



Industrial For Sale

Property Name:

Location: 95 W. Crescentville Road

City, State: Springdale, OH

Cross Streets: Centron Place

County: Hamilton

Zoning: GI

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 129,515

Available Sq. Ft.: 129,515

Building Type:

Built

Available Shop Sq. Ft.: 119,685

Available Office Sq. Ft.: 9,830

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 24'

Grade Level Door(s): 1

Truckwells or Docks: 10

Exterior Construction: N/A

Structural System: N/A

Air-Conditioning: Office

Heating: Yes

Availability: Immediately

Power (Amps/Volts): 3 Phase

Freestanding: Yes

Rail: Yes, CSX

Security: No

Interior: No

Lighting: T-8 Fluorescent

Bay Sizes: N/A

Restrooms: Yes

Cranes: No

Parking: 136

Year Built: 1962 (Retrofit: 1976)

Sprinklers: Yes

Signage: N/A

Exterior: No

Roof: N/A

Floors: N/A

Floor Drains: No

Acreage: 9.300

Land Dimensions: N/A

PRICING INFORMATION

Sale Price: \$10,361,200 (\$80.00/sqft)

Taxes: \$85,142.34 (2024)

Parcel #: 599-0030-0109

Deposit: N/A

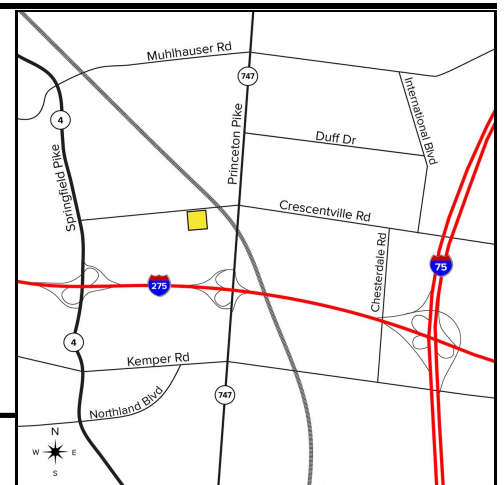
Options: N/A

TD: N/A

Assessor #: N/A

COMMENTS

CSX active rail spur. Great access to all major interstates. Semi-trailer parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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