



QUEENSGATE LOGISTICS CENTER II

824 W MEHRING WAY CINCINNATI, OH 45203

**INDUSTRIAL BUILD TO SUIT - 28,350 SQFT ON 2.5 ACRES
AVAILABLE FOR LEASE**

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS

 **14,175 – 28,350 SqFt**

- Class A New Construction in City of Cincinnati infill Queensgate industrial area
- Minutes to I-71, I-75, and US 50
- Property abutting Brent Spence Bridge project at I-75
- Potential rail service with CSX and/or Genesee & Wyoming
- Construction commencing Q1 2025 and substantial completion by Q4 2025
- Spaces divisible to 14,175 SqFt with two (2) docks / one (1) drive-in per suite
- Potential for secure/fenced outdoor storage and Ohio River access through [Cincinnati Bulk Terminals](#)
- Pre-engineer metal buildings (Butler) and fully insulated with ESFR sprinkler systems
- Construction services by [Cincinnati Commercial Contracting](#)
- Lease Rate: Negotiable/ Build To Suit

PROPERTY DETAILS

Total SqFt:	14,175 - 28,350
Office SqFt:	To Suit
Acreage:	Approximately 2.5 acres
Clear Height:	24'
Year Built:	2025
Type Construction:	PEMB with concrete wainscot, fully insulated
Floor Slab:	6" reinforced
Lighting:	LED high bay at 30FC maintained at 36" AFF
Column Spacing:	50'x50' (to be confirmed)
Dock door:	Four (4) - 9'x10' with mechanical pit leveler and seals
Drive-in door:	Two (2) - 12'x14'
Sprinkler:	ESFR - Wet system
Electrical Service:	480/277 volt, 3-phase, 400-amps
Heat:	80/20 forced air units or natural gas fired unit heaters
Roof:	Butler MR-24 metal
Truck court:	120' with 60' concrete apron at dock wall and 60' of heavy-duty asphalt
Parking Lot:	Nineteen (19) spaces and expandable
Restrooms:	To Suit
Zoning:	City of Cincinnati, MG - Manufacturing General

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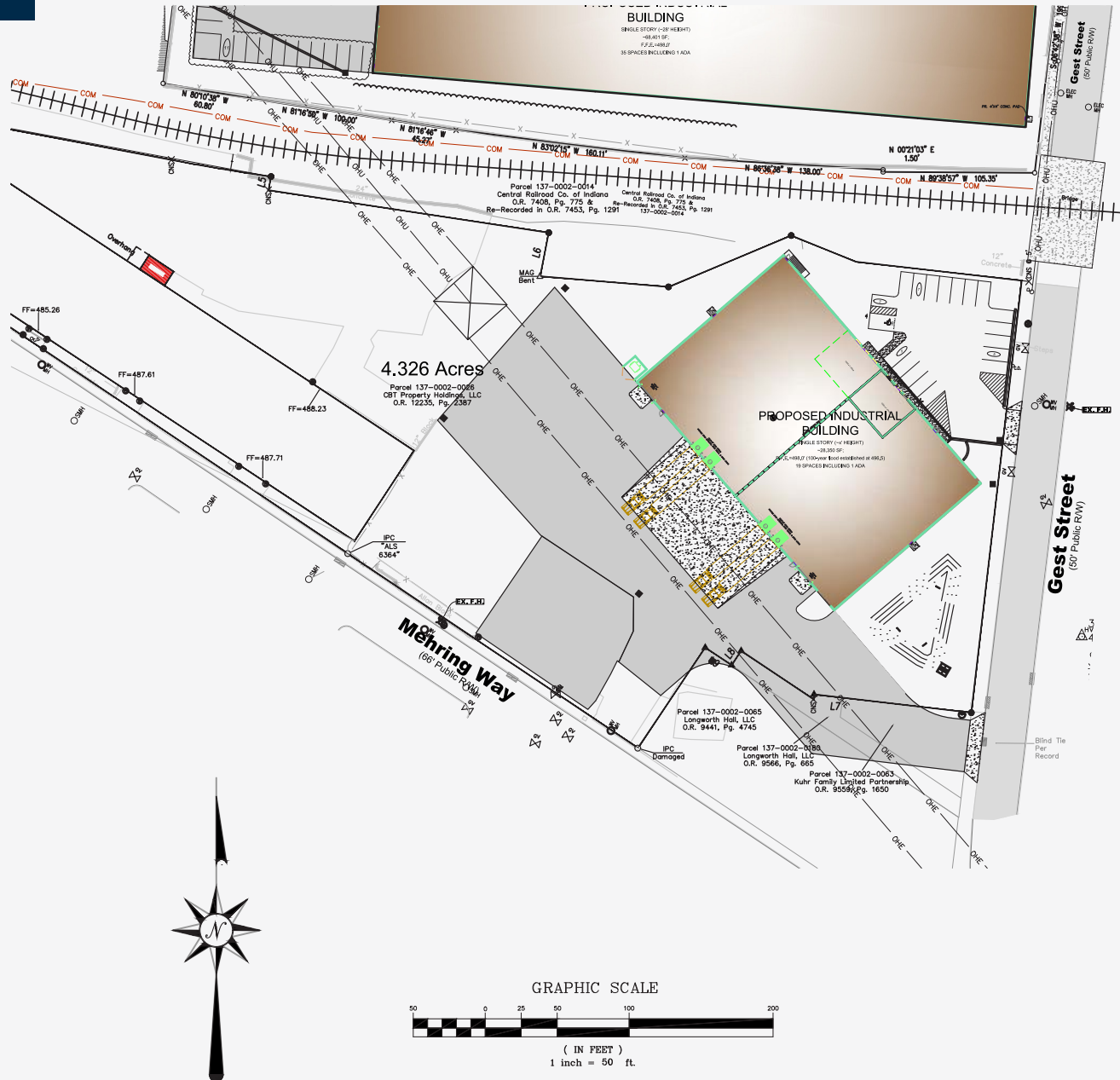
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SITE PLANS



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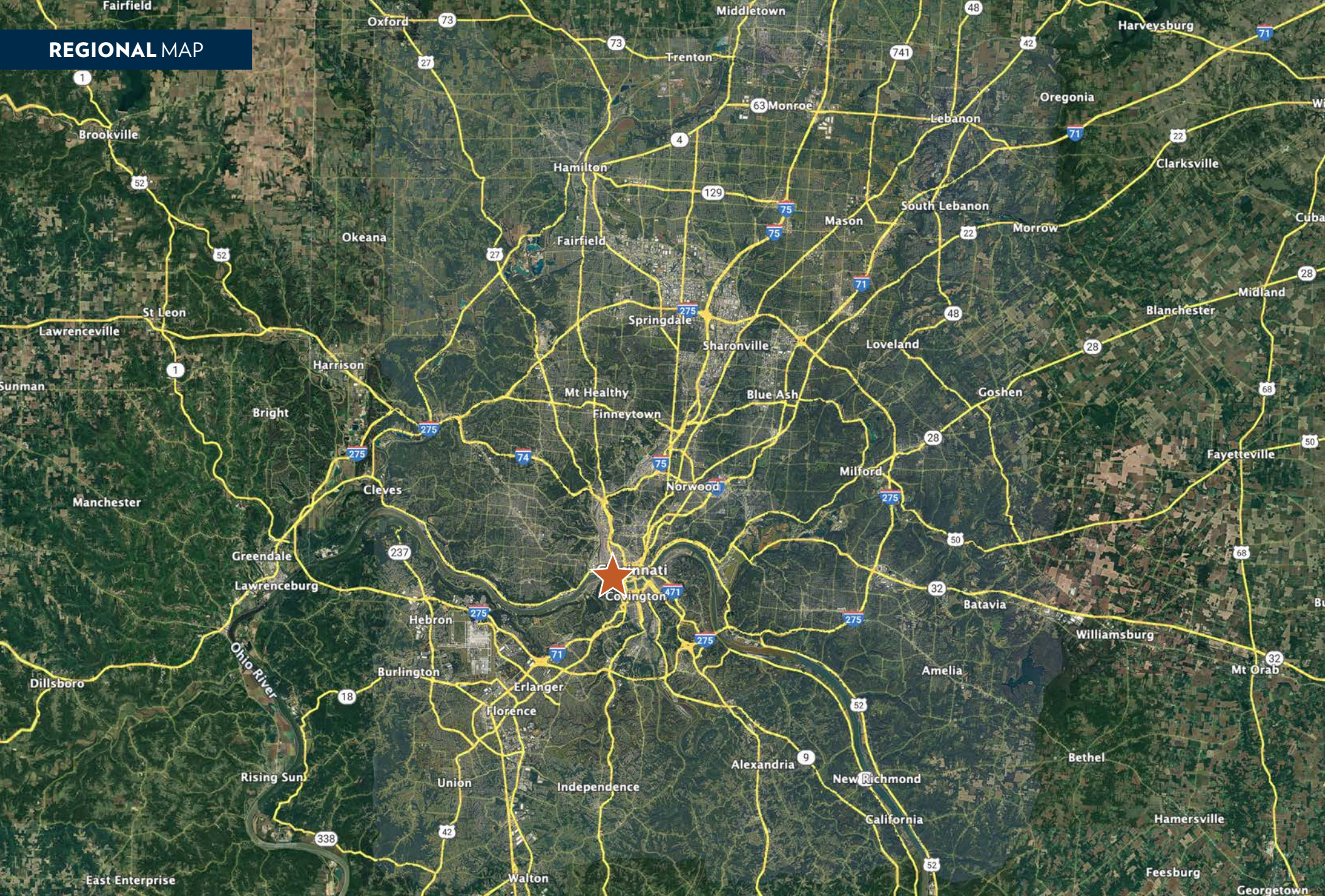
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REGIONAL MAP



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RENDERINGS

