

**310±**  
ACRES

**OVER 2.2**  
MILLION SQ FT

**INDUSTRIAL**  
BUSINESS PARK



Cincinnati-Dayton Road

INTERSTATE  
75

## PROPERTY HIGHLIGHTS

310± Acres of industrial space

Building sizes from 50,000 - 850,000 SF

Flexibility to accommodate multiple types of users

Strong industrial demand throughout the region

Low labor costs compared to national average

State and local incentives and tax programs

Water, electric, gas and sewer are available

Zoned EC: Employment Center, L-1: Light Industrial

# DUE DILIGENCE COMPLETE

- ✓ Phase I Environmental Report
- ✓ Geotechnical Study
- ✓ Wetlands Delineation
- ✓ Alta Survey
- ✓ Phase I Cultural Resources Study
- ✓ Endangered Species Analysis

# UTILITIES

**WATER**  
 12" line at street  
 3.8 MGD  
 Excess Line is 0.288 MGD

**WASTEWATER**  
 1.66 MGD  
 Excess Line is 1.5 MGD

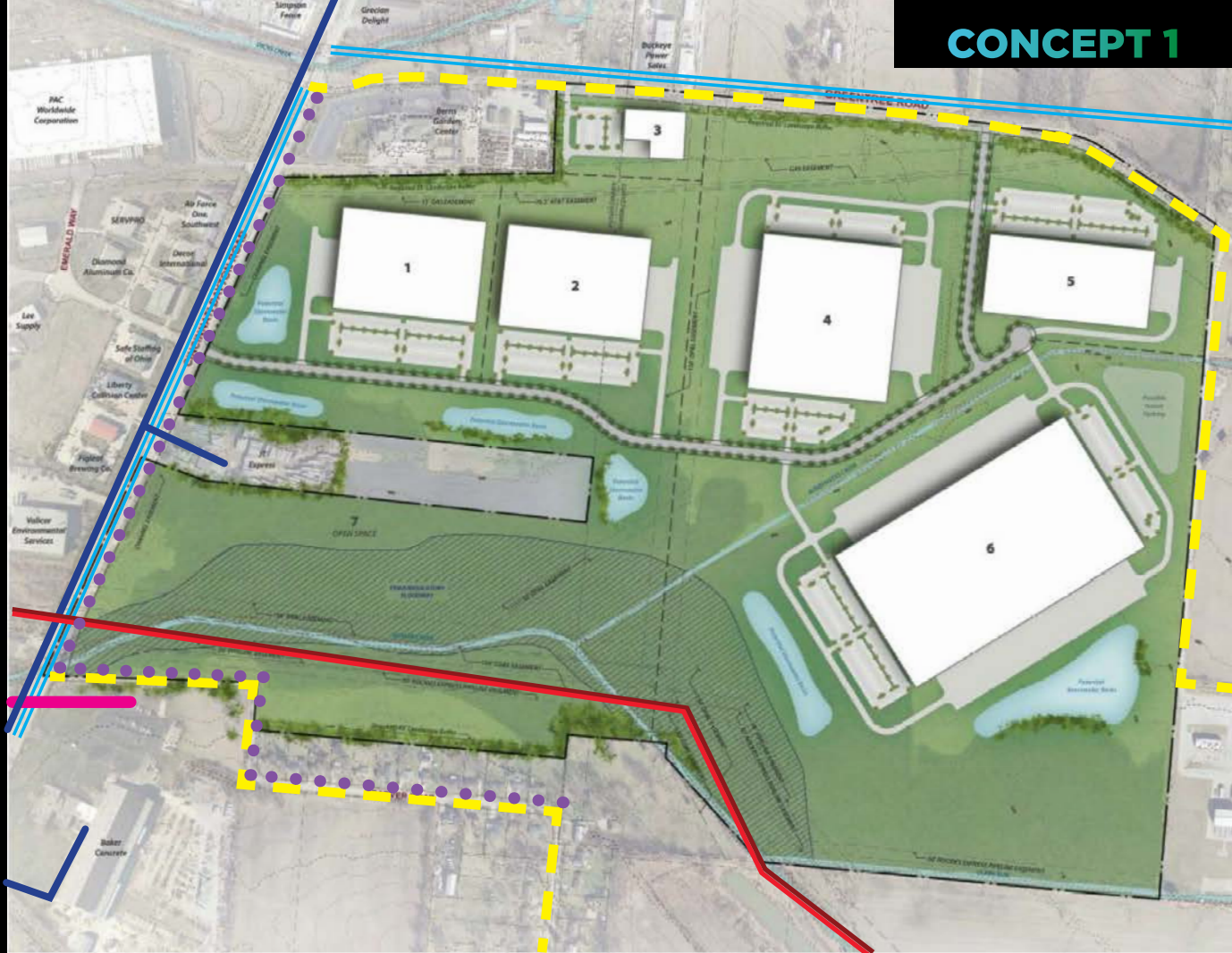
Sewer main will need to be extended to the property and upstream boundaries  
 Capacity - Plant capacity is currently 15 MGD, plant currently averages 10 MGD

**ELECTRIC**  
 Three Phase Overhead  
 Distribution 12.47 kv

**ELECTRIC**  
 Single Phase Overhead  
 Distribution 12.47 kv

**ELECTRIC**  
 Transmission 138 kv  
 Transmission 345 kv

**NATURAL GAS**  
 6" Steel Main



# PARCEL SIZES

NAME	BLDG SQ. FT.	ACRES	LOADING
PARCEL 1	300,000 SF	22.11 AC	Rear-Load
PARCEL 2	300,000 SF	21.69 AC	Rear-Load
PARCEL 3	50,000 SF	5.54 AC	Rear-Load
PARCEL 4	450,000 SF	40.08 AC	Cross-Dock
PARCEL 5	270,000 SF	18.96 AC	Rear-Load
PARCEL 6	850,000± SF	112.13 AC	Cross Dock
<b>TOTAL</b>	<b>2.2 MILLION SF</b>	<b>310 ACRES</b>	

# CONCEPT 2 HIGHLIGHTS

- Plan shows the realignment of Ausbergers Creek to expand buildable area
- Wetlands Delineation Report completed; environmental considerations integrated into the plan
- Buildings #3-#8 span approximately 200± acres
- Concept plans only - Property has not been subdivided into lots

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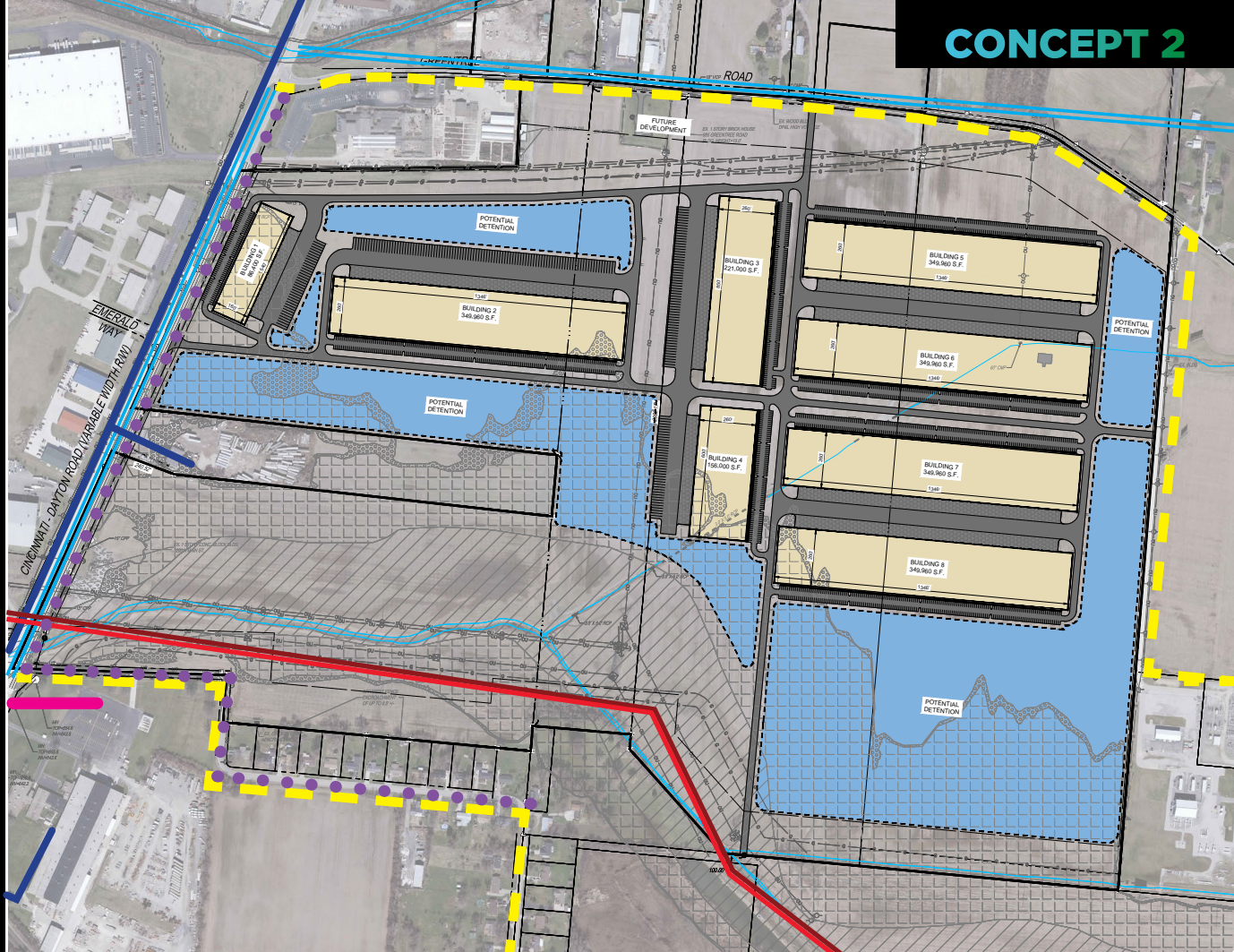
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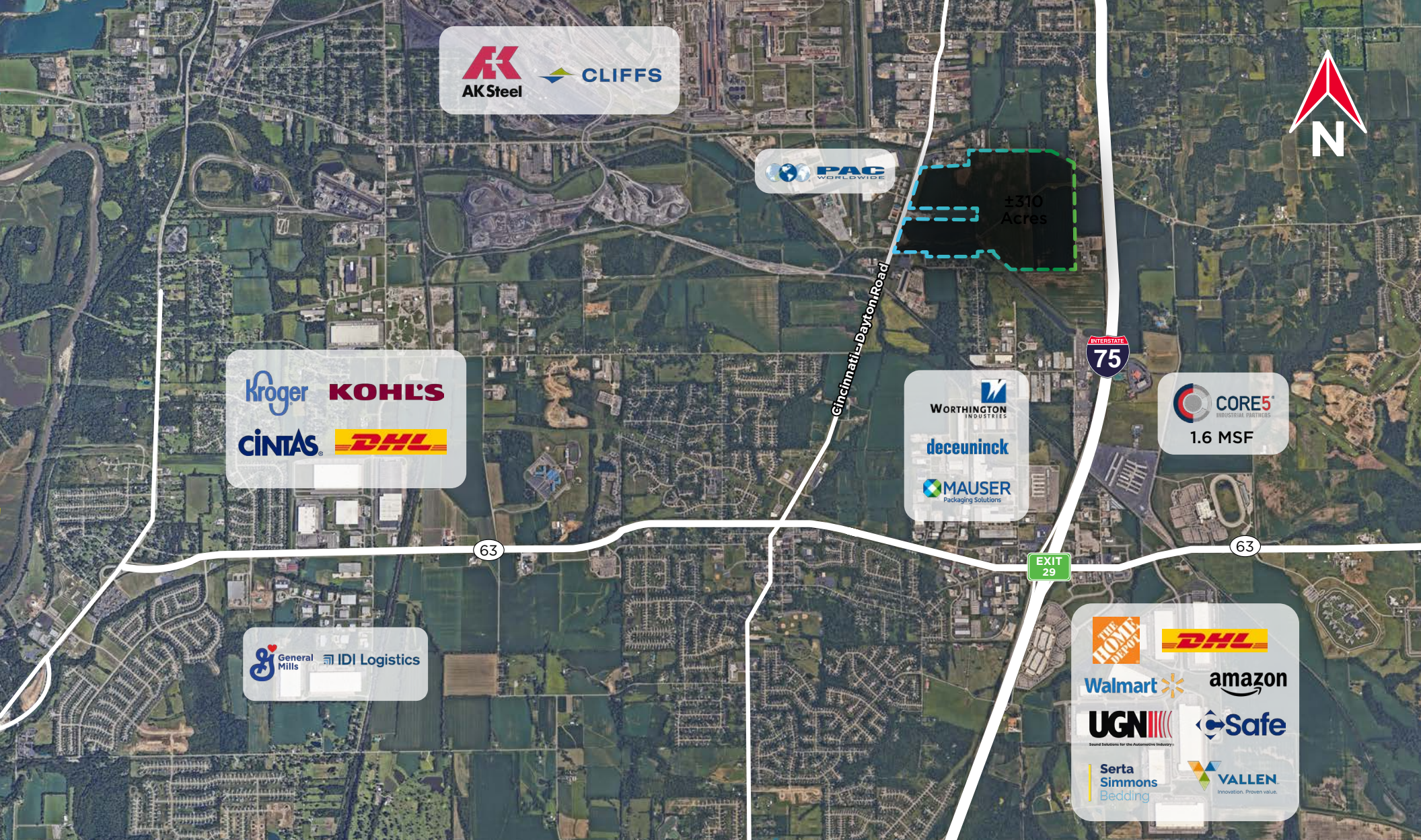
**ELECTRIC**  
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 Transmission 345 kv

**NATURAL GAS**  
 6" Steel Main



# PARCEL SIZES

NAME	BLDG SQ. FT.	ACRES	LOADING
BUILDING 1	86,400 SF	TBD	Rear-Load
BUILDING 2	349,960 SF	TBD	Rear-Load
BUILDING 3	221,000 SF	TBD	Rear-Load
BUILDING 4	156,000 SF	TBD	Rear-Load
BUILDINGS 5 - 8	349,960 SF/Each	TBD	Rear-Load
<b>TOTAL</b>	<b>2.2 MILLION SF</b>	<b>310 ACRES</b>	



**AKSteel** **CLIFFS**

**PAC**  
WORLDWIDE

**WORthington INDUSTRIES**  
**deceuninck**  
**MAUSER**  
Packaging Solutions

**CORE5**  
INDUSTRIAL PARTNERS  
1.6 MSF

**Kroger** **KOHL'S**  
**CINTAS** **DHL**

**General Mills** **IDI Logistics**

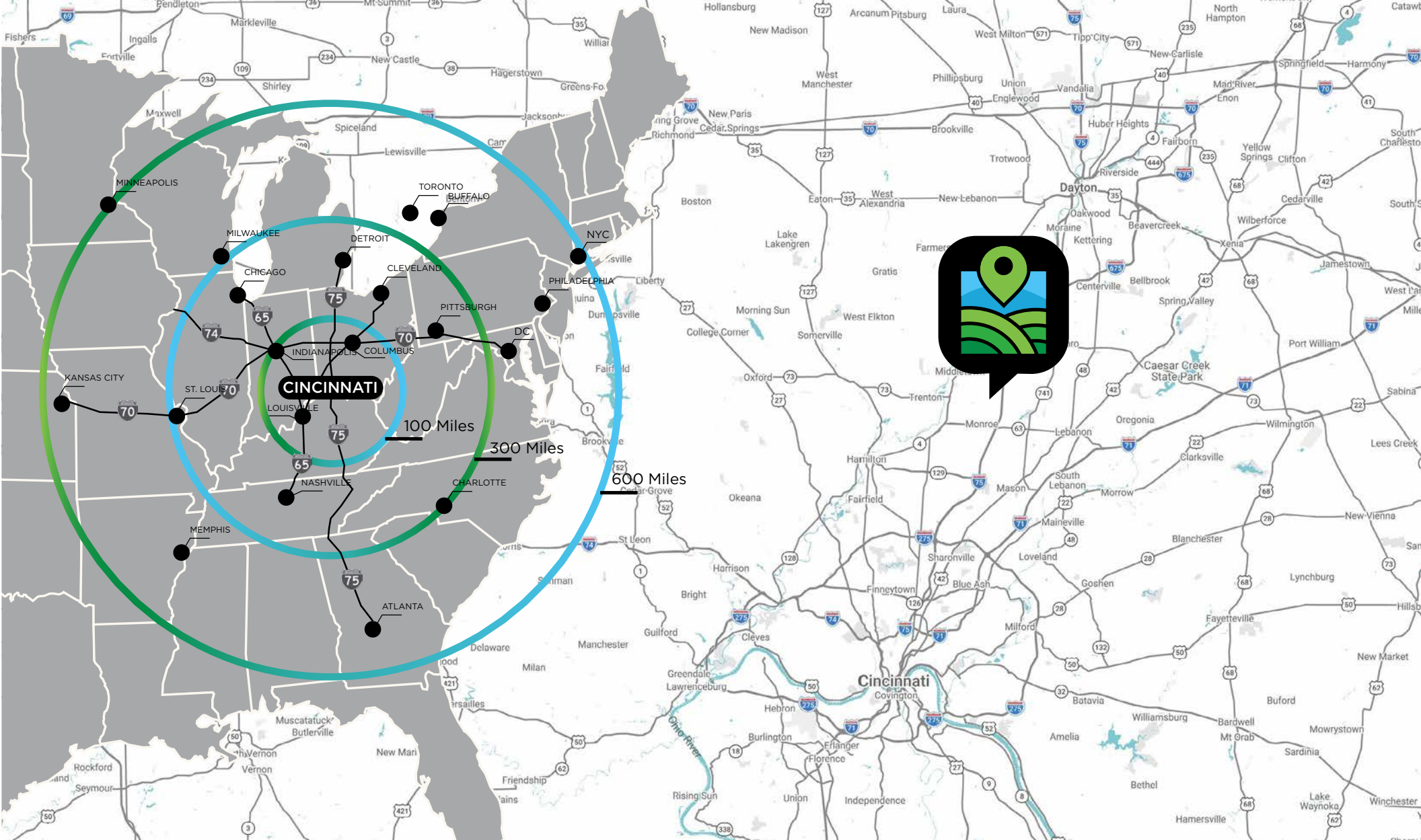
**THE HOME DEPOT** **DHL**  
**Walmart** **amazon**  
**UGN** **Safe**  
**Serta Simmons Bedding** **VALLEN**  
Innovation. Proven value.

# ABOUT MONROE, OH

Monroe, Ohio is strategically located between Cincinnati and Dayton along Interstate 75, spanning western Warren County and eastern Butler County. Convenient access to two international airports, major interstates, and a robust labor pool makes this site attractive to a broad range of users, including advanced manufacturing.

# PARTNERS





## DRIVE TIMES



**Downtown Dayton**  
30 Minutes



**CVG International Airport**  
45 Minutes



**Downtown Columbus**  
90 Minutes

## DEMOGRAPHICS



**1.4M**  
Population

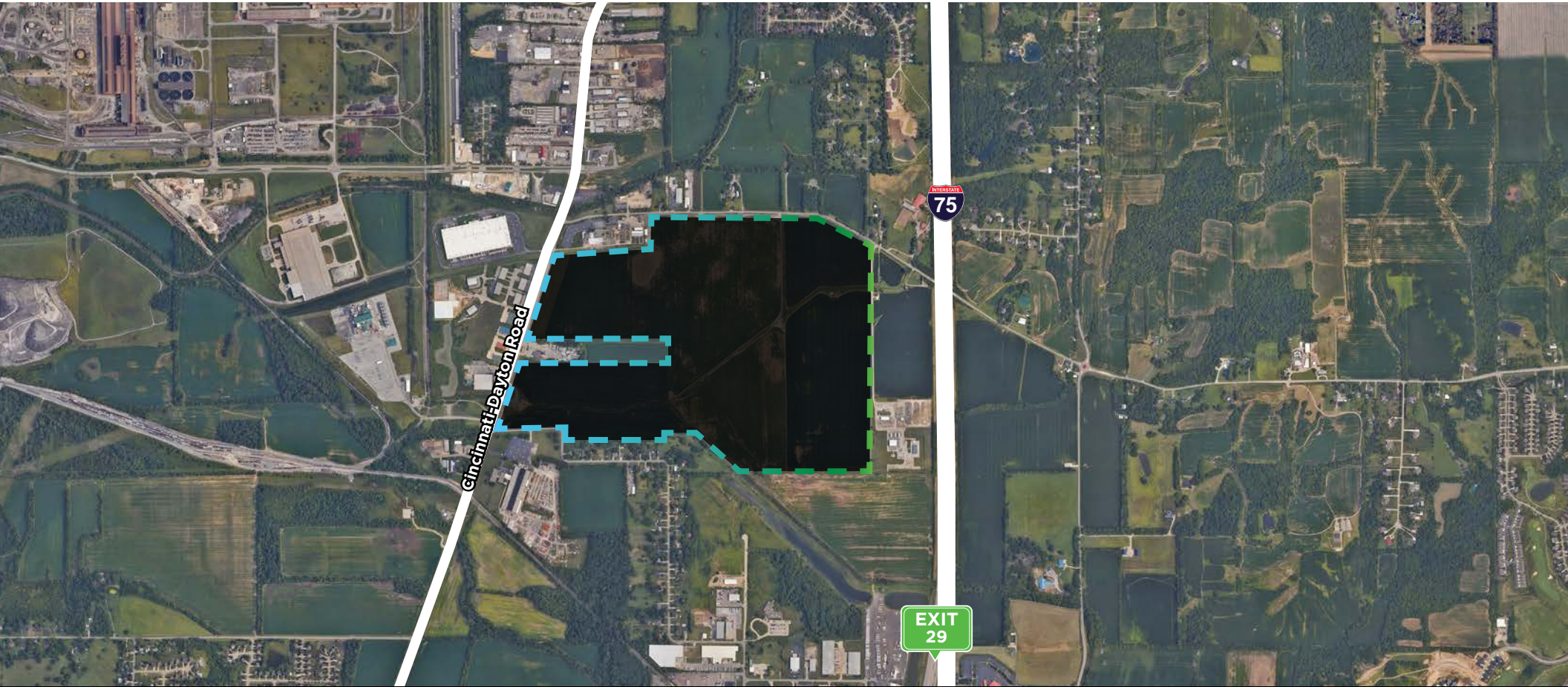


**1.13M**  
Workers



**144k**  
Mfg. Workers

\* In a 45 minute drive time



For More Information, Contact:

**TOM MCCORMICK**

Managing Director

+1 513 763 3025

[tom.mccormick@cushwake.com](mailto:tom.mccormick@cushwake.com)

**JEFFREY R. BENDER**

Executive Vice Chair

+1 513 763 3046

[jeff.bender@cushwake.com](mailto:jeff.bender@cushwake.com)