

FLEX SPACE

1981 James E. Saul Drive | Batavia, OH

Industrial
COMMERCIAL PROPERTIES
Transforming the shape of business.



Property Features

- Available: Up to 138,610 SF
- 10,000 - 84,247 SF Office space
- 54,363 SF Industrial space
- 3 new docks / 1 Drive-In
- Ability to accommodate Flex / Tech / Lab / Office / Industrial uses
- Immediate access off SR 32
- Excellent access to I-275



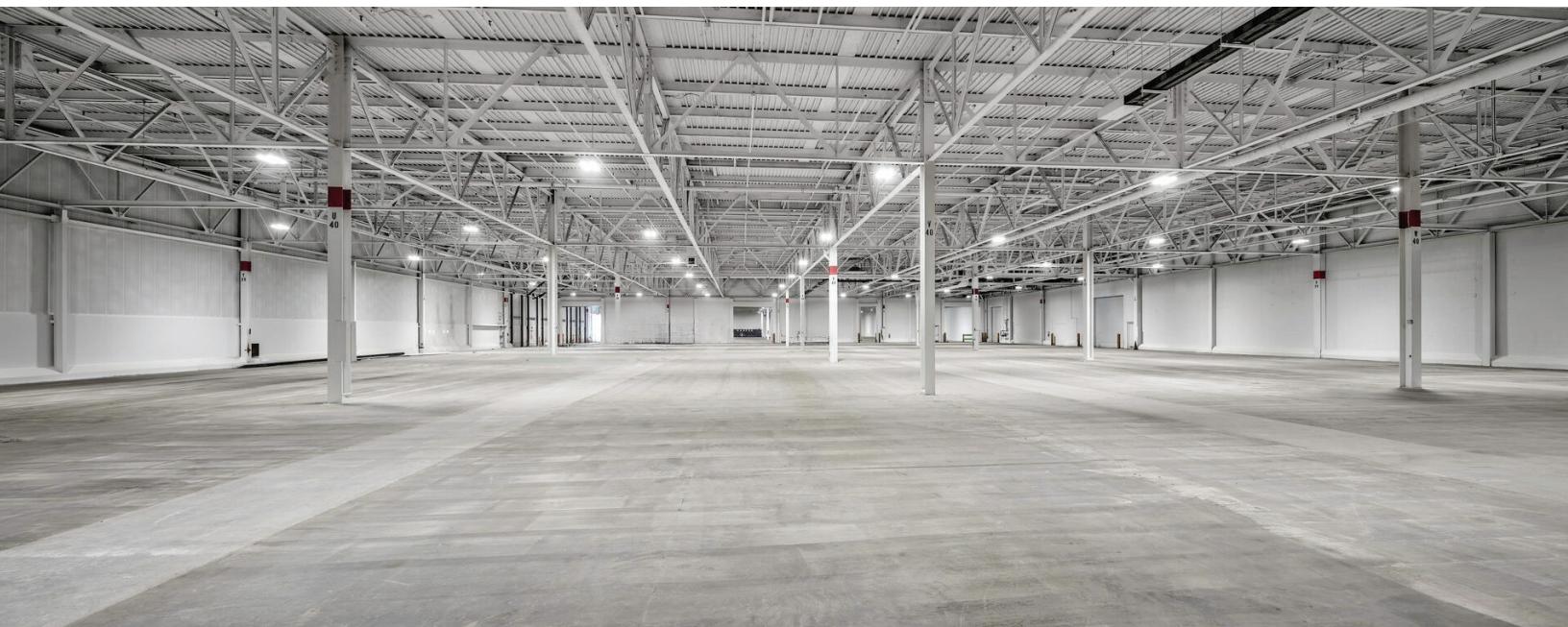
Dean Miller

513-383-8351 | dmiller@icpllc.com

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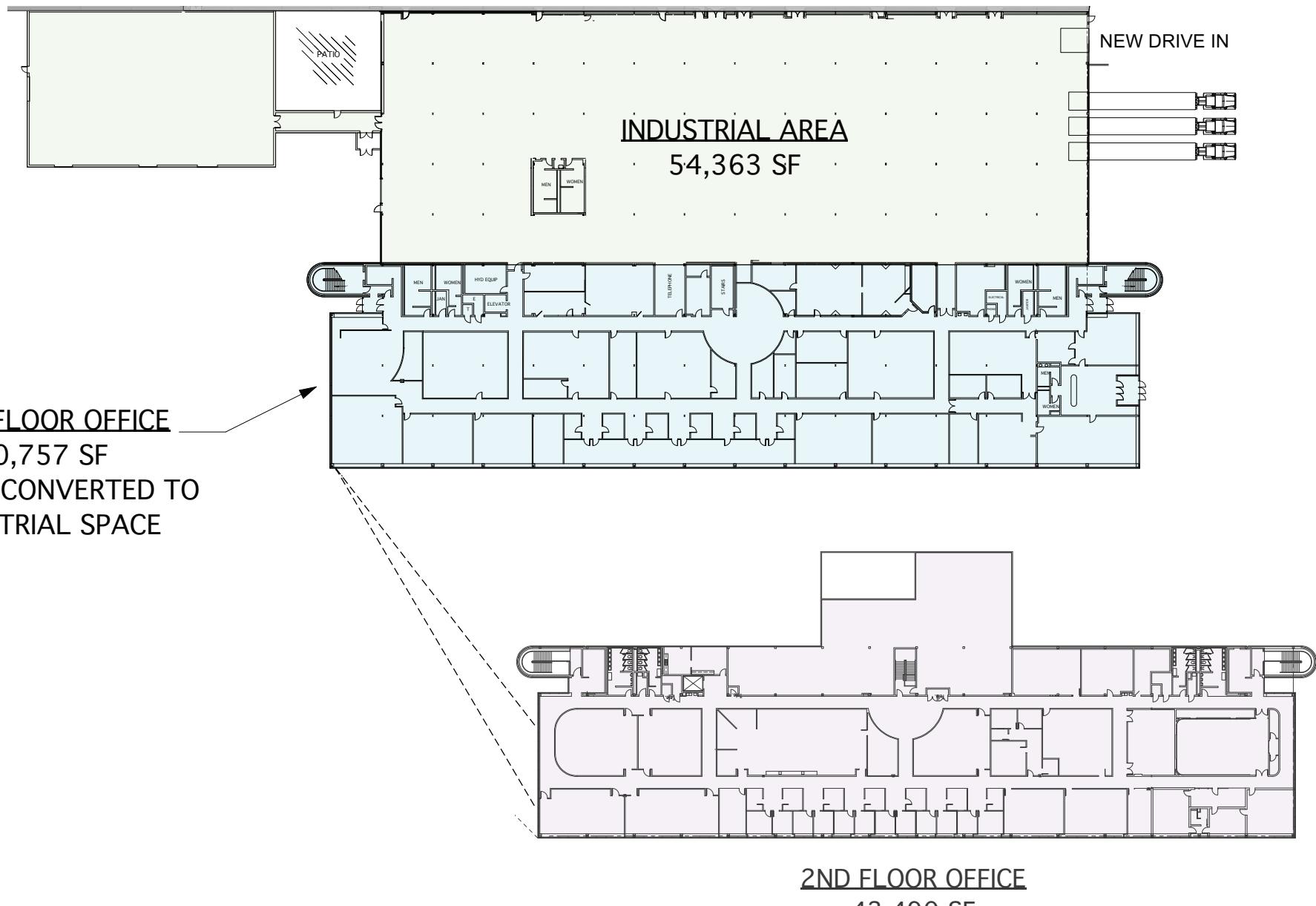
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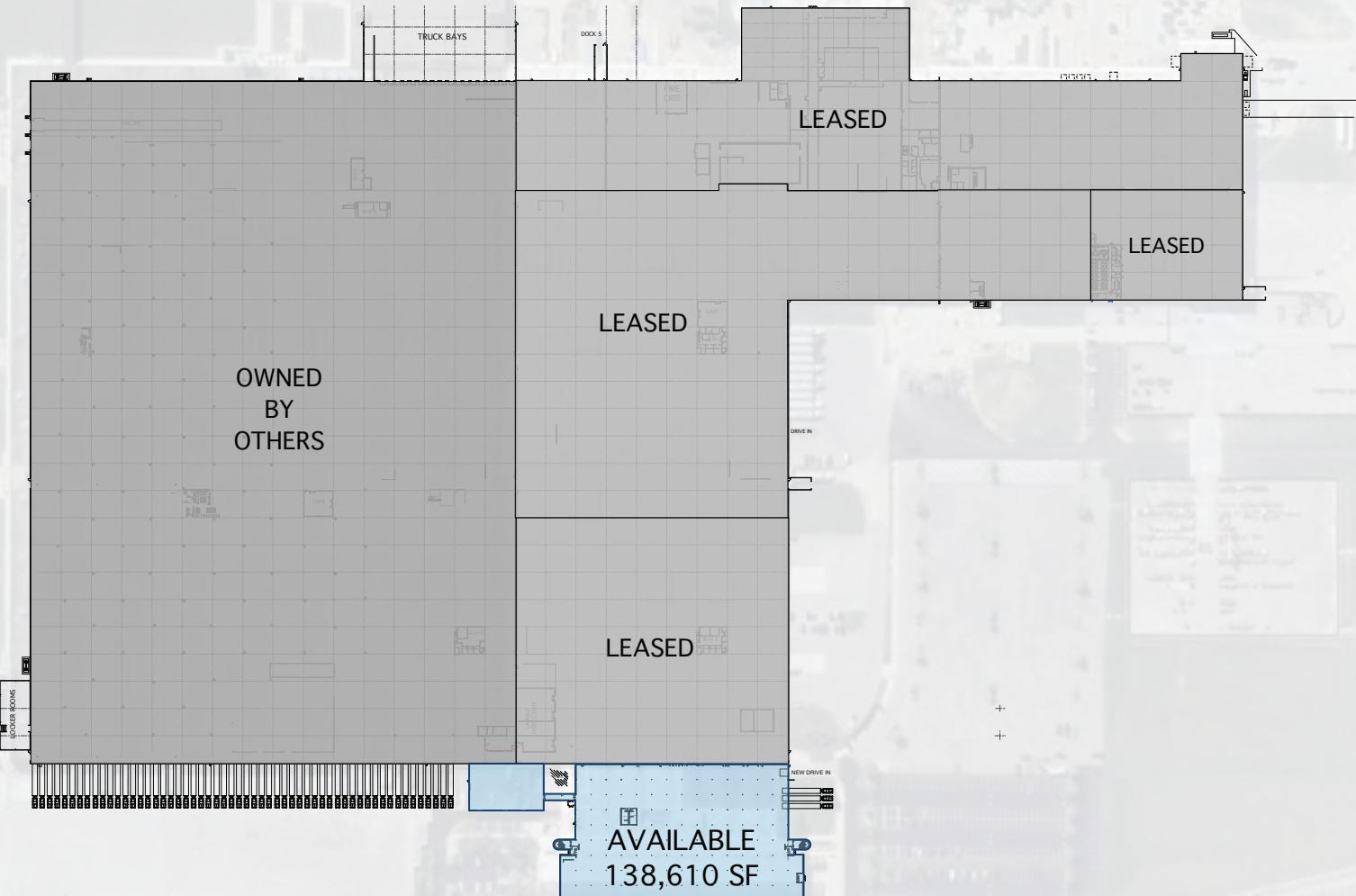
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Manufacturing/ Distribution

1981 James E. Saul Drive | Batavia, OH 45103

| | |
|-----------------------|---|
| Location: | Batavia, Township, Ohio, Clermont County |
| Total Building Size | 945,000 SF |
| Total Available Space | 189,626 SF |
| Office Size | 4,500 SF expandable |
| Minimum Divisible | 45,000 SF |
| Land | 170 |
| Zoning | I - Industrial |
| Highway Access | Immediate to US 32 |
| Rail | Active Spur on site (NS/CCET) |
| Year Built | 1981/2018 |
| Construction | Insulated Steel and Concrete |
| Column Spacing | 45x50 |
| Bay Size | 2,250 SF |
| Clear Height | 20' - 30' |
| Deck Height | 26' - 36' |
| Drive-In Doors | To Suit |

| | |
|-------------------|------------------------|
| Trailer Parking | 100+ |
| Auto Parking | 500+ |
| Restrooms | Multiple existing sets |
| Sprinkler | Wet System |
| Heating | New Gas Units |
| Lighting | New LED |
| Power | 480/277/3PH |
| Electric Provider | Duke |
| Gas Provider | Duke |
| Water | County |
| Sewer | County |
| Taxes | 0.09 |
| Insurance | 0.19 |
| CAM | 0.69 |
| Total NNN | 0.97 |

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