

INDUSTRIAL FOR SALE | 129,515 SQ. FT.



95 W. CRESCENTVILLE ROAD

SPRINGDALE, OHIO

For more information, contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FRANK TORBECK

(513) 769 2500

frank.torbeck@everestrealestate.com





PROPERTY SUMMARY

FOR SALE

129,515 Square Feet Available

9,830 square feet office space

Situated on 9.30 acres

24' clear height

(1) grade level door

(10) truckwells

3-phase power

CSX active rail spur for direct rail access & great access to all major interstates

Heavy parking – 136 spaces

Sale Price: \$10,361,200
(\$80.00/sq. ft.)



Lease Summary
95 W. Crescentville Road
Springdale/Cincinnati, OH

Property Description:

- 129,515 SF Total
- 9,830 SF Office
- 119,685 SF Industrial
- 9.3 Acres

Tenant:

Haggerty Logistics: moving out end of 2025

Lease Term:

(10) years - commencing June 1, 2018, ending May 31, 2028

Base Rental Payments:

Annual Base Rent = \$604,000

Monthly Base Rent: \$50,333.33

The monthly base rent shall be increased (NEVER DECREASED) by a percentage equal to the lessor of 2% and the percentage in the "Consumer Price Index for All Urban Consumers (1982-1984 = 100)", U.S. City Averages. Further explanation in Section 2.2 Types of Rental Payments of the leases.

Net Lease

Absolutely net lease to Landlord

For additional information, contact:

Frank J. Torbeck, SIOR
The Everest Group, Inc.
513/646-2188
Frank.torbeck@everestrealestate.com

95 W Crescentville Rd

Roof Overview:

The warehouse and fabrication roof areas had a tear-off and reroof completed in November or 2023, and includes a 20-year NDL GAF warranty.

Renovation Work:

RENOVATION WORK TO BE COMPLETED BY SELLER

- Paint complete building exterior.
- Exterior masonry repairs.
- Caulking around the building exterior and new control joint materials.
- Remove and replace plywood panels in office glazing system with glass.
- Remove and replace damaged plaster band above dock doors at truck loading areas with steel siding painted to match.
- Re-pair and re-weld deteriorated egress stairs off of building & re-paint safety yellow.
- Replacement of the missing & damaged transplant fiberglass panel up at the roof line at the N.W. building corner.
- Build a false wall and install pre-finished (white) siding panels at the (5) loading doors off the rail spur.
- Remove overgrown brush and trees along the rail spur and out to the south property line.
- Asphalt paving. Currently bidding patch, sealcoat & re-stripe vs. remove and replace asphalt and re-stripe.
- Clean concrete drainage ditches along the N.E. corner of the property. Remove debris and flush with water.
- Complete new 4,000A 480V 3 phase electric service and switch gear.



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

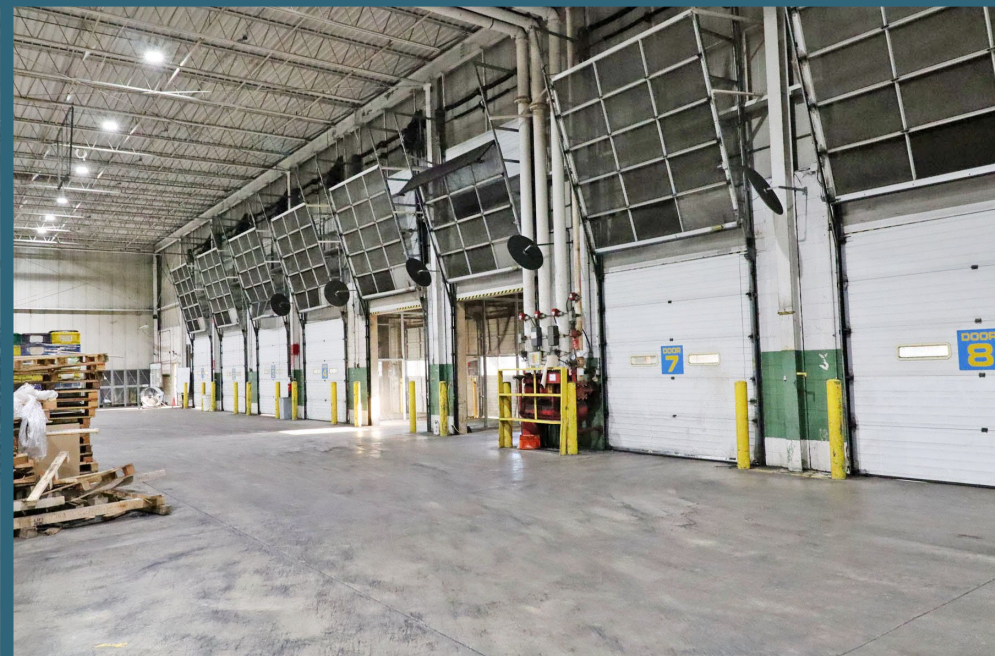
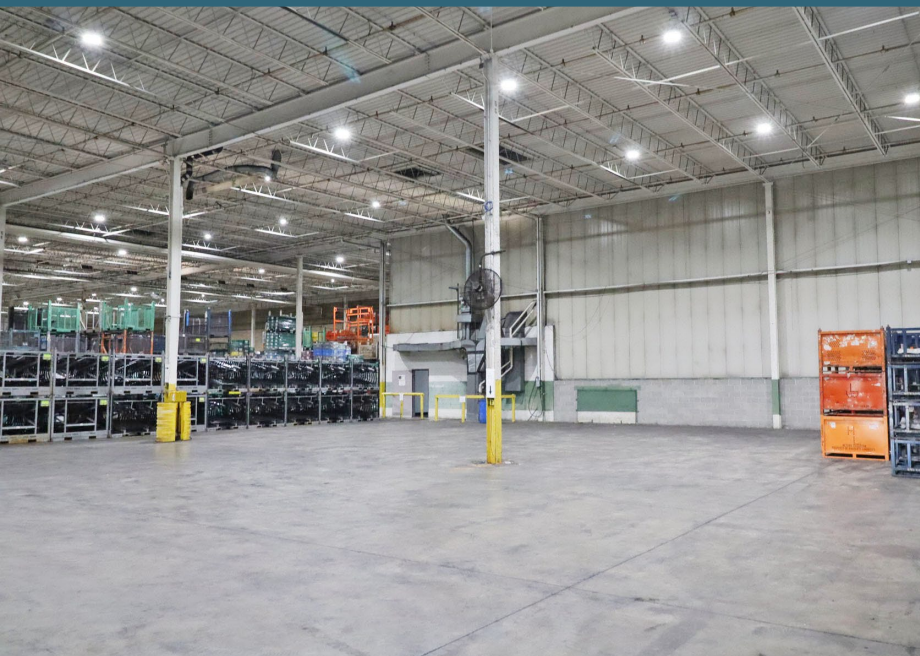
Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

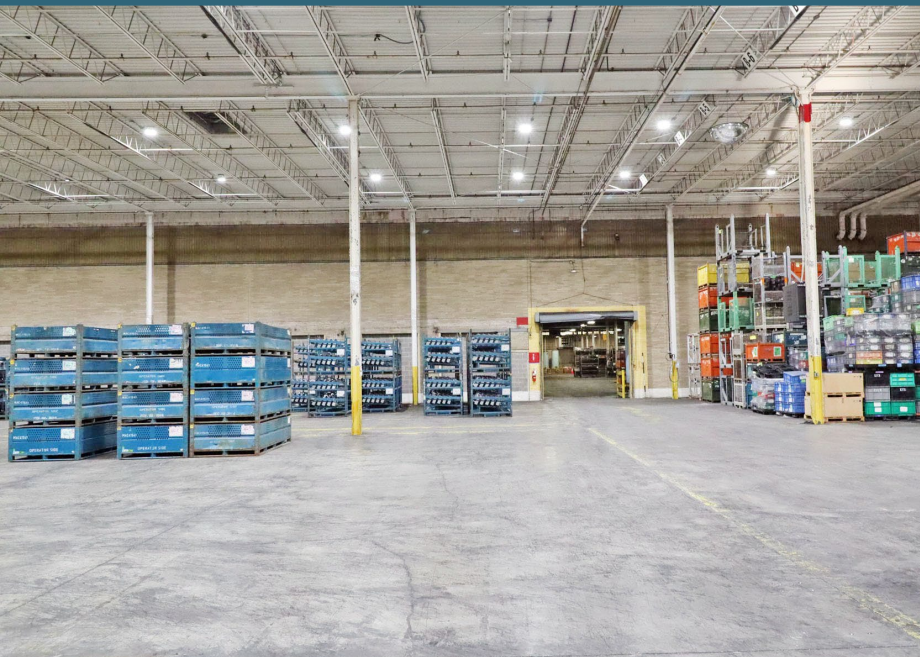
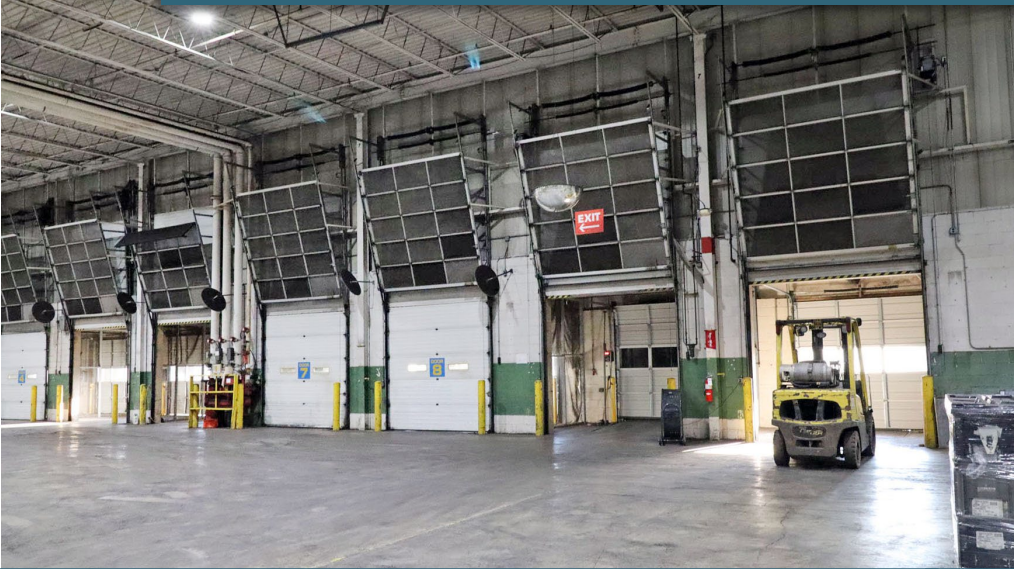


INTERIOR PHOTOS





INTERIOR PHOTOS





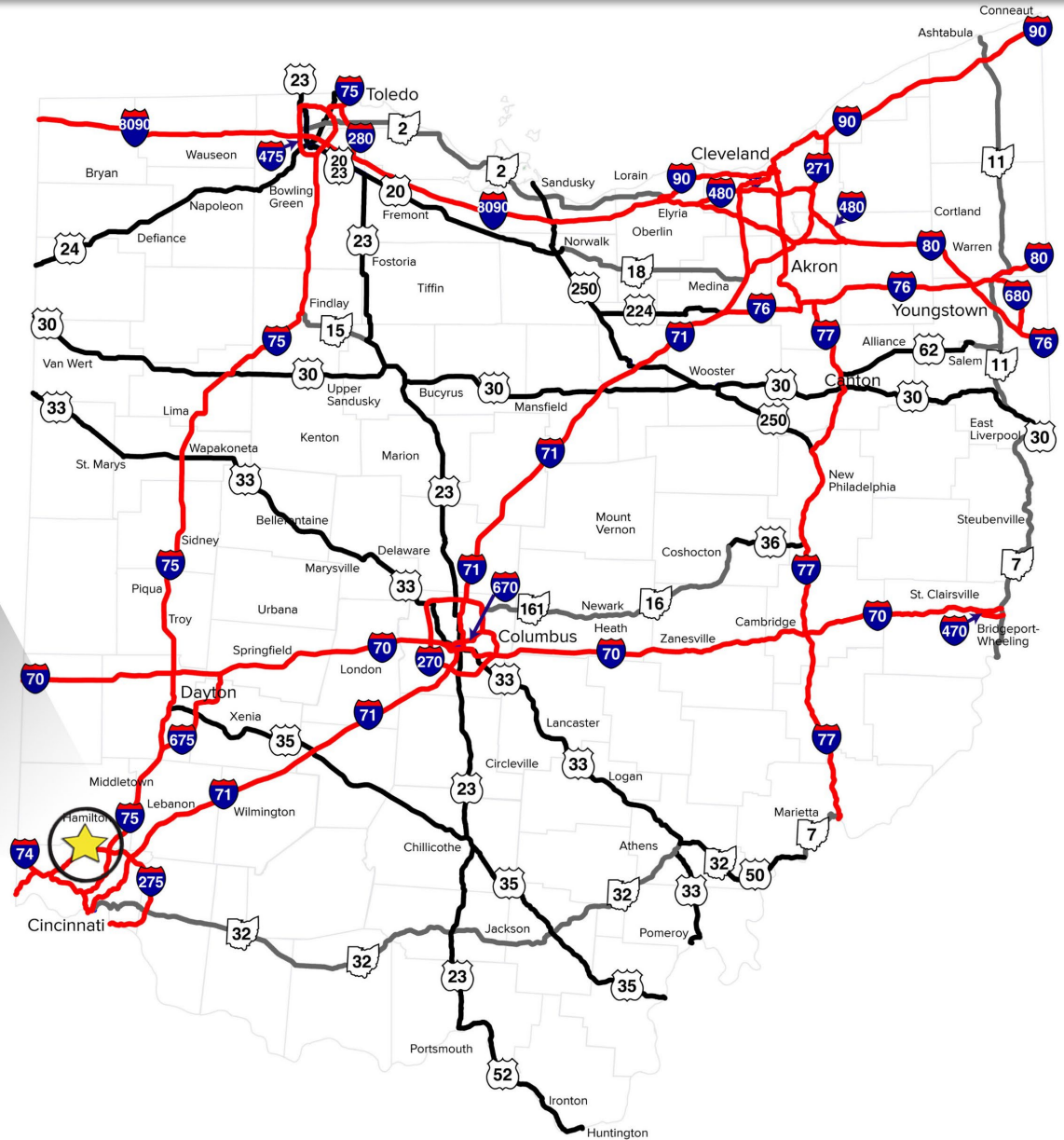
EXTERIOR PHOTOS







LOCATION - 20 MILES FROM DOWNTOWN CINCINNATI



95 W. CRESCENTVILLE ROAD

SPRINGDALE, OHIO

For more information, contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

FRANK TORBECK

(513) 769 2500

frank.torbeck@everestrealstate.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

signatureassociates.com

EVEREST REAL ESTATE

9902 Carver Road, Suite 105

Cincinnati, Ohio 45242

(513) 769 2500

everestrealstate.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS