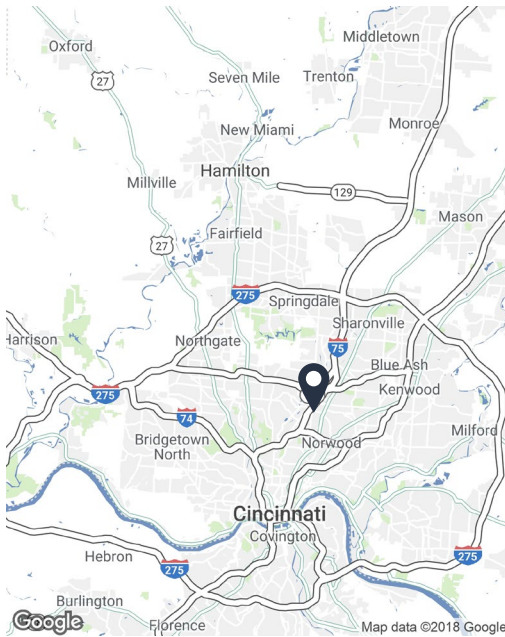


6851 STEGER DRIVE, CINCINNATI OH 45237

37,662 SQUARE FEET



FACILITY

TOTAL SIZE	37,662 Sq. Ft.
OFFICE SIZE	13,017 Sq. Ft.
WAREHOUSE SIZE	24,645 Sq. Ft.
LOT SIZE	3.27 Acres
YEAR BUILT	1999
CONSTRUCTION	Tilt Wall Concrete
CEILING HEIGHT	18' Clear, 22' Deck
COLUMN SPACING	40' X 50'
DOCKS	Two (2) 9' x 10' with Levelers and Bumpers, Expandable
DRIVE-INS	One (1) 12' x 14'

FEATURES

Air Conditioned Offices
16 Skylights
1 1/2" Rigid Insulation/3" Insulation in Roof
Exhaust Fans (4)

LOCATION ADVANTAGE

6851 Steger is strategically located less than 1 Mile from I-75.
Located in an Opportunity Zone

6851 STEGER DRIVE, CINCINNATI OH 45237

37,662 SQUARE FEET



FACILITY (Cont'd)

TRUCK COURT	100' Depth
CONCRETE APRON	50' Depth
ROOF SYSTEM	Singly ply membrane w/ballast
WAREHOUSE HEAT	Six (6) gas fired unit heaters
FLOOR	6" Concrete warehouse / 4" concrete office (4,000 PSI)
PARKING	44 Spaces
ELECTRIC	1,200 amps, 3 phase, 277/480 volts
SPRINKLER	Yes
INTERIOR LIGHTING	LED
RESTROOMS	Four (2 in office; 2 in warehouse)

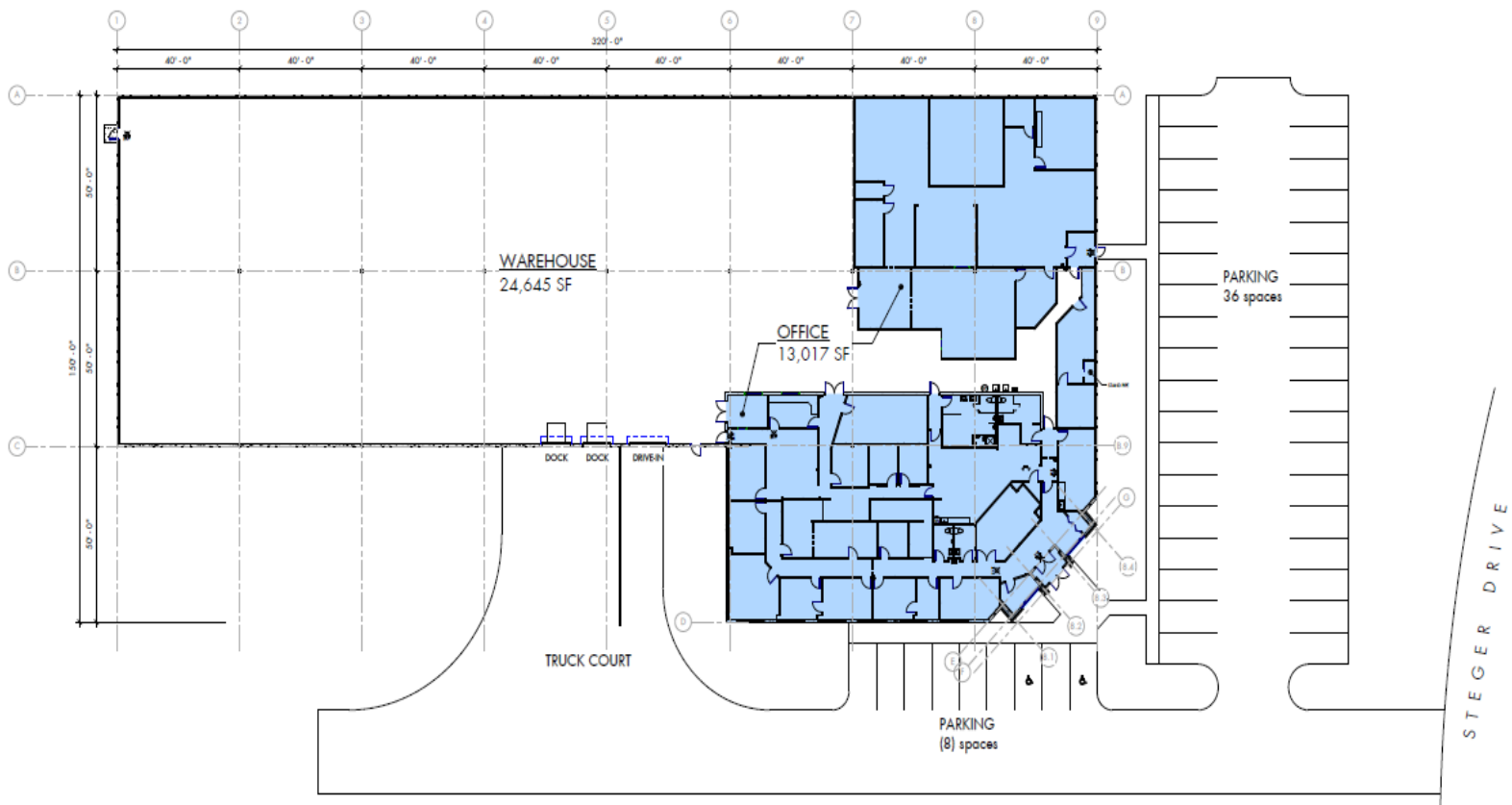
LABOR FEATURES

Location	Distance
Fedex Ship Center	< 1 Mi.
I-75	< 1 Mi.
UPS (Canal Rd)	8 Mi.
CVG Airport	21 Mi.

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SITE PLAN



6851 STEGER DRIVE, CINCINNATI OH 45237
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SITE PLAN

