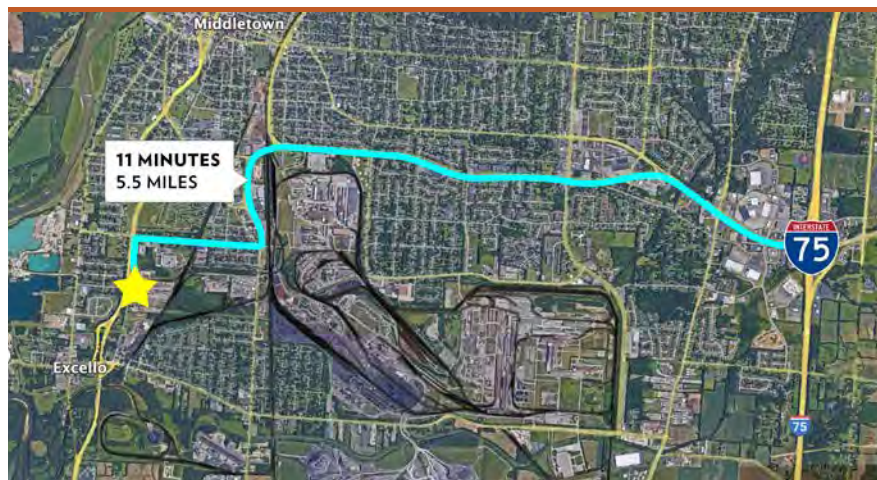




## 2601 SOUTH VERITY PARKWAY MIDDLETOWN, OH 45044 - BLDG. 25, 26, 27

### AVAILABLE FOR LEASE



#### PROPERTY HIGHLIGHTS



**5,700 SqFt - 17,360 SqFt**

- Located in City of Middletown 5.5 miles from I-75
- Outdoor storage (1-10+ acres) and expansion available
- Clear span storage building with grade level access
- \$4.95/SqFt NNN - \$6.25/SqFt NNN + \$1.01/SqFt OpEx/CAM pending suite size
- Spaces available for 5,700 SqFt - 17,360 SqFt
- Available 1/1/2023



**CLICK HERE FOR AERIAL VIDEO**

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://SQFTCOMMERCIAL.COM)



# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## PROPERTY DETAILS (BLDG. 25)

Total SqFt:	5,700 (69' x 81')
Office SqFt:	None; To Suit
Clear Height:	8'-21'
Lighting:	Metal Halide/Fluorescent
Column Spacing:	Clear span
Drive-in Door:	One (1) - 16'x16'
Heat:	Natural gas-fired unit heaters
Electric Service:	120/240 volt, 3-phase, 100+ amps
Restrooms:	None; To Suit

## PROPERTY DETAILS (BLDG. 26)

Total SqFt:	5,700 (69' x 81')
Office SqFt:	+/- 1,500
Clear Height:	8'-21'
Lighting:	Metal Halide/Fluorescent
Column Spacing:	Clear span
Drive-in Door:	One (1) - 10'x10'
Heat:	Natural gas-fired unit heaters
Electric Service:	120/240 volt, 3-phase, 100+ amps
Restrooms:	None; To Suit

## PROPERTY DETAILS (BLDG. 27)

Total SqFt:	5,960 (68.7' x 85.6')
Office SqFt:	None; To Suit
Clear Height:	8'-21'
Lighting:	T-5's
Column Spacing:	Clear span
Drive-in Door:	One (1) - 16'x14'
Heat:	Natural gas-fired radiant heaters
Electric Service:	120/480-volt, 3-phase, 400 amps
Restrooms:	One (1)



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Amy Castaneda**  
(503) 310-9768 | [Amy@SqFtCommercial.com](mailto:Amy@SqFtCommercial.com)

**Roddy MacEachen**  
(513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

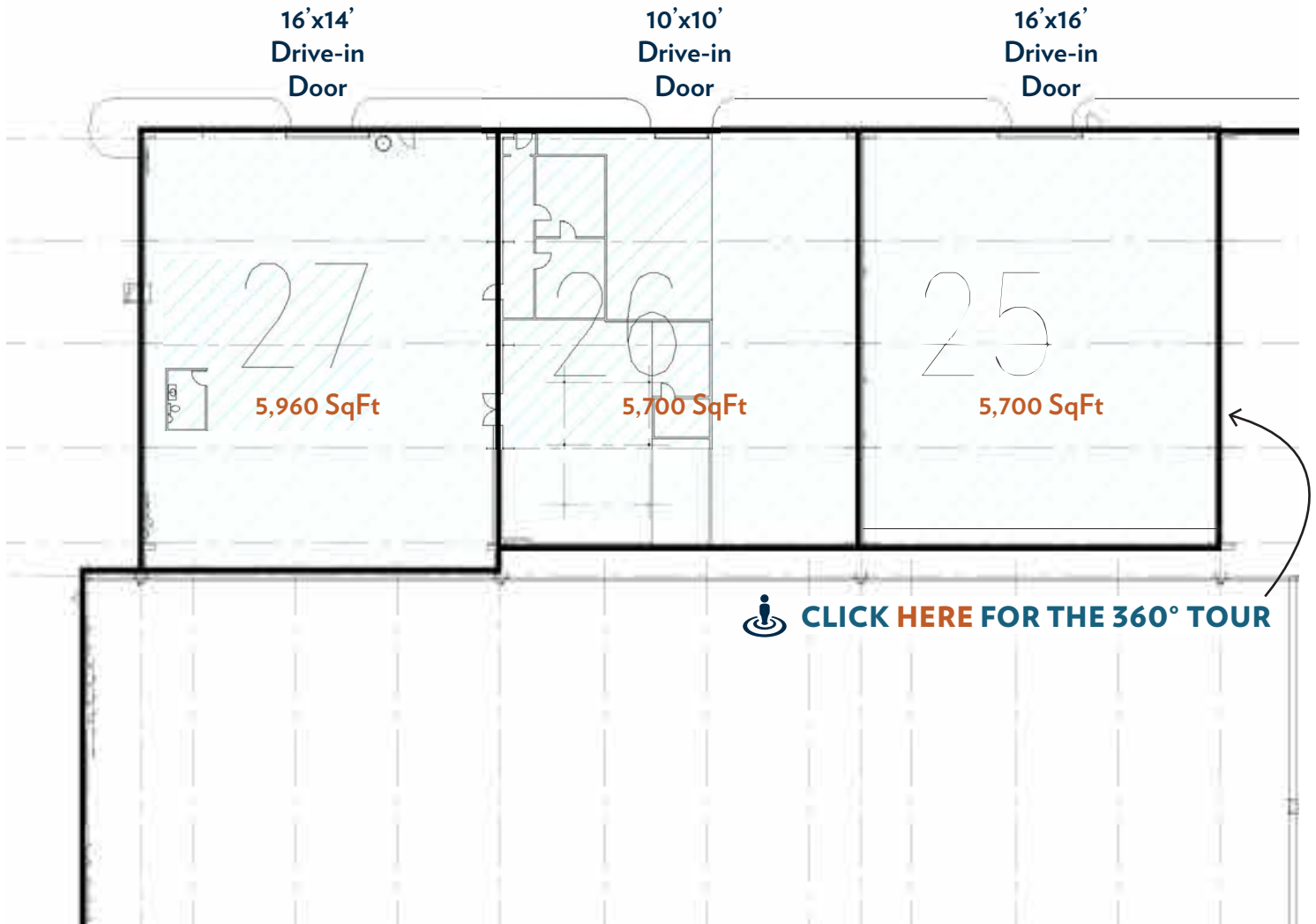
**Sarah Kern**  
(513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## FLOOR PLAN



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Amy Castaneda**  
(503) 310-9768 | [Amy@SqFtCommercial.com](mailto:Amy@SqFtCommercial.com)

**Roddy MacEachen**  
(513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Sarah Kern**  
(513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)



## BUILDINGS 25, 26, 27

## SITE PLAN



**Howard Jackson**  
**hjackson@middcities.com**  
**www.middcities.com**  
**513-271-0624**  
**2601 South Verity Parkway**  
**Middletown, OH 45044**

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

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

**Roddy MacEachen**  
(513) 739-3985 | Roddy@SgFtCommercial.com

**Sarah Kern**  
(513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

© 2023 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Amy Castaneda**  
(503) 310-9768 | [Amy@SqFtCommercial.com](mailto:Amy@SqFtCommercial.com)

**Roddy MacEachen**  
(513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Sarah Kern**  
(513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

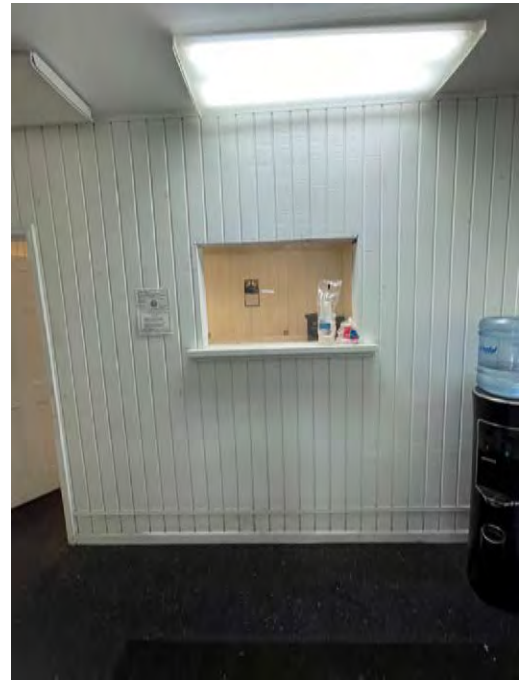
**Jared Wagoner**  
(812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)



# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Amy Castaneda**  
(503) 310-9768 | [Amy@SqFtCommercial.com](mailto:Amy@SqFtCommercial.com)

**Roddy MacEachen**  
(513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Sarah Kern**  
(513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)