

75 LOGISTICS CENTER

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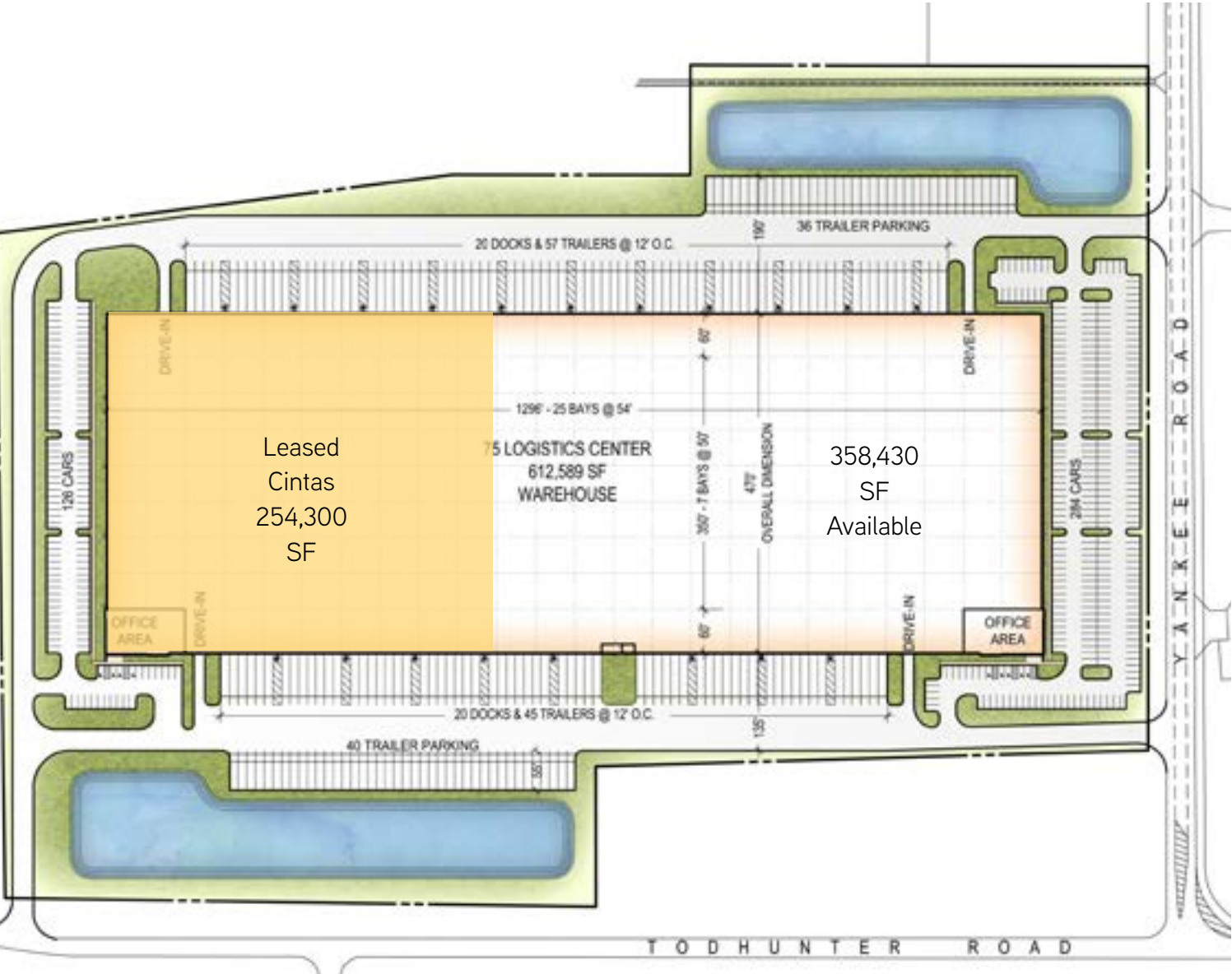
Key Highlights

- 612,589 SF Total
- 358,430 SF Available
- 35 +/- Acres
- 36' Clear Height
- 284 Parking Stalls
- 100 Trailer Parking
- 30 Initial Dock Positions,
Expandable to 100
- 2 Drive-In Doors
- ESFR Fire Sprinkler System
- 135' Truck Court
- 7" Floors
- 50' x 54' Column Spacing
- 60' x 54' Staging Bays
- TPO WR-22 Roof Insulation
- LED Lighting
- TBD amp, 480/277 volt,
3-phase electric
- 100% - 15 Year Real
Estate Tax Abatement



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SITE PLAN



DISTANCES

Cincinnati, OH	37 mins	Pittsburgh, PA	4 hours 24 mins
Columbus, OH	1 hour 34 mins	Nashville, TN	4 hours 37 mins
Louisville, KY	2 hours 5 mins	Chicago, IL	4 hours 53 mins
Indianapolis, IN	2 hours 6 mins	St. Louis, MO	5 hours 33 mins
Detroit, MI	3 hours 39 mins		

LOCATION

- Located on the I-75 “Cincinnati-Dayton Growth Corridor”
- Home to nine Fortune 500 companies
- Within a two-day commercial drive of 60% of the U.S. population
- Convenient access to I-75 via SPUI (Single-Point Urban Interchange)
- Excellent location for local, regional, national distribution and manufacturing
- Excellent transportation infrastructure throughout southwest Ohio (I-71, I-75 and I-275)
- Additional incentives may be available through Jobs Ohio, Butler County Port Authority and the City of Monroe
- Affordable housing and labor in the region
- Located in the “e-commerce hub” and aerospace corridor of the midwest

DISTANCES

METRO AREA

I-75.....	4.5 miles
I-71.....	21 miles
I-275 (Cincinnati).....	17 miles
I-675 (Dayton).....	19 miles
Crossroads of America I-70 at I-75.....	40 miles

AIR

Cincinnati International.....	45 miles
Dayton International.....	39 miles
DHL Super Cargo Hub at CVG.....	45 miles
Prime Air Hub at CVG.....	45 miles

GROUND

FedEx Ground.....	16 miles
UPS.....	19 miles

INTERMODAL

CSX.....	32 miles
Norfolk Southern.....	32 miles

SITE

Salzman Road Connector

xerox

KOHL'S
expect great things



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