



- 244,000 SF building for lease (divisible by 60,000 SF) with drive-in access
- 32' minimum clear height (expandable to 36')
- ESFR sprinkler system
- 52' x 54' column spacing - 60' speed / dock bay
- LED lighting
- Trailer storage & ample car parking
- Adjacent to newly renovated mixed-use business park
- Business friendly Clermont County, Batavia Township
- Located within minutes of I-275
- Zero Earnings Tax
- 15 year 100% tax abatement in place

1981 JAMES E. SAUL DRIVE | BATAVIA, OH 45103

For More Information Contact

Dean Miller

513-383-8351 | dmiller@icpllc.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.



Batavia Road

Proposed
244,000 SF

Detention

James E. Saul Sr. Dr.

32

 **PURINA**

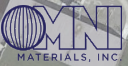


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Batavia-Williamsburg Pike