WOODLAWN DISTRIBUTION CENTER PORTFOLIO

98 Glendale Milford Road
Woodlawn, Ohio 45215

500,000 SF ON 45 ACRES

NEWMARK

98glendalemilford.com

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98 Glendale Milford Road
Woodlawn, Ohio 45215

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This Memorandum does not constitute a representation that the business or affairs of the property or seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers. Seller and agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the offering process at any time in seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the property, unless and until such offer is approved by seller, and a written agreement for the purchase of the Property has been fully executed and delivered by seller and the purchaser thereunder.

NEWMARK

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WOODLAWN DISTRIBUTION CENTER PORTFOLIO

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01

The Opportunity

The Opportunity

Newmark (NASDAQ: NMRK) has been exclusively retained to sell the fee simple interest in the three-property portfolio at Glendale Milford Road and Springfield Pike in Woodlawn, Ohio. The property is comprised of two warehouse distribution buildings totaling more than 500,000 SF on two parcels totaling 45 acres, with supporting facilities including a guard booth, truck repair building, truck wash building, cross-dock building, and fuel station. The third parcel on the corner is a restaurant leased month-to-month. The property benefits from its central location inside I-275, traffic signal access at Glendale Milford Road, and proximity to I-75 and I-275.

Total industrial vacancy in Greater Cincinnati has dropped from 5.7% at year-end 2025 to 4.8% in the first quarter of 2026, moving below the long-term average of 5.3% making purchase options of this size and quality extremely limited. This property presents an opportunity to the owner for immediately available space for occupancy, with upside potential for new construction or expansion, generating income through leasing, and development of outlots along the property's 2,400' of road frontage.

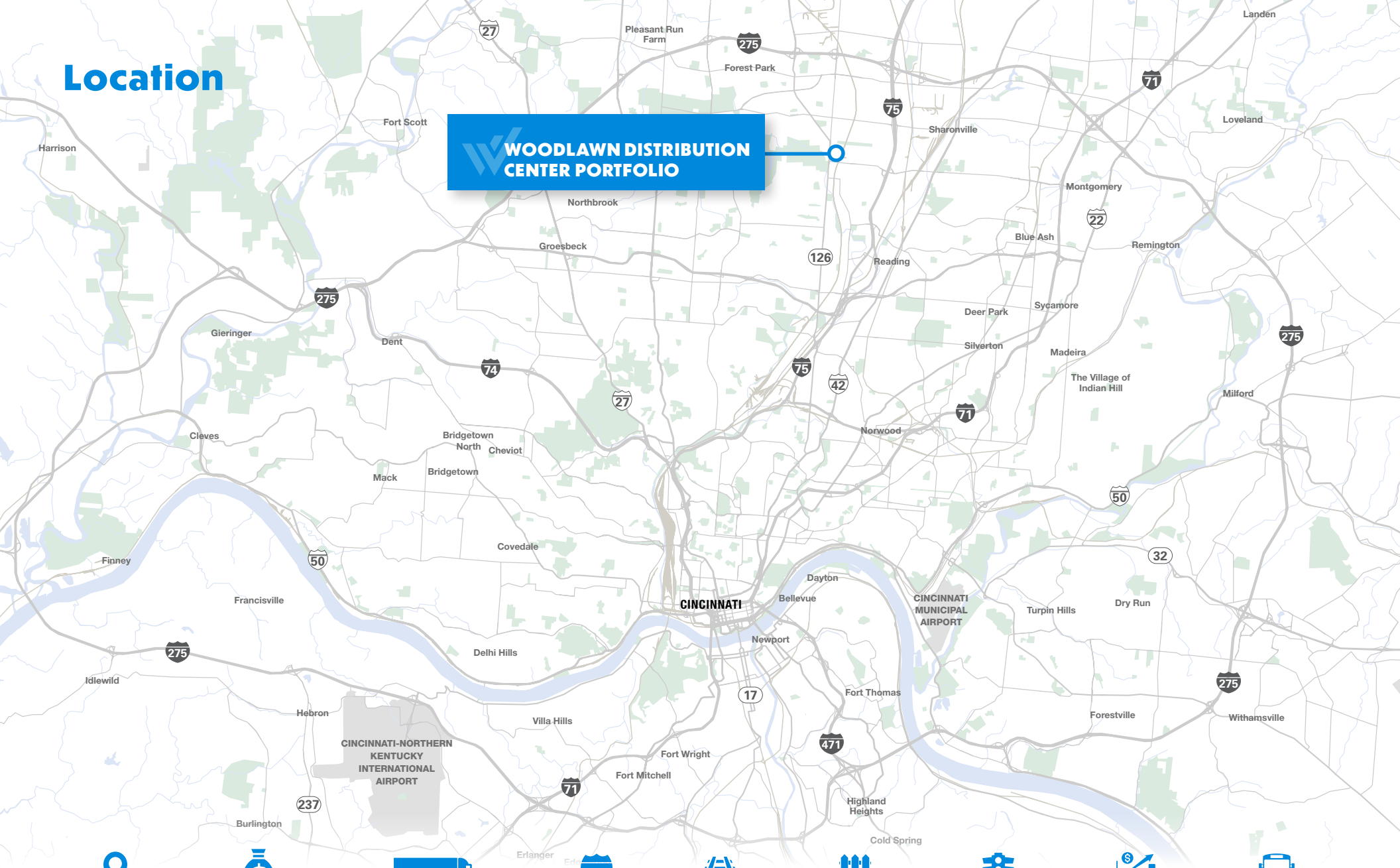
PARCEL 598-0040-0094-00			0.617 AC
Restaurant	1 Glendale Milford Road	1990	1,667 SF
PARCEL 598-0040-0002-00			25.118 AC
Warehouse/Distribution	98 Glendale Milford Road	1951	363,098 SF
Truck Maintenance	98 Glendale Milford Road	1951	19,211 SF
PARCEL 598-0090-0007-00			19.497 AC
Warehouse/Distribution	Springfield Pk	1979	141,478 SF
Cross-Dock	Springfield Pk	1987	7,548 SF
		TOTAL	**45.232 AC** **533,002 SF**

WOODLAWN DISTRIBUTION CENTER PORTFOLIO

02

Location Overview

Location



CENTRAL CINCINNATI LOCATION
Inside I-275

HIGH-VALUE ALTERNATIVE
to Rising New-Construction Costs

EXCESS LAND
for Expansion, Outdoor Storage, High-Density Trailer Parking, and New Builds

THREE MINUTES TO I-75

ADJACENT TO RAIL
(Formerly Connected)

ENTIRELY FENCED
with Gate Access & Guard Booth

SIGNALIZED ACCESS
Central Cincinnati Location Inside I-275

OHIO ENTERPRISE ZONE

BUS STOPS
on Glendale Milford & Springfield Pike

Location Highlights

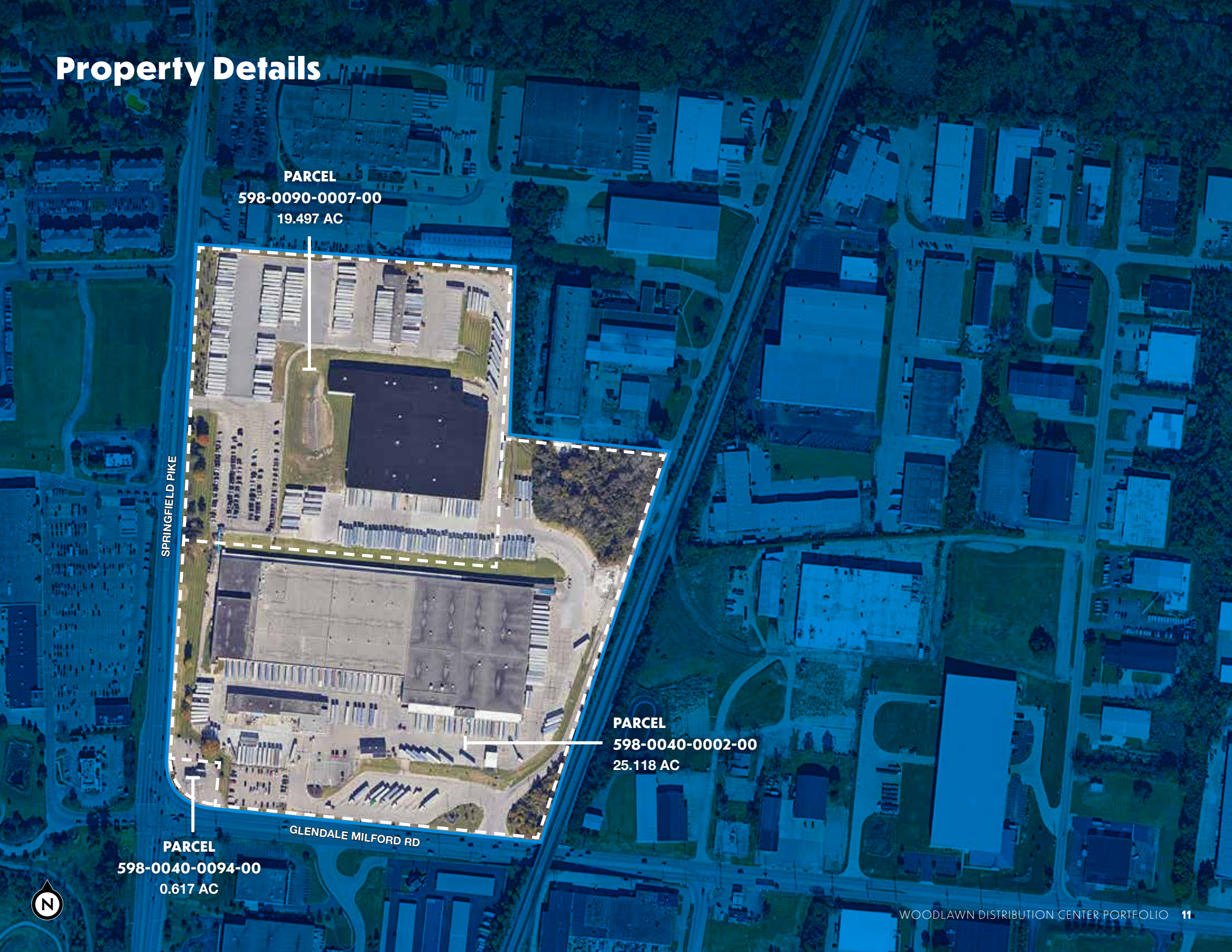
DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
2020 Population	21,072	166,501	736,689
2025 Population	21,396	166,927	751,248
2030 Population	21,641	168,591	763,320
Annual Growth 2020-2025	0.3%	0.1%	0.4%
Annual Growth 2025-2030	0.2%	0.2%	0.3%
Income			
Avg Household Income	$101,645	$92,709	$102,547
Median Household Income	$71,814	$69,233	$73,661
Median Age	40.3	40.2	38.3
Total Daytime Employment	28,923	159,199	438,347

03

Property Details

Property Details



98 Glendale Milford Road

Distribution Center

PARCEL
598-0090-0007-00
19.497 AC

SPRINGFIELD PIKE

PARCEL
598-0040-0002-00
25.118 AC

GLENDALE MILFORD RD

PARCEL
598-0040-0094-00
0.617 AC

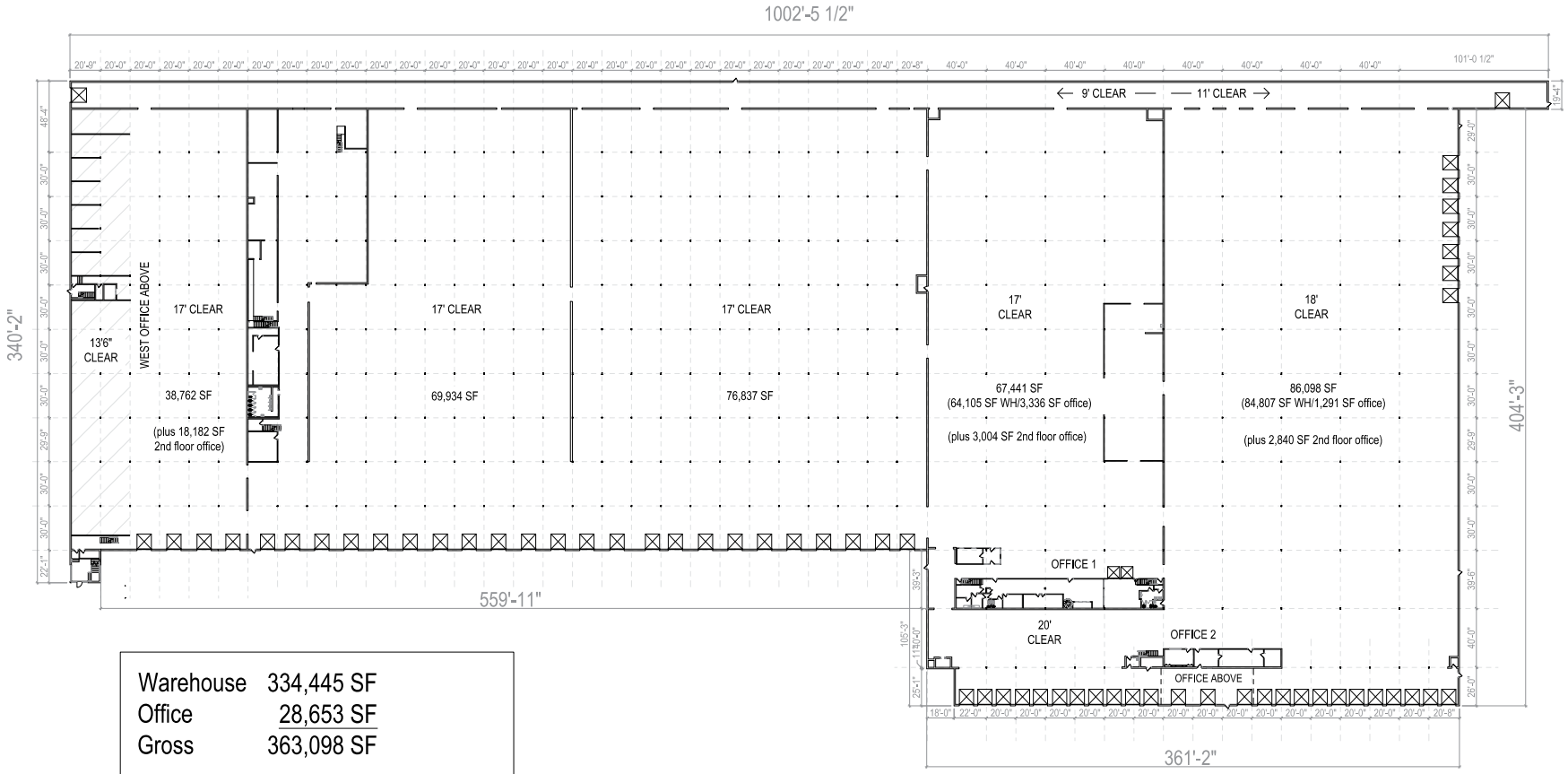
Building Size	363,098 SF	
Warehouse Size	334,445 SF	
Office Size	28,653 SF	
OFFICE DETAIL	**FLOOR 1**	**FLOOR 2**
West Office	-	18,182 SF
Office 1	3,336 SF	3,004 SF
Office 2	1,291 SF	2,840 SF
TOTAL	4,627 SF	24,026 SF
Year Built	1951	
Power	1,600 amp 480 v 3 phase	
Stories	2/1	
Construction	Block/Steel	
Roof	Ballasted EPDM, TPO, Metal	
Clear Height	17’-18’	
Columns	20’ x 30’ and 30’ x 40’	
Docks	59	
Drive-in Doors	2	
Vehicle Parking	50	
Truck Parking	44	
Trailer Parking	111	
Zoning	I-P Industrial Park	
Comments	Parcel also includes a Truck Repair Facility, Guard Booth and Fuel Canopy.	

98 Glendale Milford Road Warehouse

Distribution Center

virtual tour

1ST FLOOR PLAN



Warehouse	334,445 SF	
Office	28,653 SF	
Gross	363,098 SF	
Office Detail	Floor 1	Floor 2
West Office	-	18,182 SF
Office 1	3,336 SF	3,004 SF
Office 2	1,291 SF	2,840 SF
Total	4,627 SF	24,026 SF

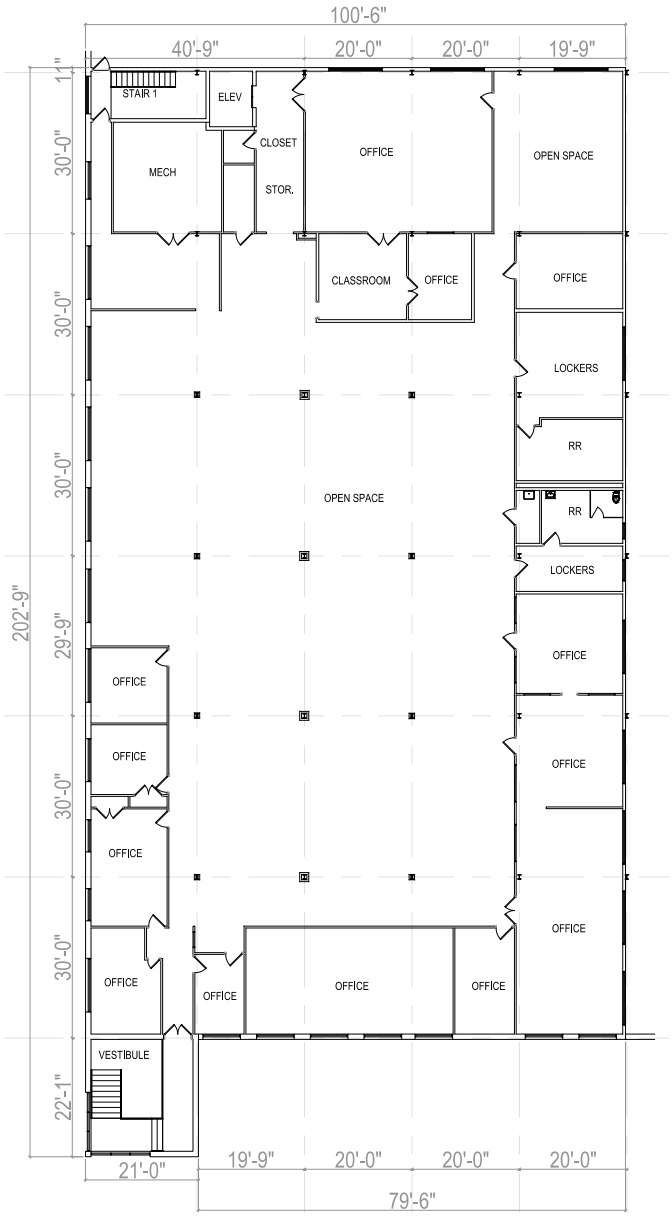
98 Glendale Milford Road Warehouse

Distribution Center

virtual tour

WEST OFFICE 2ND FLOOR PLAN

18,182 GROSS SF

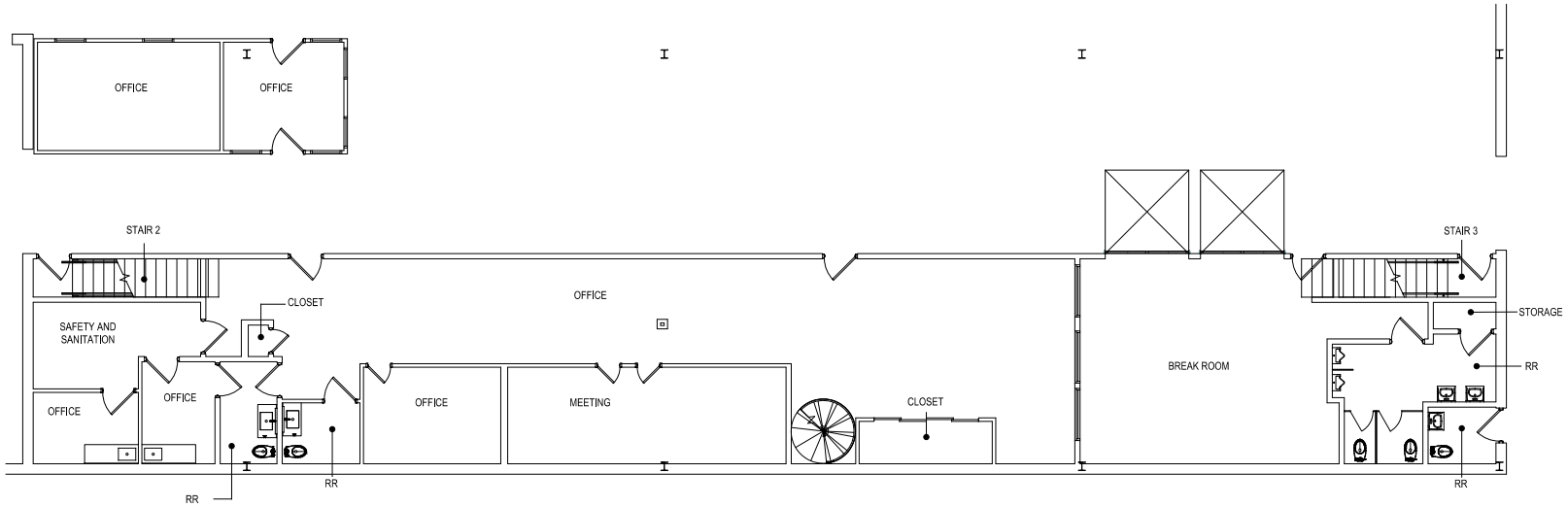


98 Glendale Milford Road Warehouse

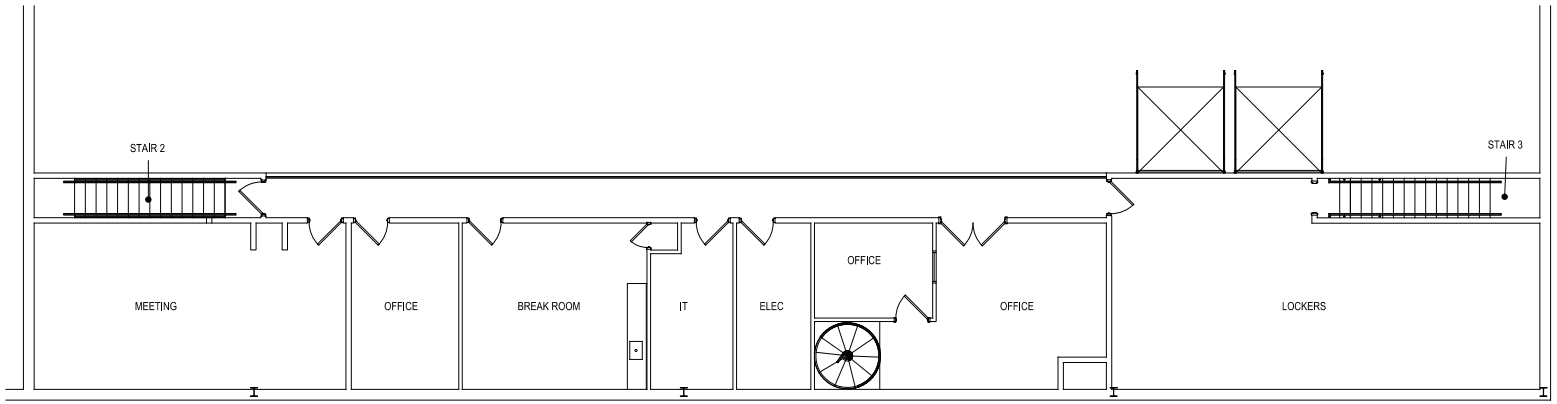
Distribution Center

virtual tour

"OFFICE 1" 1ST FLOOR PLAN - 3,336 GROSS SF



"OFFICE 1" 2ND FLOOR PLAN - 3,004 GROSS SF

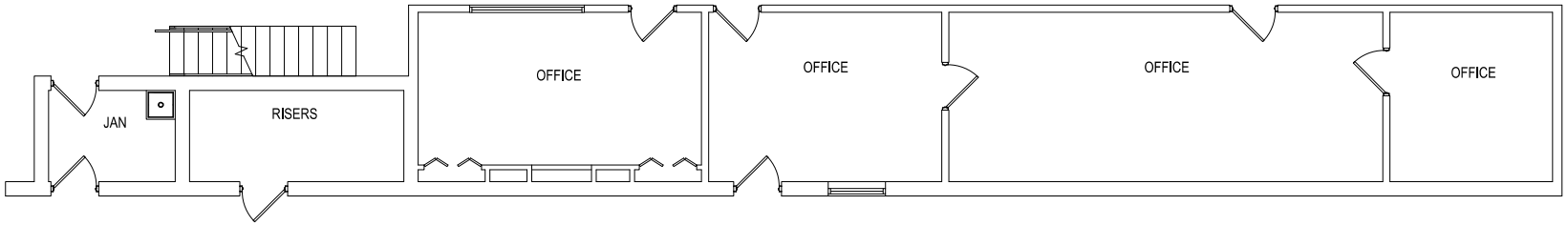


98 Glendale Milford Road Warehouse

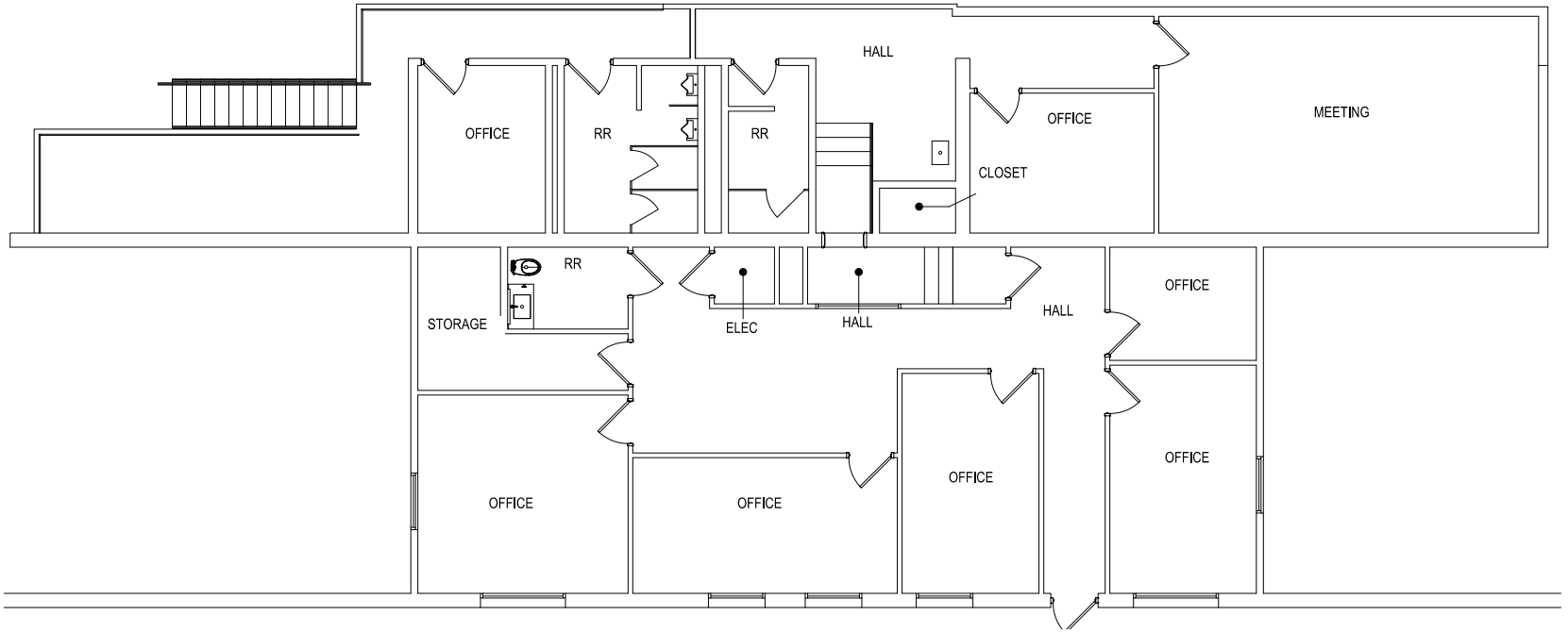
Distribution Center

virtual tour

"OFFICE 2" 1ST FLOOR PLAN - **1,291 GROSS SF**



"OFFICE 2" 2ND FLOOR PLAN - **2,840 GROSS SF**



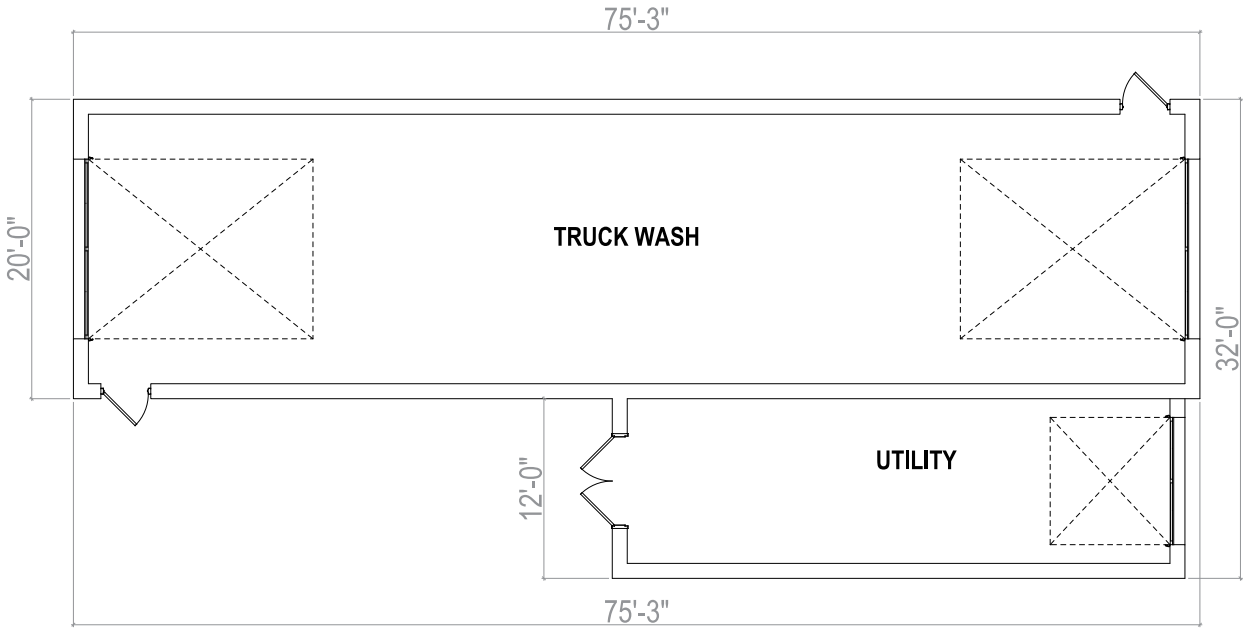
98 Glendale Milford Road

Truck Wash

virtual tour

1ST FLOOR PLAN

1,964 GROSS SF



98 Glendale Milford Road

Truck Repair Facility

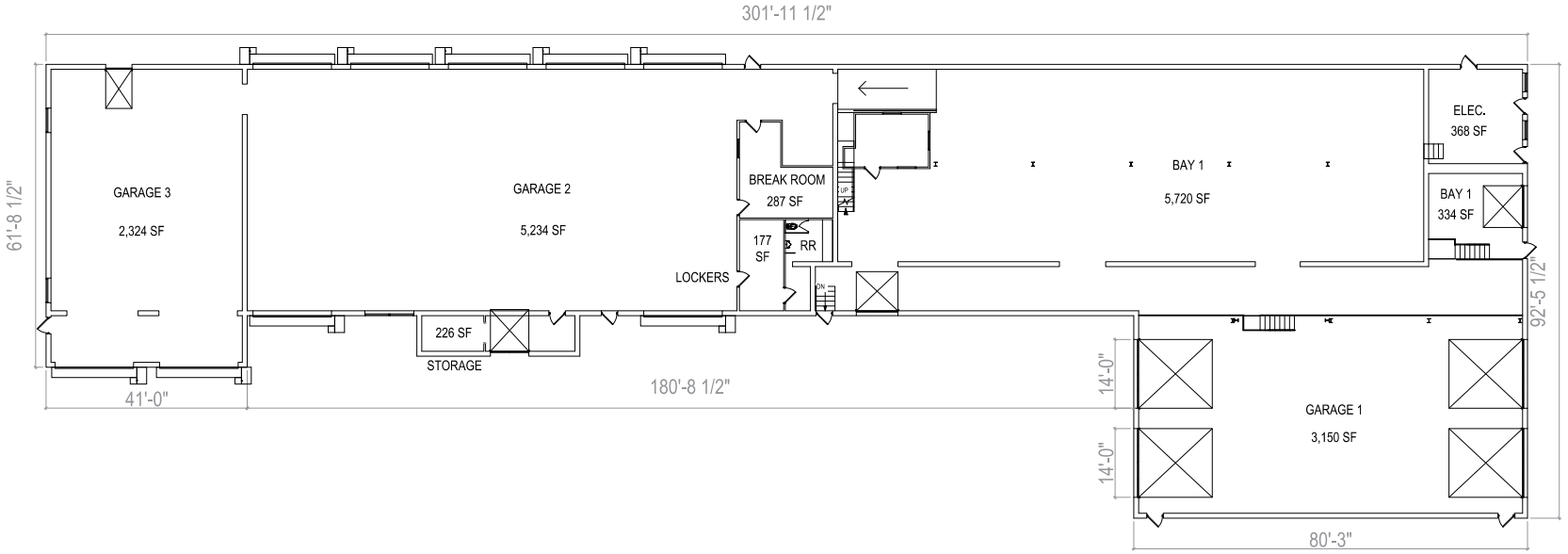
Building Size	19,211 SF
Year Built	1951
Stories	1
Construction	Brick/Block
Roof	Ballasted EPDM, Metal
Docks	2
Drive-in Doors	14

98 Glendale Milford Road

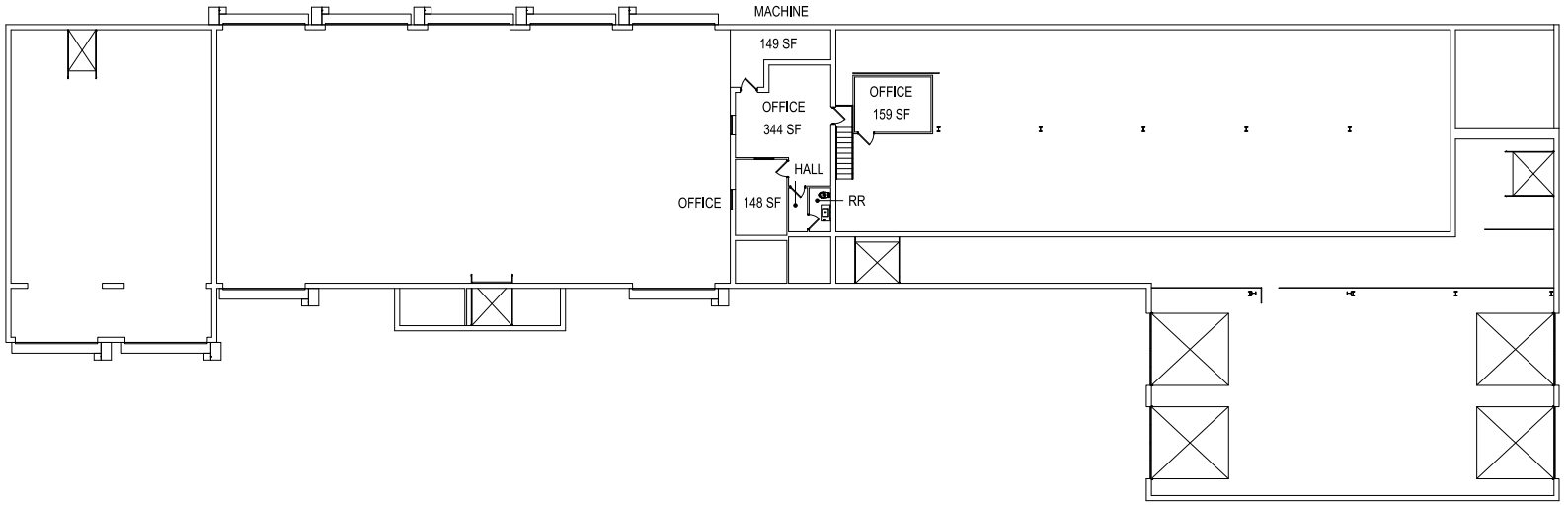
Truck Repair Facility

virtual tour

1ST FLOOR PLAN - **19,211 GROSS SF**



2ND FLOOR PLAN



Springfield Pike

Distribution Center

PARCEL
598-0090-0007-00
19.497 AC

SPRINGFIELD PIKE

PARCEL
598-0040-0002-00
25.118 AC

GLENDALE MILFORD RD

PARCEL
598-0040-0094-00
0.617 AC

N

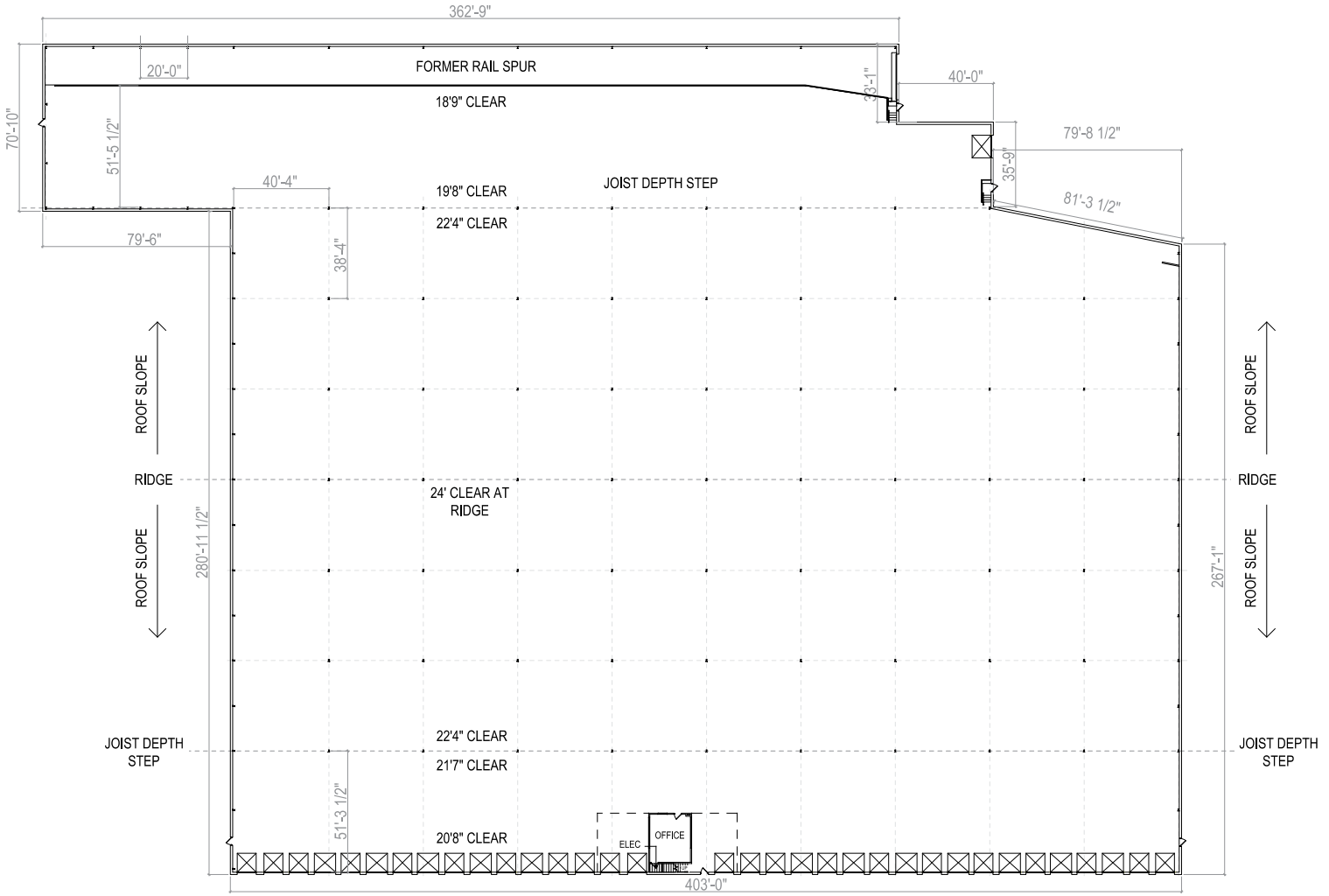
Building Size	141,478 SF	
Warehouse Size	139,577 SF	
Office Size	1,901 SF	
OFFICE DETAIL	FLOOR 1	FLOOR 2
	388 SF	1,513 SF
Year Built	1979	
Power	1,200 amp 480 v 3 phase	
Stories	1	
Construction	Block/Steel	
Roof	EPDM	
Clear Height	19’ - 24’	
Columns	38’ x 40’	
Docks	35	
Drive-in Doors	1	
Vehicle Parking	214	
Truck Parking	0	
Trailer Parking	192	
Zoning	I-P Industrial Park	

Springfield Pike Warehouse

Distribution Center

virtual tour

1ST FLOOR PLAN



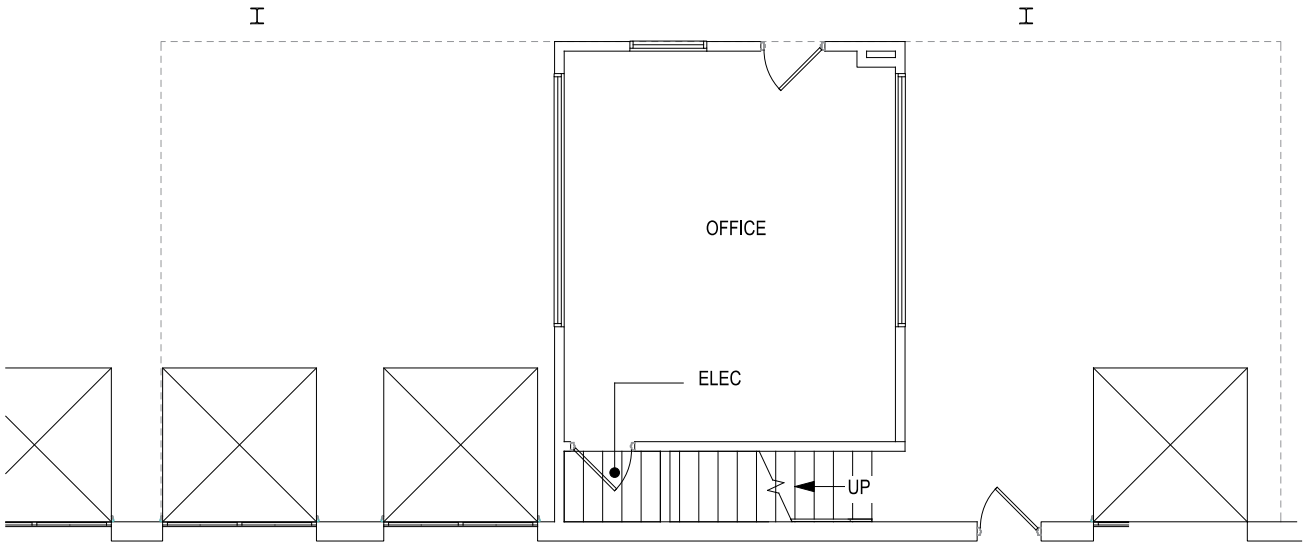
Warehouse	139,577 SF	
Office	1,901 SF	
Gross	141,478 SF	
Office Detail	Floor 1	Floor 2
	388 SF	1,513 SF

Springfield Pike Warehouse

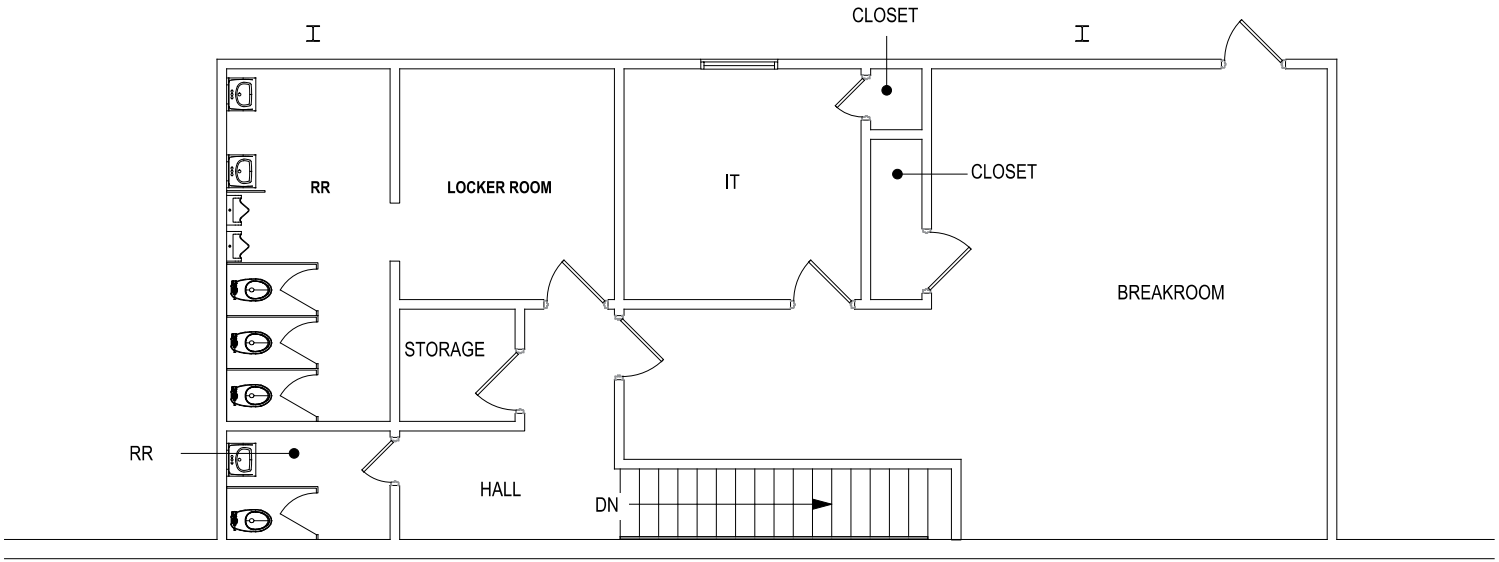
Distribution Center

virtual tour

1ST FLOOR OFFICE PLAN - **388 GROSS SF**



2ND FLOOR OFFICE PLAN - **1,513 GROSS SF**



Springfield Pike

Cross-Dock Facility

PARCEL
598-0090-0007-00
19.497 AC

SPRINGFIELD PIKE

GLENDALE MILFORD RD

PARCEL
598-0040-0002-00
25.118 AC

PARCEL
598-0040-0094-00
0.617 AC

N

Building Size	7,548 SF
Year Built	1987
Stories	1
Construction	Block/Steel
Roof	Ballasted EPDM
Columns	Clear Span
Docks	30

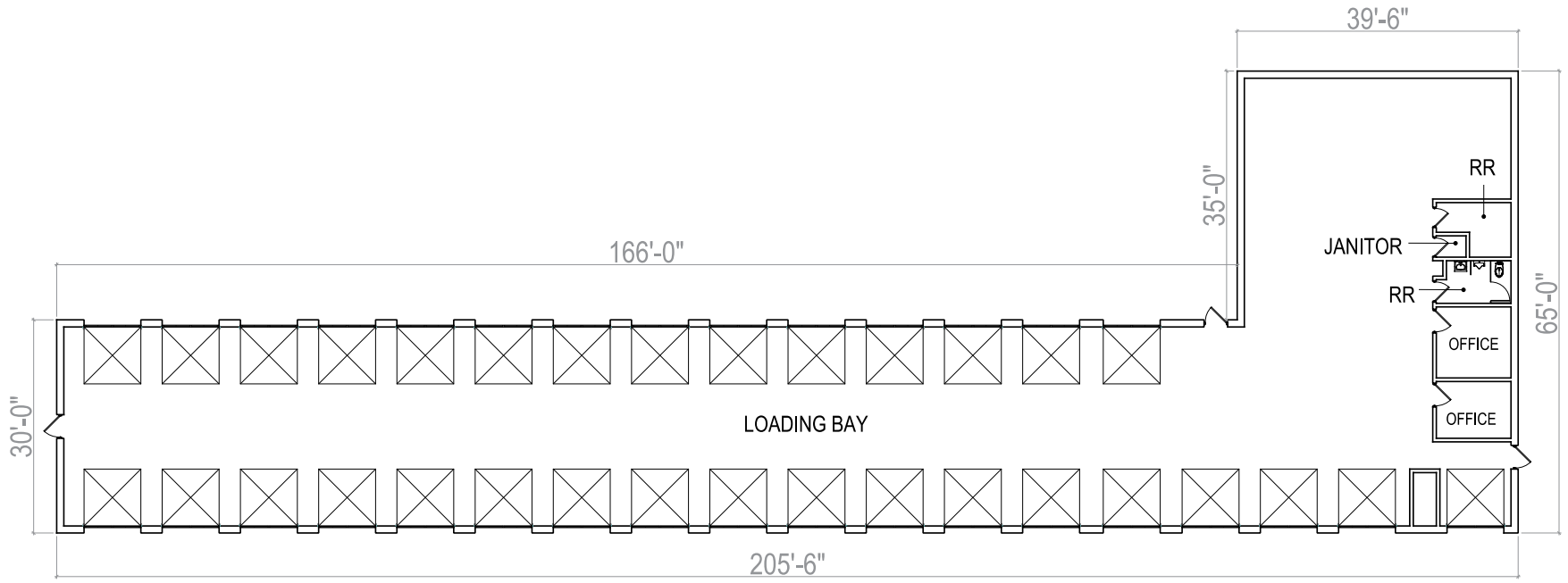
Springfield Pike

Cross-Dock Facility

virtual tour

1ST FLOOR PLAN

7,548 GROSS SF



1 Glendale Milford Road

Restaurant

Building Size	1,667 SF*
Year Built	1990
Stories	1
Construction	Brick
Roof	Shingle
Vehicle Parking	31
Zoning	SP-OL
Comments	Leased MTM by Hook Fish & Chicken

**Per Hamilton County Auditor*

WE FRY FRESH FISH
HOOK
FISH&CHICKEN

04

Area Overview

Area Overview

MARKET OVERVIEW

Greater Cincinnati is a diversified, affordable Midwest metro spanning Ohio, Kentucky, and Indiana, anchored by nationally recognized employers, top-tier universities and healthcare systems, and a revitalized urban core. The region's steady population and job growth, competitive cost of living, and deep talent pipeline support a broad base of industries—from consumer products and finance to healthcare, advanced manufacturing, and technology making it an attractive place to live, work, and invest. Located at the intersection of two rivers, three major interstate highways, two class-A railways, two active Foreign Trade Zones, and one international airport, the Cincinnati region enjoys unbeatable proximity to most major cities within a one-day drive and a globally competitive logistics industry. With DHL and the Amazon Prime Air Hub, the region is one of the most connected and capable places in the world for moving goods.

Area Overview

PREMIER MULTIMODAL LOGISTICS HUB

Greater Cincinnati is one of the premier logistics hubs in the United States, offering multimodal connectivity that allows companies to move goods efficiently by air, truck, rail, and barge. Positioned at the convergence of I-71, I-74, and I-75, the region provides one-day truck access to more than half of the U.S. population, enabling distributors to reach major Midwest, Northeast, and Southeast markets with exceptional speed and cost efficiency. This strategic infrastructure has attracted some of the nation's largest occupiers, which leverage Cincinnati's transportation network to support regional, national, and international supply chains. Extensive Class I rail service and direct access to the Ohio River further enhance the market's ability to accommodate high-volume distribution, manufacturing, and e-commerce operations.

MAJOR CINCINNATI LOGISTICS EMPLOYERS

amazon · CINTAS · DHL · THE HOME DEPOT · Kroger · P&G · Saddle Creek LOGISTICS SERVICES · Walmart

Area Overview

CINCINNATI STATS

#1 Metro For Population Access Within One-Day Drive

#1 Nation's Largest Inland Port
- USACE, 2023

#1 Fastest Growing North American Cargo Airport

3% Job Growth in Logistics & Distribution
- LIGHTCAST 2025.2, AS OF OCTOBER 2025

CVG

A key differentiator is Cincinnati/Northern Kentucky International Airport (CVG), one of the most significant cargo gateways in North America. CVG handles approximately 2.1 million tons of cargo annually and ranks as the 6th-largest cargo airport in North America and 12th globally. The airport serves as both Amazon Air's primary U.S. hub and DHL's Americas Superhub, creating a logistics ecosystem unmatched by most U.S. markets. This concentration of global logistics infrastructure supports time-sensitive distribution, e-commerce fulfillment, and international trade while reinforcing Cincinnati's position as a mission-critical supply chain location. For investors and owner-operators, the presence of industry leaders, combined with best-in-class multimodal transportation access, continues to drive strong industrial demand and long-term market growth.

BUSINESS-FRIENDLY TAX ENVIRONMENT

0%

Business Personal Property Tax

Business Inventory Tax

Machinery And Equipment Tax

Premier Manufacturing Hub

The Cincinnati region offers one of the best ecosystems for manufacturers to thrive and grow. Regional growth in manufacturing has more than doubled the national average during the last five years. A fast-growing economy, 24% more workers, and one of the busiest inland ports—combined with skilled talent and strong market access—are just a few of the many reasons employers choose Greater Cincinnati with confidence.

AEROSPACE & AVIATION

Ohio is the birthplace of aviation. Greater Cincinnati is a magnet for aerospace manufacturing innovation, with hundreds of suppliers fueling a booming aerospace manufacturing ecosystem, producing aerospace products and parts at three times the national average thanks to a reliable, resilient supply chain, top-tier aerospace education, and direct access to the sixth-largest cargo hub in the U.S. at CVG Airport.

182
Business Locations

3.8%
Growth in Jobs
(2019-2024)

18,410
Industry Workers

$5.69B
Gross Regional Product (GRP)

NOTABLE AEROSPACE COMPANIES IN THE CINCINNATI REGION

BARNES
cfm
ctl
CTS CINCINNATI TEST SYSTEMS
GE
JET MACHINE
L3HARRIS
LOCKHEED MARTIN
MAGELLAN AEROSPACE
Mazak
Parker MEGGiTT
MILACRON
MEYER
MAKINO
NORTHROP GRUMMAN
Rhinestahl
SAFRAN
veelo TECHNOLOGIES

Premier Manufacturing Hub

AUTOMOTIVE

Ranked among the top three states for automotive manufacturing, Ohio—and Greater Cincinnati in particular—is positioned to support the industry's next chapter, from electric to autonomous vehicles. Cincinnati gives automotive manufacturers something rare: stability with room to grow. The region sits at the center of major production networks, backed by a strong manufacturing base, abundant and reliable power, flexible labor conditions, and transportation assets that keep supply chains moving.

With certified, development-ready sites and significant industrial redevelopment underway, companies can scale quickly and confidently. Add in a cost-effective workforce and excellent access to markets and suppliers, and Cincinnati becomes a place where operations stay resilient, production stays on schedule, and long-term investments can thrive.

#3
Largest Exporter of Transportation Equipment

96%
of U.S. and Canadian Auto Production Within One-Day Drive
(1,000 KM Radius))

1,189
Business Locations

21,226
Industry Workers

$1.97B
Gross Regional Product (GRP)

NOTABLE AEROSPACE COMPANIES IN THE CINCINNATI REGION

AM GENERAL MISSION READY ★ FUTURE DRIVEN · BILSTEIN · BOSCH · FEINTOOL · Ford · Honeywell Technologies · MITSUBISHI MOTORS · Mubea

Premier Manufacturing Hub

CHEMICALS AND MATERIALS MANUFACTURING

The Cincinnati region is proven ground to ensure success. Here, chemical and materials companies find the infrastructure to scale, the logistics to move fast, and the talent to keep complex operations running strong. Whether for producing foundational chemicals or next-gen materials for semiconductors, EVs, or sustainable packaging, Greater Cincinnati is a place built to support complex manufacturing, emerging technologies, and the evolving demands of modern supply chains.

Ohio is already the #1 state for polymer and plastics output, and the Cincinnati region stands at the center of that momentum. Chemical manufacturing here is twice as concentrated as the national average.

The region's workforce is experienced across key segments (basic chemical production, plastics and resins, adhesives, cleaning compounds, and toiletries), making it easy for companies to scale with confidence.

#1 Largest State For Polymer And Plastics Outputs

#11 Largest U.S. Metro Exporter Of Chemical Products

601 Business Locations

22,112 Industry Workers

3.2% Growth in Jobs (2019-2024)

$11.69B Gross Regional Product (GRP)

LEADING CHEMICALS & MANUFACTURING COMPANIES IN THE CINCINNATI REGION

BASF · DuBois · Emery Oleochemicals · Gorilla · Kao · Kinder Morgan · L'Oréal · LyondellBasell · Michelman · P&G · Pilot Chemical Company · SunChemical

Premier Manufacturing Hub

FOOD, FLAVORING & BEVERAGE

Global market dynamics, technical advances, and ever-evolving consumer preferences continue to drive transformation in food production, which represents a unique marriage of science, technology, agriculture, manufacturing, and marketing. Cincinnati is already home to Kroger, Nestlé Purina and General Mills—alongside urban farming pioneers and startups like 80 Acres Farms. This sector serves as a major economic driver, employing over 22,000 people and job growth currently at 15%.

Companies succeed here because the fundamentals are in place: close proximity to major markets and a robust supply chain, dependable utilities, a skilled workforce, and a culture that invests in innovation. Here, you can access raw materials, develop a brand identity, move products quickly, scale with confidence, and hire the talent you need.

- Adding jobs faster than the national average (1,200 in the past five years).
- Home of the nation's first fully automated indoor farm (80 Acres Farms).
- Leading in cold storage investments across Ohio.
- Supporting growth through incubators, accelerators and capital networks that invest in farming, food, beverage, and flavor innovations.
- Strengthened by the Cincinnati region's rising cultural reputation.
- A base to major retail distributors.

475	24,540	21.7%	$3.74B
Business Locations	**Industry Workers**	**Growth in Jobs** (2019-2024)	**Gross Regional Product** (GRP)

NOTABLE FOOD, FLAVORING & BEVERAGE COMPANIES IN THE CINCINNATI REGION

80 Acres Farms · ADM · Baxters North America · Castellini · Chick-fil-A · General Mills · Givaudan · J.T.M. Food Group · Graeter's · Kellogg's · Keurig Dr Pepper · Koch Foods · Kraft · Kroger · Mane · Nestlé Purina · Niagara Bottling, LLC · Perfetti van Melle · CJ Schwan's · Smithfield · Smucker's · SugarCreek Brandworthy Food Solutions · Tyson Foods · United Dairy Farmers

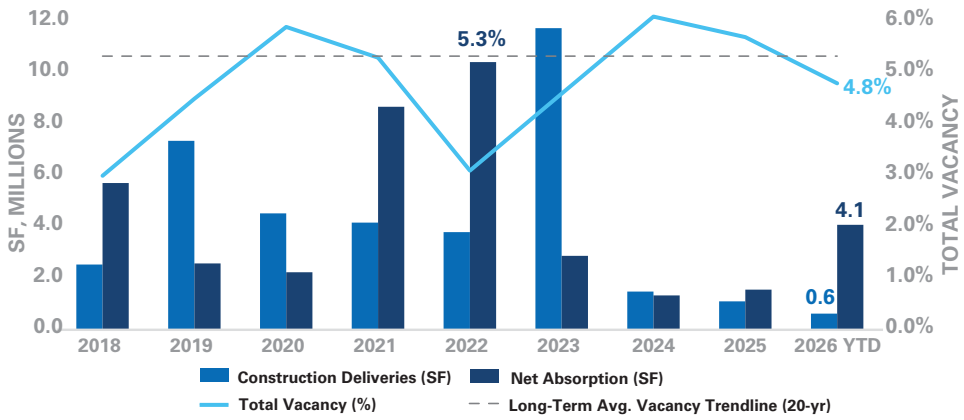
05

Market Overview

Market Overview

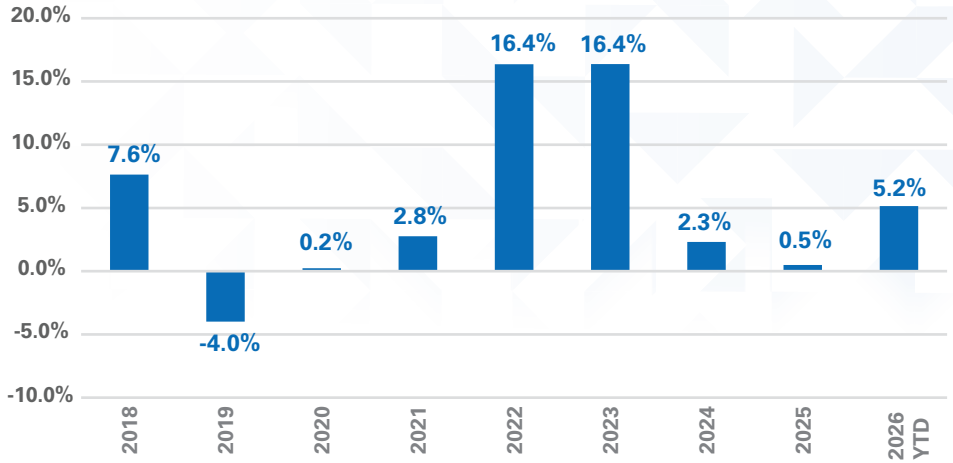
Market Overview

Historical Construction Deliveries, Net Absorption, and Vacancy

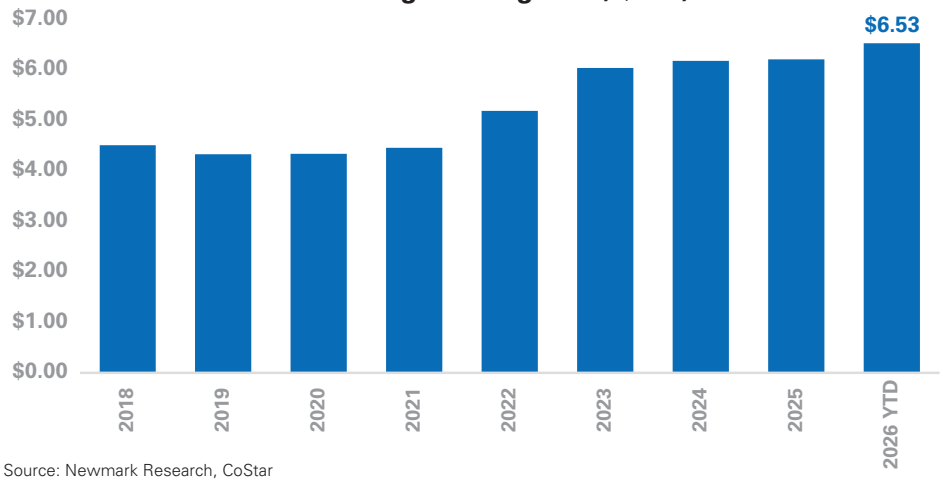


Source: Newmark Research

Year-over-Year Asking Rent Growth Rate % Change



Industrial Average Asking Rent, $/SF, NNN



Source: Newmark Research, CoStar

Top 10 Industrial Owners (W/D)

RANK	OWNER	SIZE OF PORTFOLIO
1	Prologis	20,057,460 SF
2	EQT Exeter	6,622,973 SF
3	Link	4,569,808 SF
4	NorthPoint	4,560,718 SF
5	LXP Industrial Trust	3,660,782 SF
6	Granite REIT	3,405,171 SF
7	Clarion Partners	3,048,514 SF
8	Amazon	2,993,000 SF
9	Merus	2,966,758 SF
10	Core5	2,853,628 SF

Market Overview

Greater Cincinnati Submarket Summary (W/D Class A, B, C)

SUBMARKET	INVENTORY	VACANCY	YTD NET ABSORPTION	# BUILDINGS	ASKING RATE
Blue Ash	2,597,559	5.2%	70,487	15	$6.41
Central/ Midtown	2,516,006	3.10%	4,475	15	$6.00
East	2,168,540	1.70%	112,320	6	$9.00
I-71 Corridor	1,246,668	13.60%	88,185	9	$6.51
Monroe/ Middletown	12,213,313	8.50%	-7,291	30	$5.35
Tri-County	37,729,050	5.30%	458,874	152	$6.75
West	1,991,948	0.00%	60,645	7	$6.95
Woodlawn/ Evendale	1,277,151	0.00%	0	6	-
OHIO TOTALS	**61,740,235**	**5.60%**	**787,695**	**240**	**$6.69**
Airport	36,281,031	8.30%	823,849	113	$6.84
Campbell County	173,940	0.00%	0	1	-
Covington	1,150,557	8.60%	12,480	8	$6.15
Florence/ Richwood	18,869,382	22.30%	1,419,753	48	$6.33
KENTUCKY TOTALS	**56,474,910**	**9.80%**	**2,256,082**	**170**	**$6.44**
GREATER CINCINNATI TOTALS	**118,215,145**	**9.10%**	**3,043,777**	**410**	**$6.62**
Class A	88,509,644	10.00%	2,881,701	233	$6.71
Class B	24,788,163	5.1%%	-60,685	145	$6.47
Class C	4,917,338	14.70%	222,761	32	$5.66

Warehouse/Distribution (W/D)

Inventory (SF) / # of Bldgs	118,215,145 / 410
Vacant SF / Rate	10,754,795 / 9.1%
Available SF / Rate	11,914,254 / 10.1%
YTD Absorption (SF)	3,043,777
Asking Rate (NNN)	$6.62

Office Service/Flex (OS)

Inventory (SF) / # of Bldgs	11,674,808 / 271
Vacant SF / Rate	632,555 / 5.4%
Available SF / Rate	802,671 / 6.9%
YTD Absorption (SF)	73,420
Asking Rate (NNN)	$8.01

General Industrial (GEN)

Inventory (SF) / # of Bldgs	181,992,952 / 3,123
Vacant SF / Rate	3,668,794 / 2.0%
Available SF / Rate	6,283,754 / 3.5%
YTD Absorption (SF)	969,578
Asking Rate (NNN)	$6.12

TOTALS

Inventory (SF) / # of Bldgs	**311,882,905 / 3,804**
Vacant SF / Rate	**15,056,144 / 4.8%**
Available SF / Rate	**19,000,679 / 6.1%**
YTD Absorption (SF)	**4,086,775**
Asking Rate (NNN)	**$6.53**

06

Market Analysis

Comparable Industrial Sales

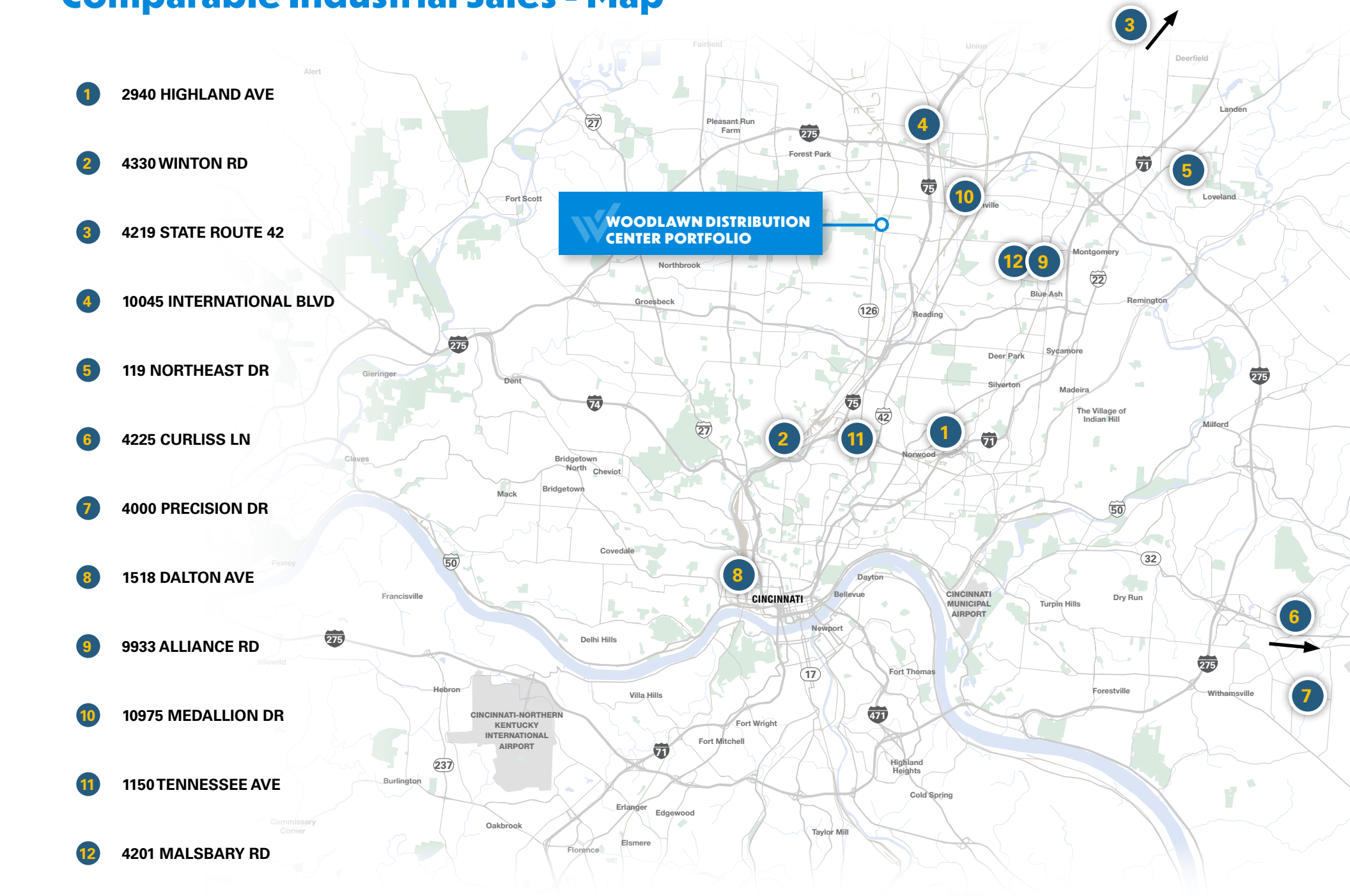
	1	2	3	4	5	6
PROPERTY ADDRESS	2940 Highland Ave	4330 Winton Rd	4219 State Route 42	10045 International Blvd	119 Northeast Dr	4225 Curliss Ln
BUILDING SF	502,000	338,000	280,000	263,000	257,810	253,566
SALE DATE	7/1/2025	8/5/2024	7/12/2024	1/3/2024	3/2/2026	2/17/2026
SALE PRICE	$18,300,000	$10,500,000	$10,000,000	$12,350,000	$10,750,000	$12,600,000
PRICE PER SF	$36.45	$31.07	$35.71	$46.96	$41.70	$49.69
YEAR BUILT	1969	1959	1969	1986	1993	2000
LAND AREA AC	17.08	13.87	30.63	17.5	9.99	20.1
CEILING HEIGHT	18'	11.5'	18'	22'	25'	25'
COLUMN SPACING	50 x 25'	33' x 33'	50' x 60' & 58' x 25'	50' x 40'	30' x 52.5'	40' x 80'
LOADING DOCKS	4	17	6	9	2	24
DRIVE INS	1	2	1	4	1	6
SALE TYPE	Investor	Investor	Owner User	Investor	Investor	Owner User

Comparable Industrial Sales

	7	8	9	10	11	12
PROPERTY ADDRESS	**4000 Precision Dr**	**1518 Dalton Ave**	**9933 Alliance Rd**	**10975 Medallion Dr**	**1150 Tennessee Ave**	**4201 Malsbary Rd**
BUILDING SF	235,900	217,941	206,485	195,700	156,806	109,615
SALE DATE	10/26/2023	6/28/2024	12/1/2025	2/29/2024	9/27/2023	1/1/2026
SALE PRICE	$10,050,000	$15,000,000	$9,975,000	$13,981,800	$8,500,000	$5,700,000
PRICE PER SF	$42.60	$68.83	$48.31	$71.45	$54.21	$52.00
YEAR BUILT	1985	1982	1973	2001	2000	1979
LAND AREA AC	10.72	11.8	14.5	14.09	7.89	6.27
CEILING HEIGHT	27'	18'	13.5- 22'	24'	24'	14'
COLUMN SPACING	50' x 40'	40' x 40'	44 x 48	50' x 50'	25' x 59'5"	Varies
LOADING DOCKS	15	7	9	27	6	6
DRIVE INS	1	6	1	2	0	2
SALE TYPE	Investor	Owner User	Owner User	Owner User	Owner User	Owner User

Comparable Industrial Sales - Map

1. 2940 HIGHLAND AVE
2. 4330 WINTON RD
3. 4219 STATE ROUTE 42
4. 10045 INTERNATIONAL BLVD
5. 119 NORTHEAST DR
6. 4225 CURLISS LN
7. 4000 PRECISION DR
8. 1518 DALTON AVE
9. 9933 ALLIANCE RD
10. 10975 MEDALLION DR
11. 1150 TENNESSEE AVE
12. 4201 MALSBARY RD



Lease Assumptions

98 Glendale Milford Road Distribution Center

2-3 Tenants

$5.00/SF NNN rent

Springfield Pike Distribution Center

Single Tenant

$5.75/SF - $7.50/SF NNN rent

(DEPENDING UPON INCLUDED TRAILER PARKING)

New Flex or Warehouse Infill Construction On Site

1-3 Tenants

$8.00/SF - $9.00/SF NNN rent

WOODLAWN DISTRIBUTION CENTER PORTFOLIO

98 Glendale Milford Road
Woodlawn, Ohio 45215

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NEWMARK