
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.cincinnati-oh.gov/water
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

SITE PLAN & SPECIFICATIONS

SUITE #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	OPEX
Suite 11675	11,420 SF	9,820 SF	1,600 SF	(3) Docks; (1) Drive-in Door	$3.53/SF



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE

SPRINGDALE COMMERCE CENTER #3

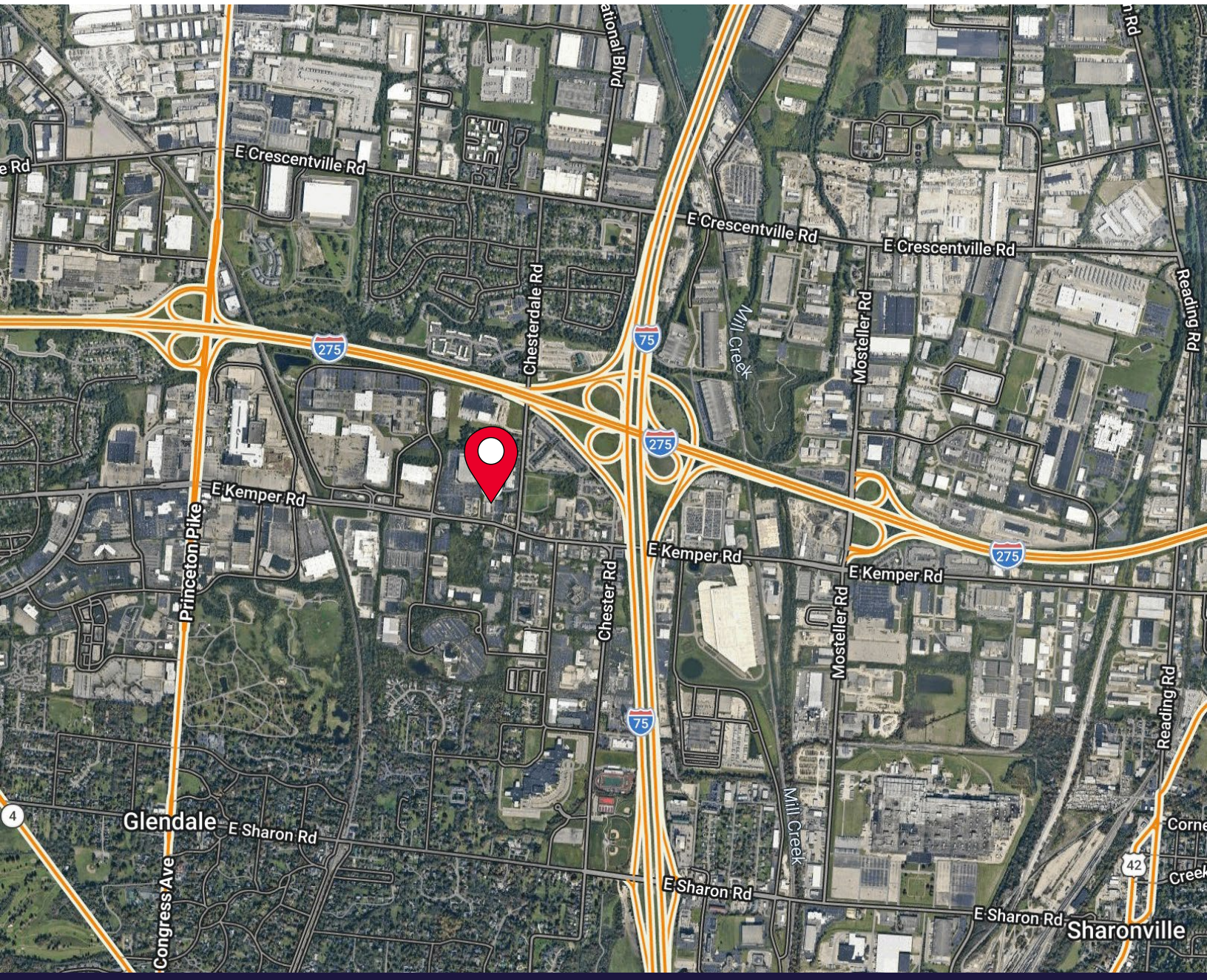
11675-11679 CHESTERDALE RD. CINCINNATI, OH 45246

CUSHMAN & WAKEFIELD

PROFESSIONALLY OWNED AND MANAGED BY

CLEAR HEIGHT PROPERTIES

AERIAL LOCATION



For more information, contact:

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

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

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.