



- 345 KV DUKE ENERGY TRANSMISSION LINES
- PUBLIC WATER & AQUIFER

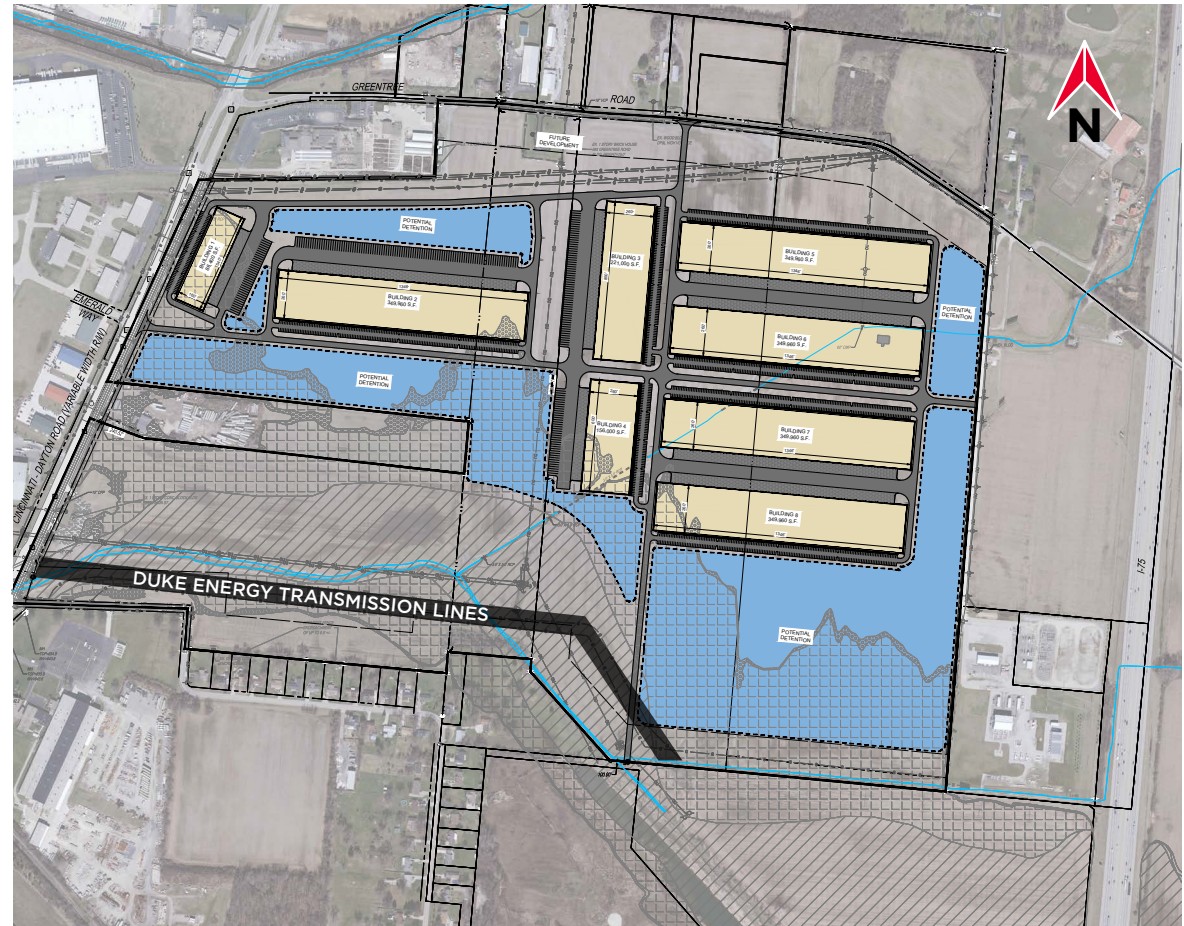
310± ACRE | *Over 2.0 MSF*
INDUSTRIAL/HIGH TECH DEVELOPMENT SITE
 MONROE, OH 45050



PROPERTY HIGHLIGHTS

Strategically located near SR 63 and I-75, this site is one of the largest remaining tracts in the Cincinnati-Dayton corridor. Located just west of I-75 and north of State Route 63 in Monroe, OH, the site can accommodate a variety of uses and is surrounded by a labor force exceeding 3 million.

LOCATION	Monroe, OH
LAND SIZE	310± Acres
ELEVATION	±660'
TOPOGRAPHY	Flat
JURISDICTION	City of Monroe (Butler & Warren Counties)
ZONING	EC: Employment Center L-1: Light Industrial
TAX RATE	Butler County: \$58.16/\$1,000 Warren County: \$58.60/\$1,000



Strong industrial demand throughout the region



Located within a 1-day drive of 60% of the US population



Low labor costs compared to the National average



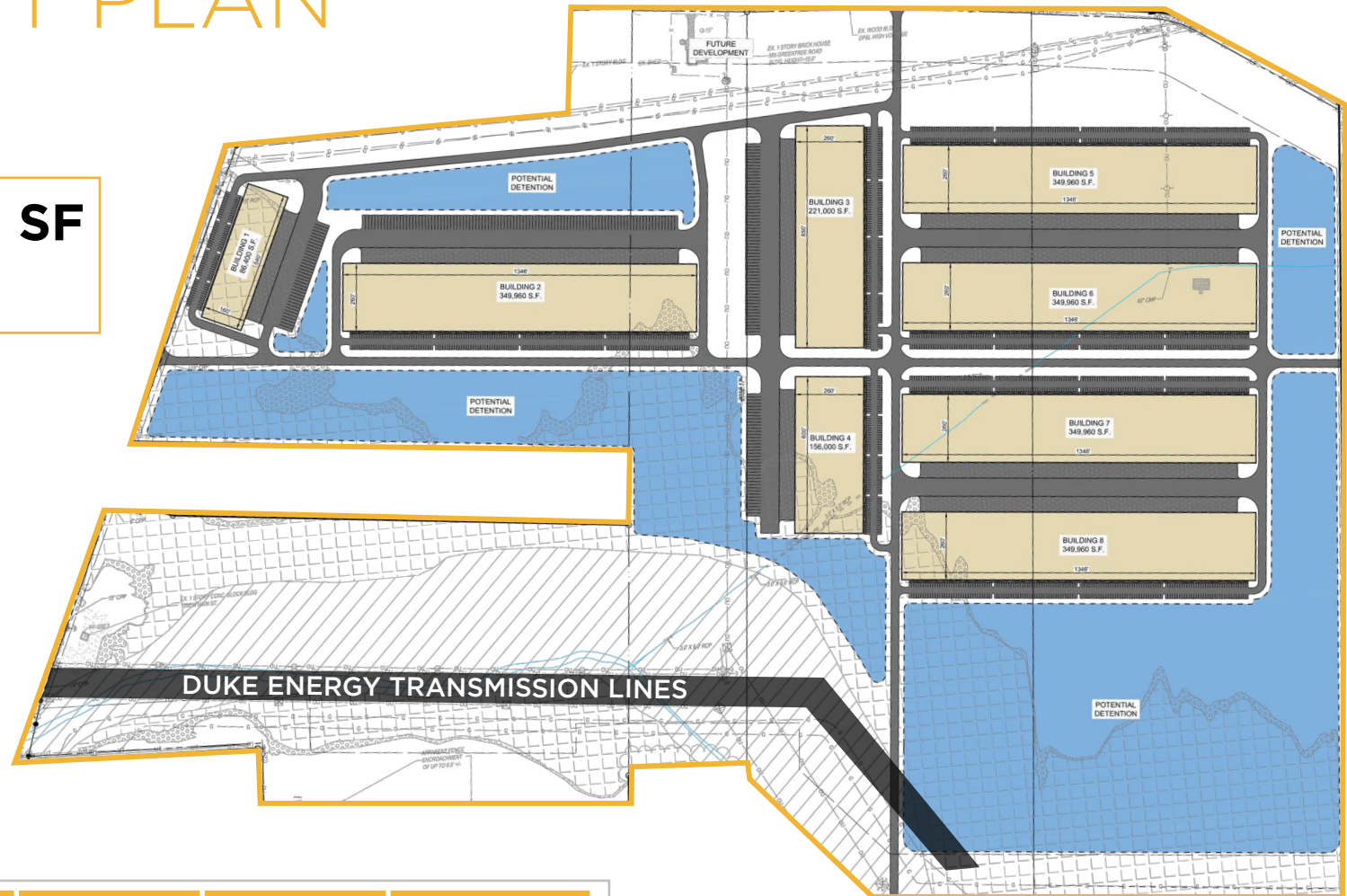
State and local incentives and tax programs

MONROE UTILITIES

ELECTRIC	Traditional - West side of Cincinnati-Dayton Road Transmission - Duke Energy 345 KV Lines
GAS	TBD
WATER	Public - 12" line on West Side of Cincinnati-Dayton Road Well - Site is above Great Miami Aquifer
SEWER	15" line at Southwest corner of site
TELECOM	East side of Cincinnati-Dayton Road

CONCEPT PLAN LAYOUT

± 2.2 MILLION SF
8 BUILDINGS



NAME	SQ. FT.	DIMENSIONS	LOADING	TRAILER/AUTO
BUILDING 1	86,400 SF	540' X 160'	Rear-Load	96/36
BUILDING 2	349,960 SF	1,346' X 260'	Rear-Load	280/100
BUILDING 3	221,000 SF	850' X 260'	Rear-Load	176/61
BUILDING 4	156,000 SF	600' X 260'	Rear-Load	128/39
BUILDING 5-8	349,960 SF	1,346' X 260'	Rear-Load	280/TBD
TOTAL	2.2 MILLION SF			



Downtown Dayton
30 Minutes



CVG International Airport
45 Minutes



Downtown Columbus
90 Minutes

±310
Acres

Cincinnati-Dayton Road

INTERSTATE
75

WORTHINGTON
INDUSTRIES

deceuninck

MAUSER
Packaging Solutions

CORE5[®]
INDUSTRIAL PARTNERS
1.6 MSF

Kroger KOHL'S
CINTAS DHL

63

EXIT
29

63

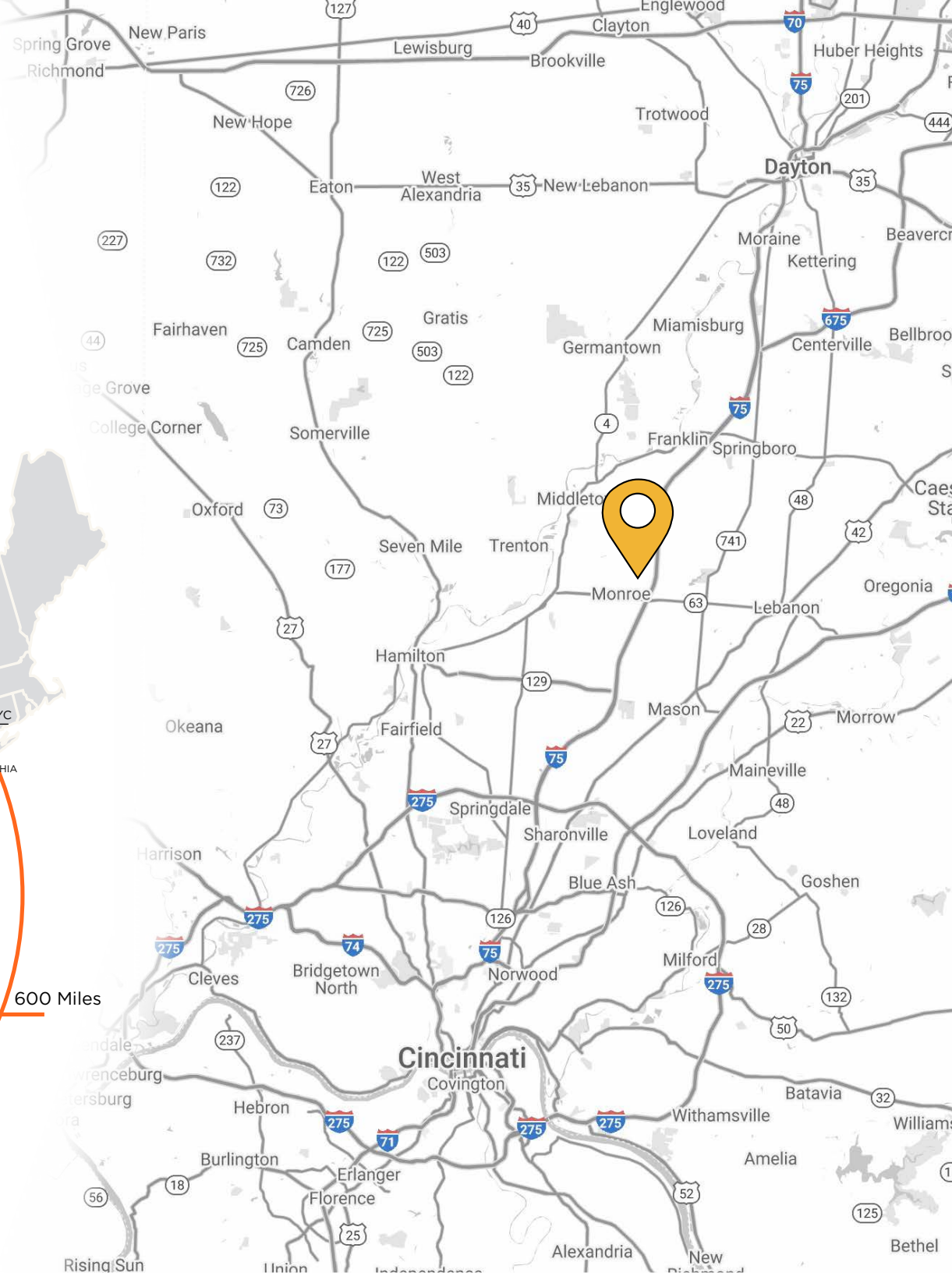
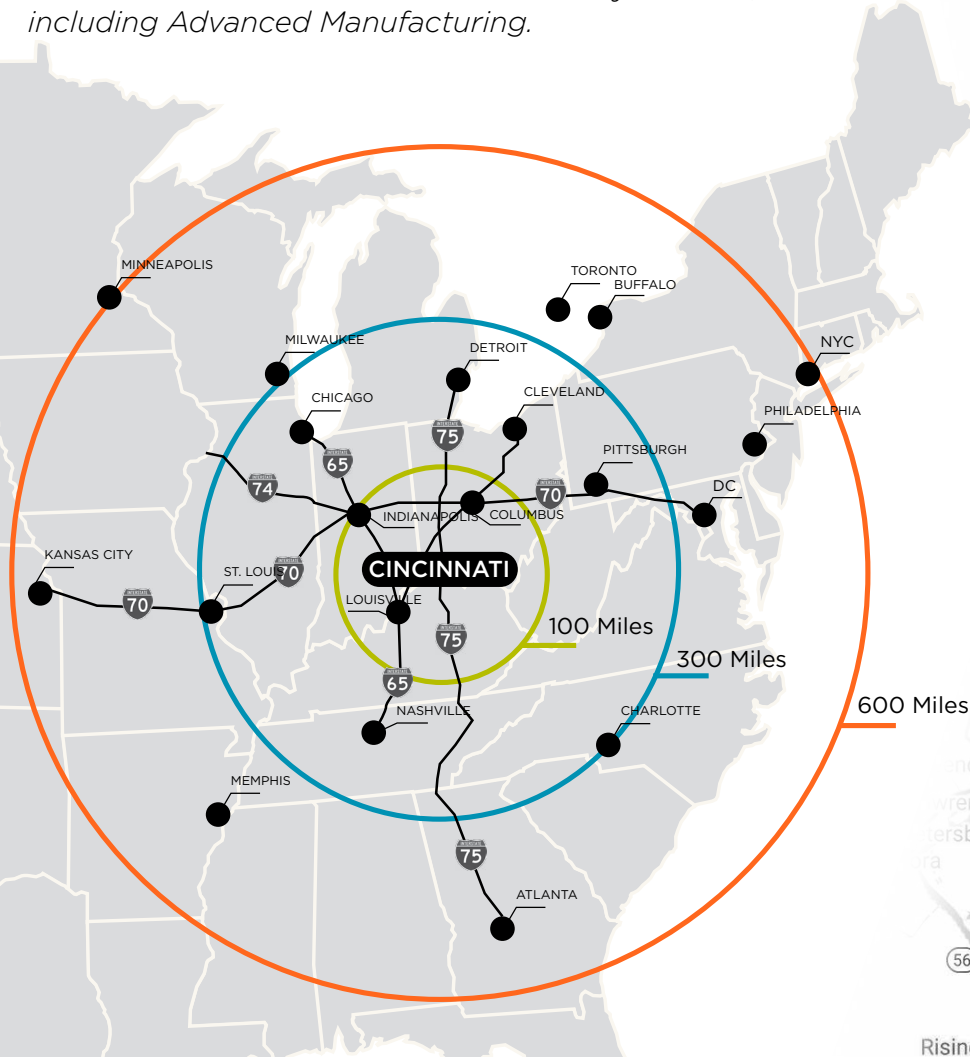
General Mills IDI Logistics

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

PROPERTY LOCATION

Monroe, Ohio is centrally located between Cincinnati and Dayton along Interstate 75 spanning into western Warren County and eastern Butler County.

The site is located within a days drive of 60% of the nation's population. Easy access to two international airports and major interstates, plus a deep labor pool makes this site attractive to a wide variety of users, including Advanced Manufacturing.



310± ACRE | *OVER 2.0 MSF* DEVELOPMENT SITE

MONROE, OH 45050



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