



FOR LEASE

SPRINGDALE COMMERCE CTR 1

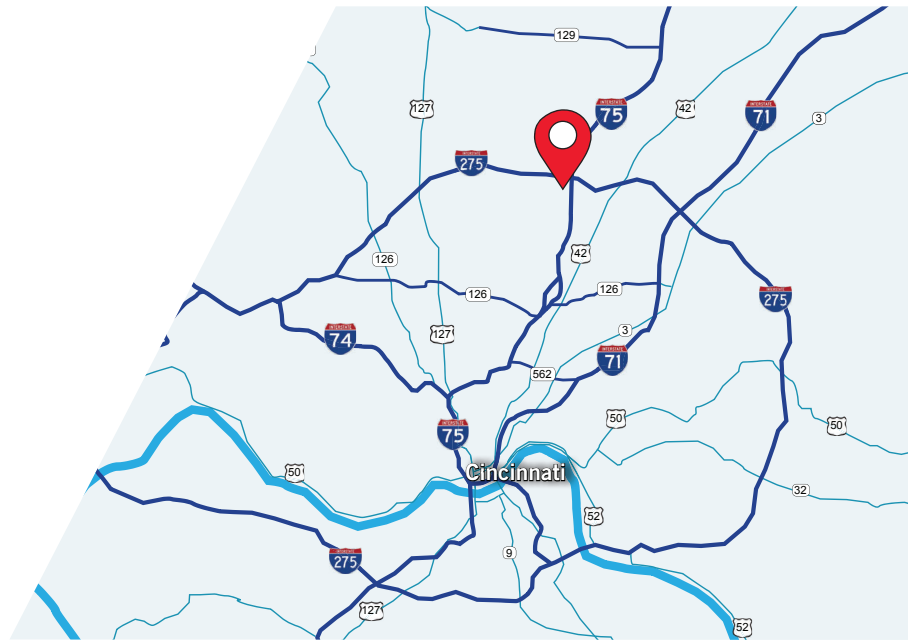
11691 - 11711 Chesterdale Road, Cincinnati, OH 45256



FOR LEASE - OFFICE SERVICE SPACE

58,661 TOTAL SF

- 3,500 - 12,780 SF Available
- 900 - 1,900 SF Office
- General Industrial Zoning
- Ideal Distribution Point
- Nearby Retail Amenities



For more information, contact:

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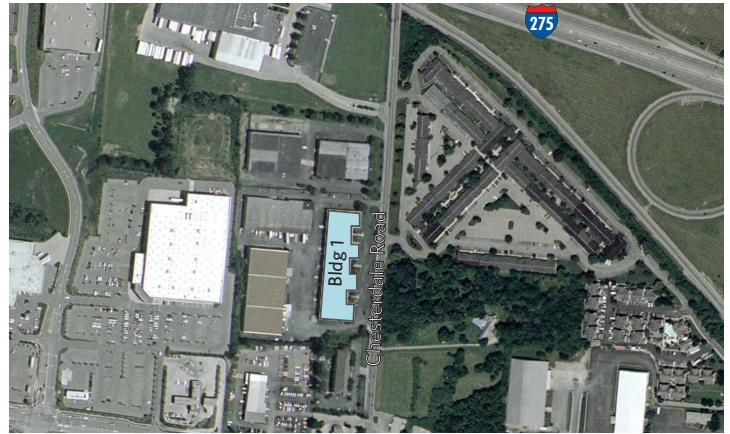
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BUILDING SPECIFICATIONS

Building Size:	58,661 SF
Available Area:	<u>Suite 11701</u> 3,500 SF 900 SF office 1 Dock <u>Suite 11703</u> 9,280 SF 1,000 SF office 2 Docks
Zoning:	M-2, General Industrial
Jurisdiction:	City of Springdale Hamilton County
Year Built:	1973
Construction:	Brick/block, steel frame
Clear Height:	14'
Column Spacing:	30' x 35'
Floors:	6" concrete
Roof:	2-ply SBS mod (1996)
Fire Suppression:	None
Lighting:	Metal halide
HVAC:	Gas-fired unit heaters
Truck Court:	150' asphalt (shared) Concrete dolly strips



Auto Parking: 120 Total Bldg Spaces

Utilities:

Electric: Duke Energy
www.duke-energy.com
(800.544.6900)

Gas: Duke Energy
www.duke-energy.com
(800.544.6900)

Water: Greater Cincinnati Water Works
www.cincinnati-oh.gov/water
(513.591.7700)

Sewer: Metropolitan Sewer District
www.msdcg.org
(513.244.1300)

Telephone/Data: Cincinnati Bell
www.cincinnati-bell.com
(513.566.5050)

Data: Spectrum Cable
www.spectrum.com
(866.481.7927)

LEASE RATE: **\$4.75/psf NNN**

OP EXP: **\$___/psf**

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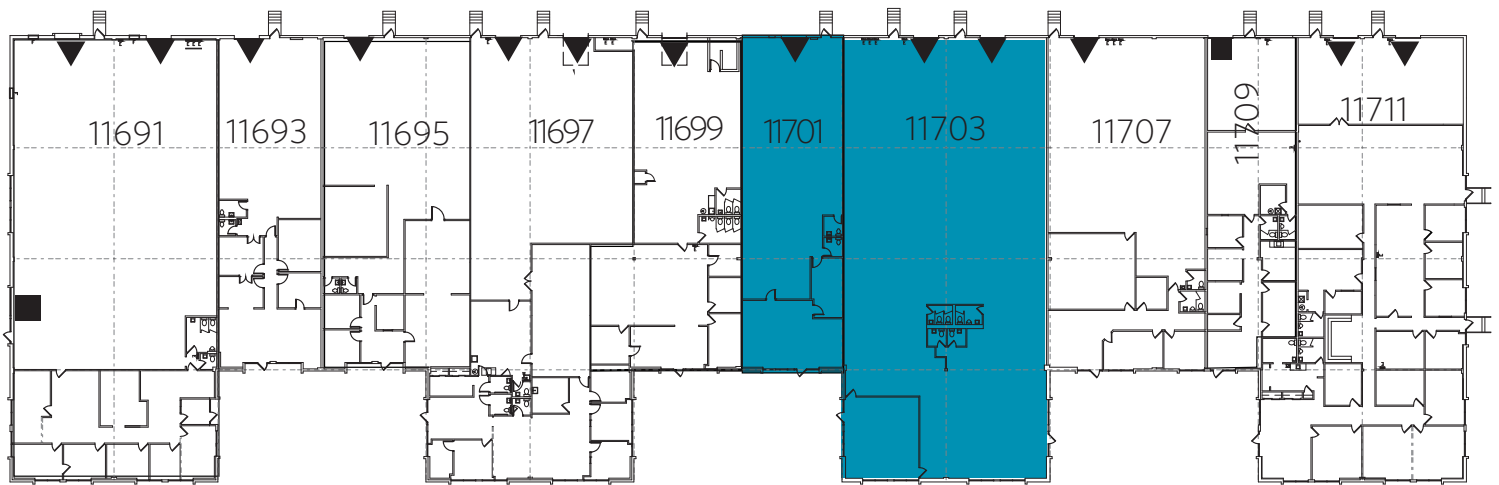


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SITE PLAN



■ Drive-In ▲ Dock Door

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