

FOR LEASE

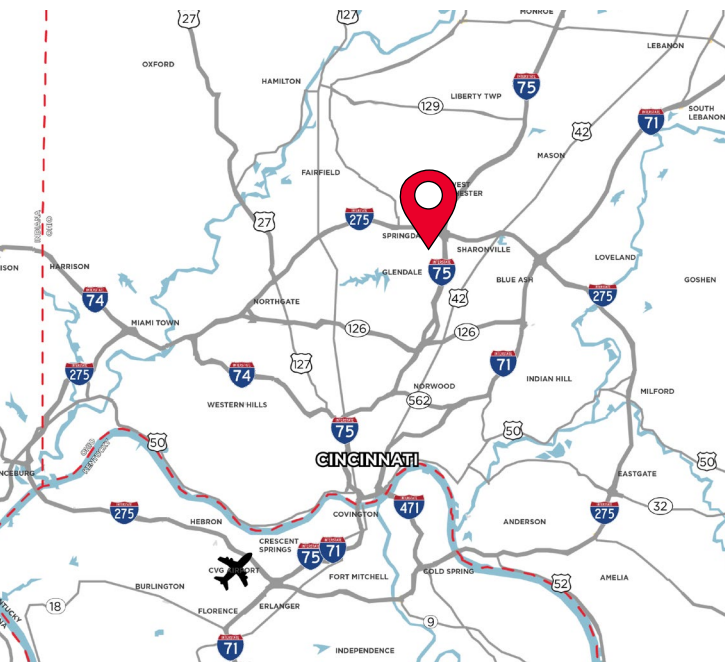
SPRINGDALE COMMERCE CENTER #3

11675-11679 CHESTERDALE ROAD
CINCINNATI, OH 45246



OFFICE/WAREHOUSE

FOR LEASE: \$7.10/SF NNN



PROPERTY HIGHLIGHTS

- Two suites available:
 - » Suite 11677-A: 11,235 SF
 - » Suite 11675: 11,420 SF
- High profile industrial park
- General industrial zoning
- Centralized distribution location
- Located just 15 minutes to Downtown Cincinnati

For more information, contact:

Seattle Stein
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Jeffrey R. Bender, SIOR, CCIM
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PROFESSIONALLY OWNED AND MANAGED BY
 **CLEAR HEIGHT**
PROPERTIES

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
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cushmanwakefield.com

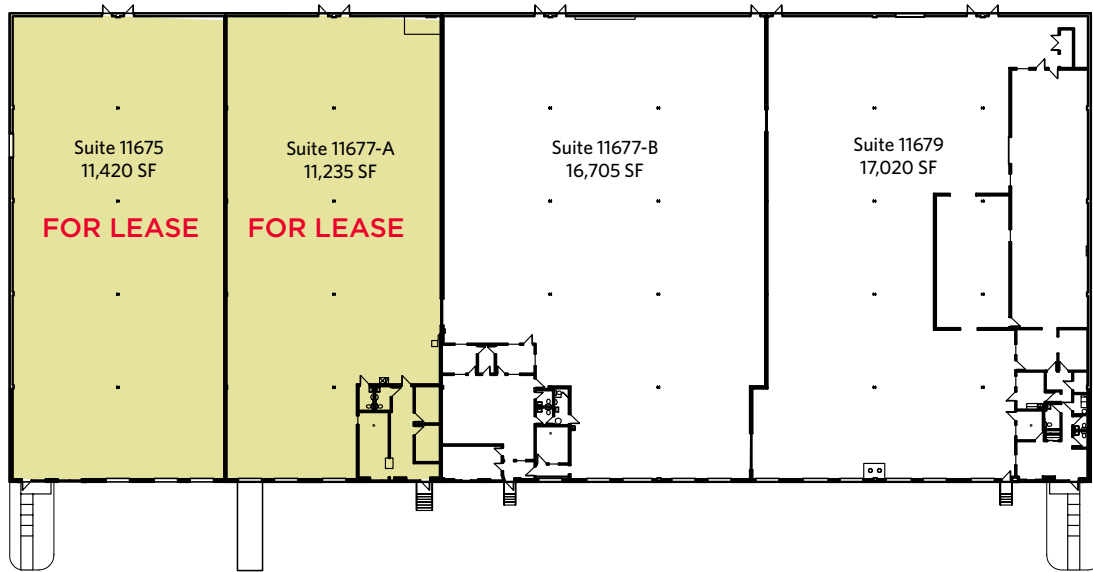
FOR LEASE SPRINGDALE COMMERCE CTR 3

CINCINNATI, OH 45246

BUILDING SPECIFICATIONS

FOR LEASE: \$7.10/SF NNN

LOCATION	Springdale, OH (Hamilton County)	FIRE SUPPRESSION	Wet System
BUILDING SIZE	56,656 SF	LIGHTING	Fluorescent strip and metal halide
AVAILABILITY	See Floor Plan	TRUCK COURT	150' asphalt shared with Building 1
YEAR BUILT	1973	HVAC	Gas-fired unit heaters
CONSTRUCTION	Brick/Block, Steel Frame	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	23' Clear	WATER/SEWER	www.cincinnati-oh.gov/water
FLOORS	6" Concrete	TELEPHONE	www.cincinnati-bell.com
ROOF	2-ply SBS mod. (1997)	DATA	www.spectrum.com

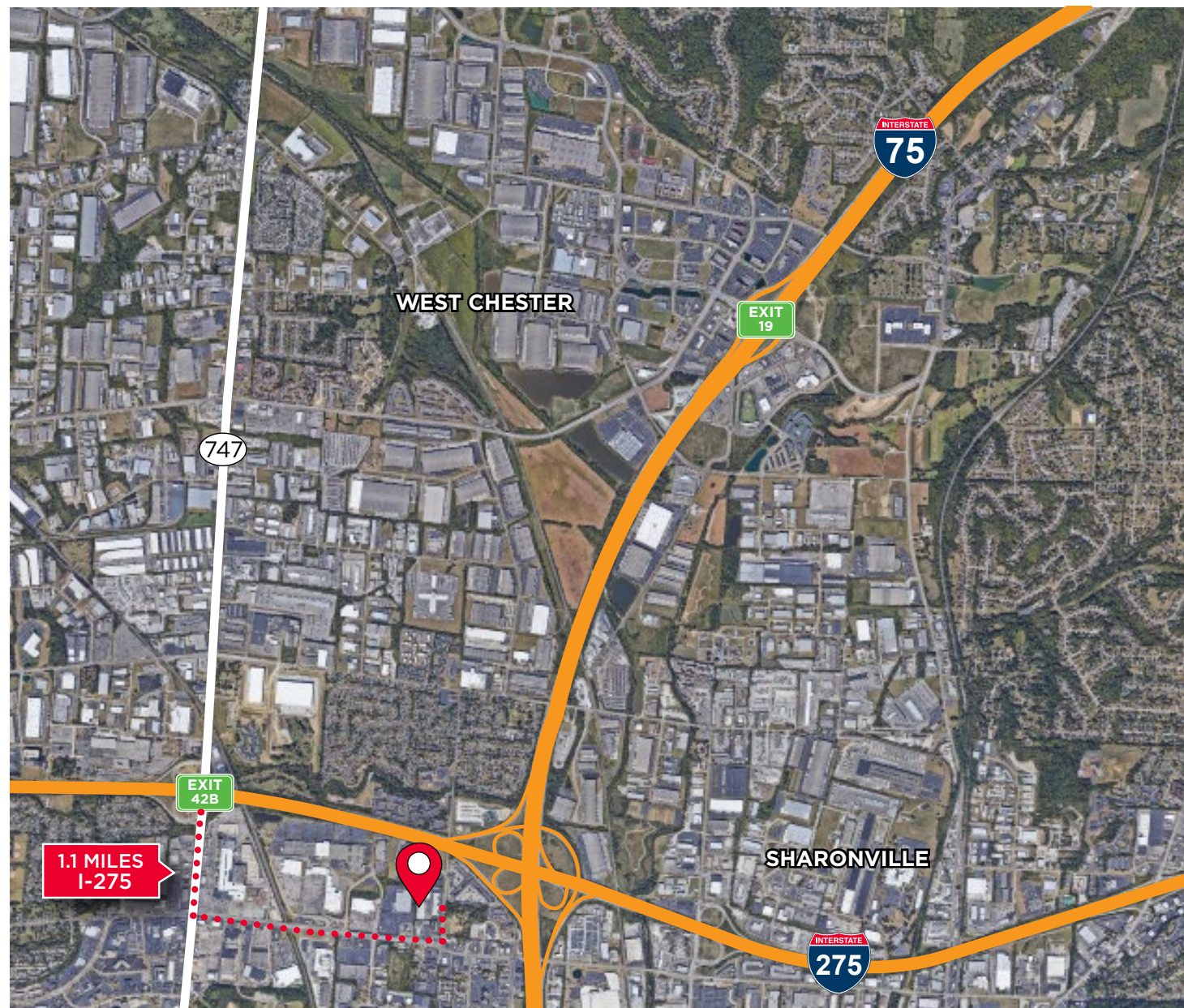


Suite #	Space SF	Warehouse SF	Office SF	Doors	OPEX
Suite 11675	11,420 SF	9,820 SF	1,600 SF	(3) Docks; (1) Drive-in	\$1.92/psf
Suite 11677-A	11,235 SF	10,325 SF	910 SF	(2) Docks; (1) Drive-in	\$1.92/psf

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AERIAL LOCATION



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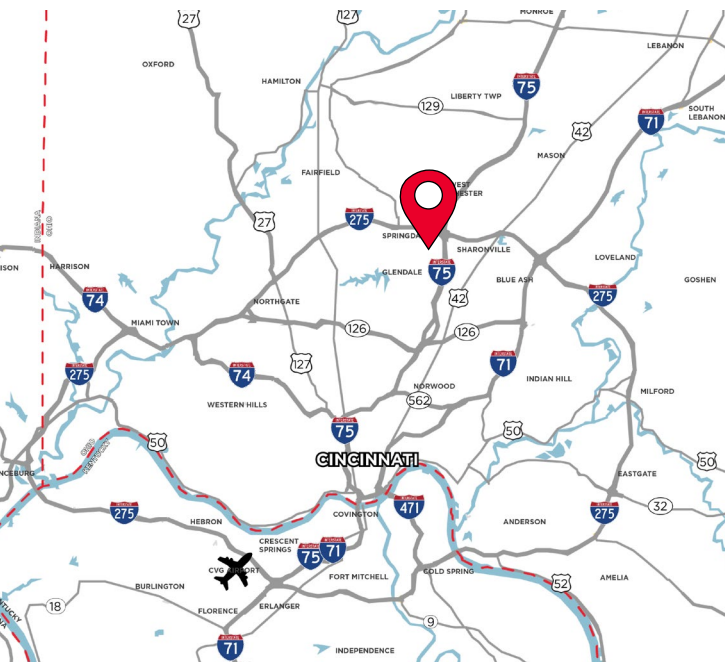
FOR LEASE

SPRINGDALE COMMERCE CENTER #2

11717 - 11725 CHESTERDALE ROAD
CINCINNATI, OH 45246

OFFICE/WAREHOUSE

FOR LEASE: \$6.15/PSF



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

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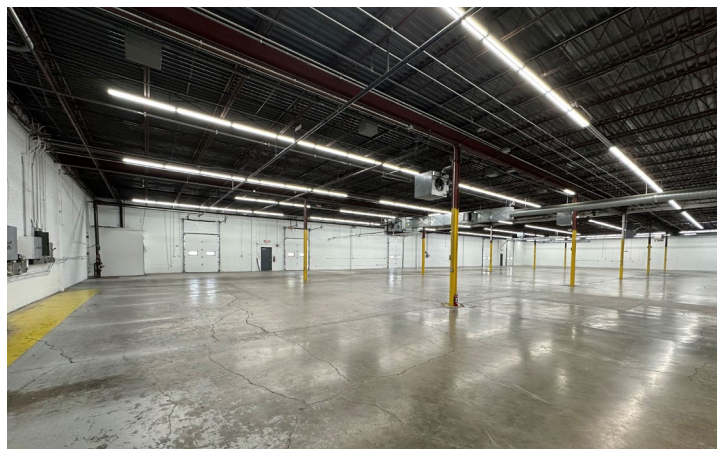
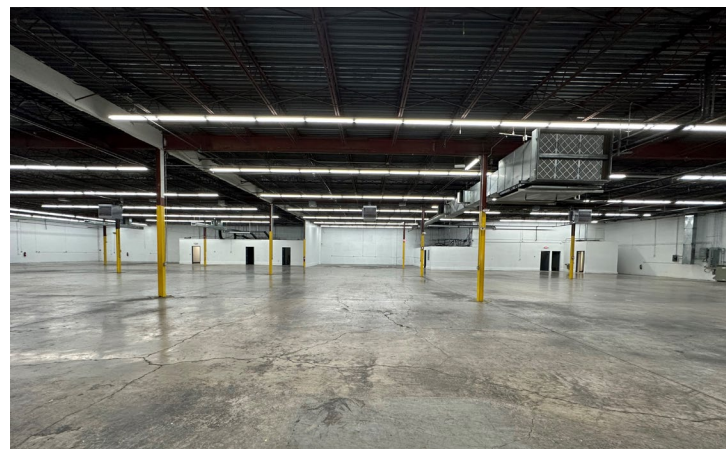
FOR LEASE SPRINGDALE COMMERCE CTR 2

CINCINNATI, OH 45246

BUILDING SPECIFICATIONS

LEASE RATE: \$6.15/PSF (\$1.92/PSF 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	18' Clear	ELECTRIC/GAS	www.duke-energy.com
FLOORS	6" Concrete	WATER/SEWER	www.cincinnati-oh.gov/water
ROOF	TPO Membrane (2005)	TELEPHONE	www.cincinnati-bell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com

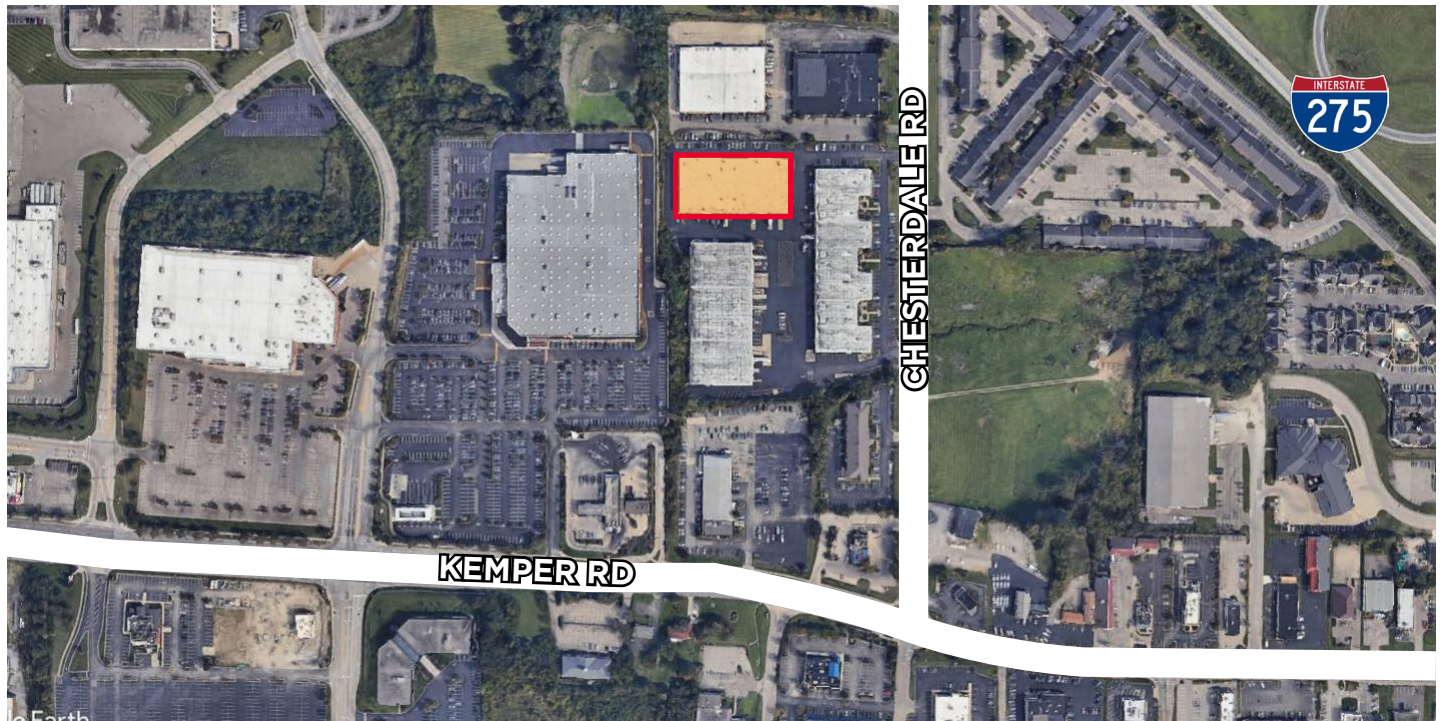
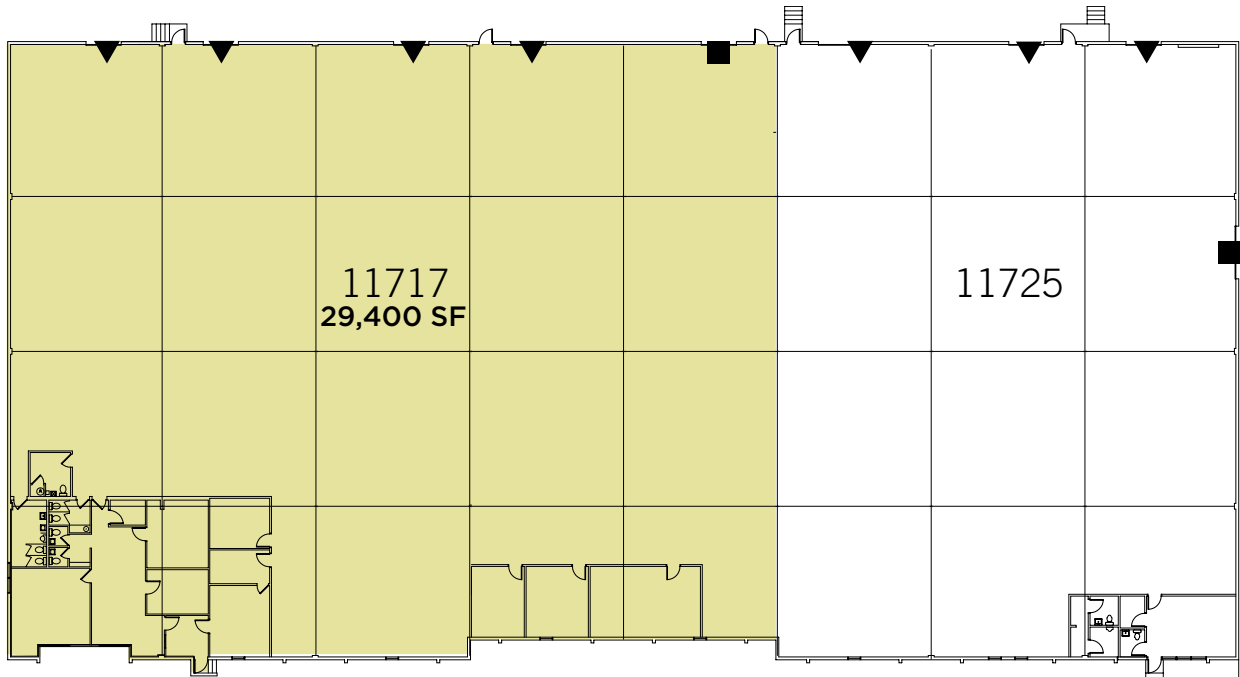


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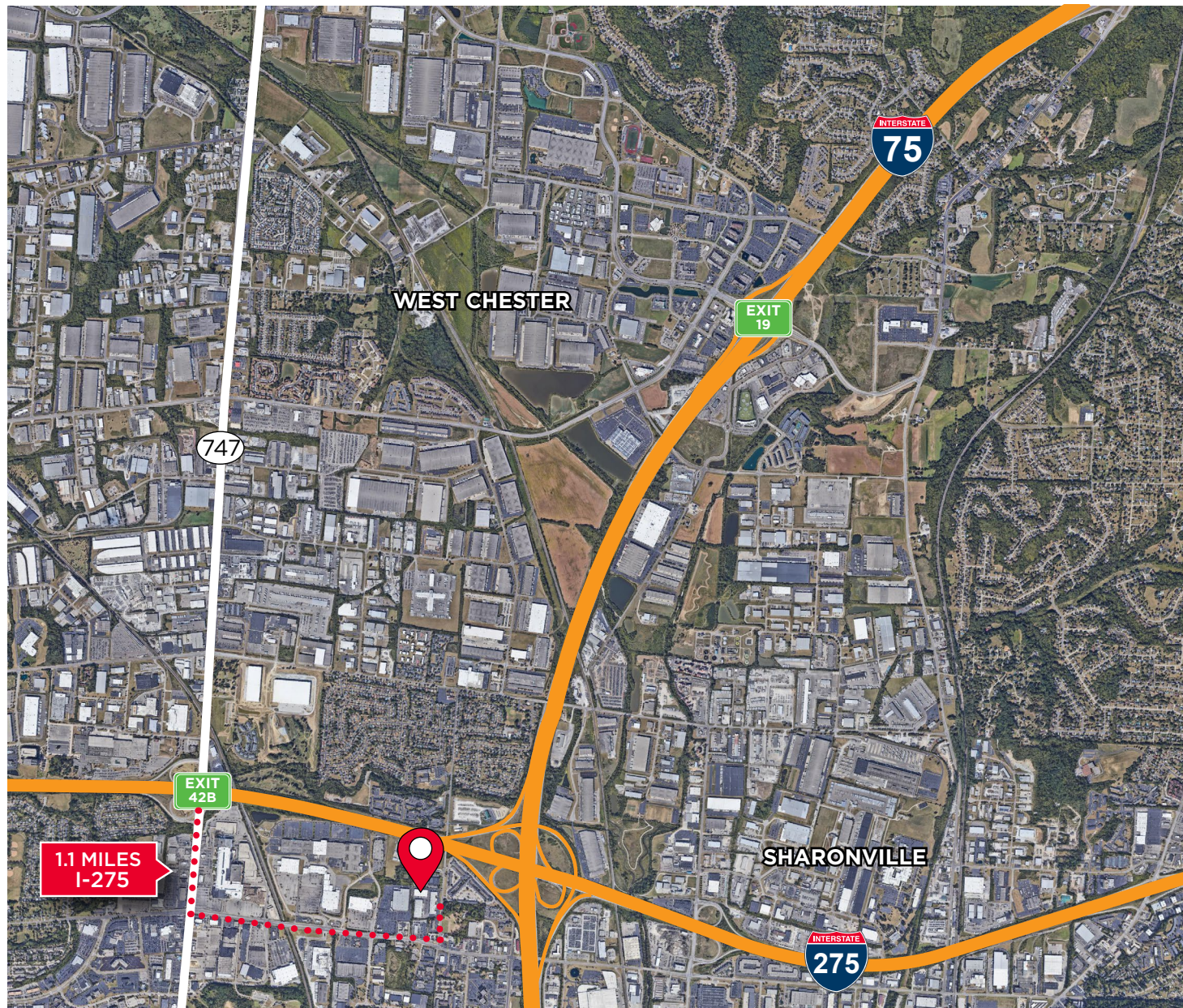
SITE PLAN



FOR LEASE SPRINGDALE COMMERCE CTR 2

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