# CUSHMAN & WAKEFIELD

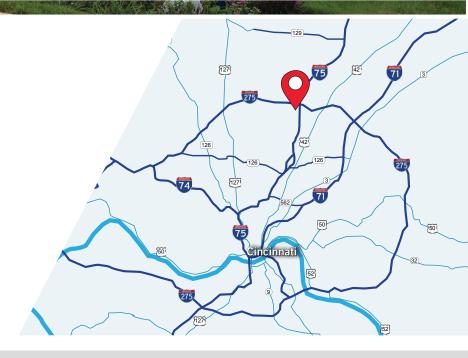
## FOR LEASE SPRINGDALE COMMERCE CTR 1 11691 - 11711 Chesterdale Road, Cincinnati, OH 45256



# 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:

Jeffrey R. Bender, SIOR, CCIM Executive Managing Director +1 513 763 3046 jeff.bender@cushwake.com Connor Cleves Associate +1 513 763 3024 connor.cleves@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 main +1 513 421 4884 fax +1 513 421 1215 **cushmanwakefield.com** 

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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.msdgc.org (513244.1300)
Telephone/Data:	Cincinnati Bell www.cincinnatibell.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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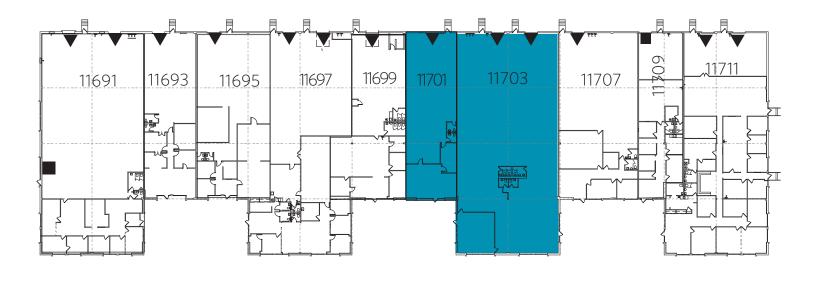
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### SITE PLAN



Drive-In Dock Door

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