

1701 S University Blvd.

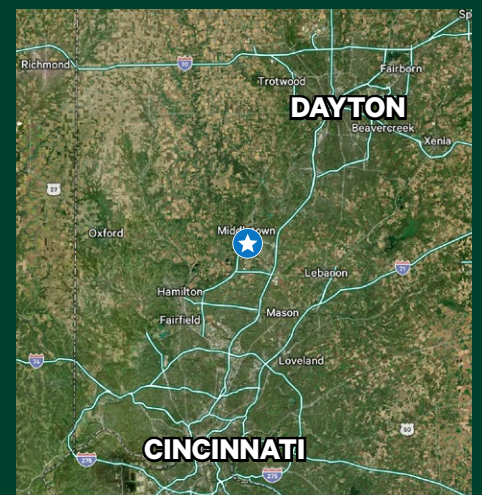
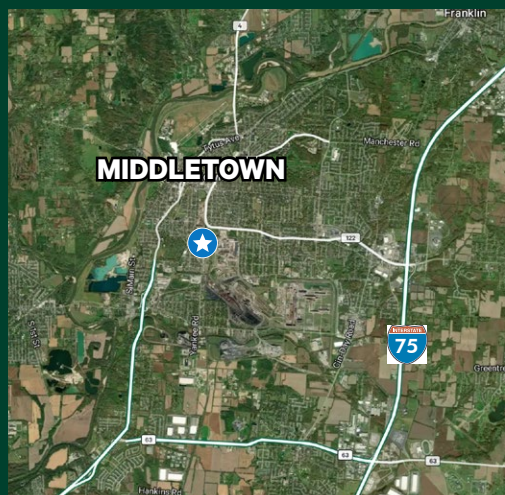
Middletown, OH | 45044

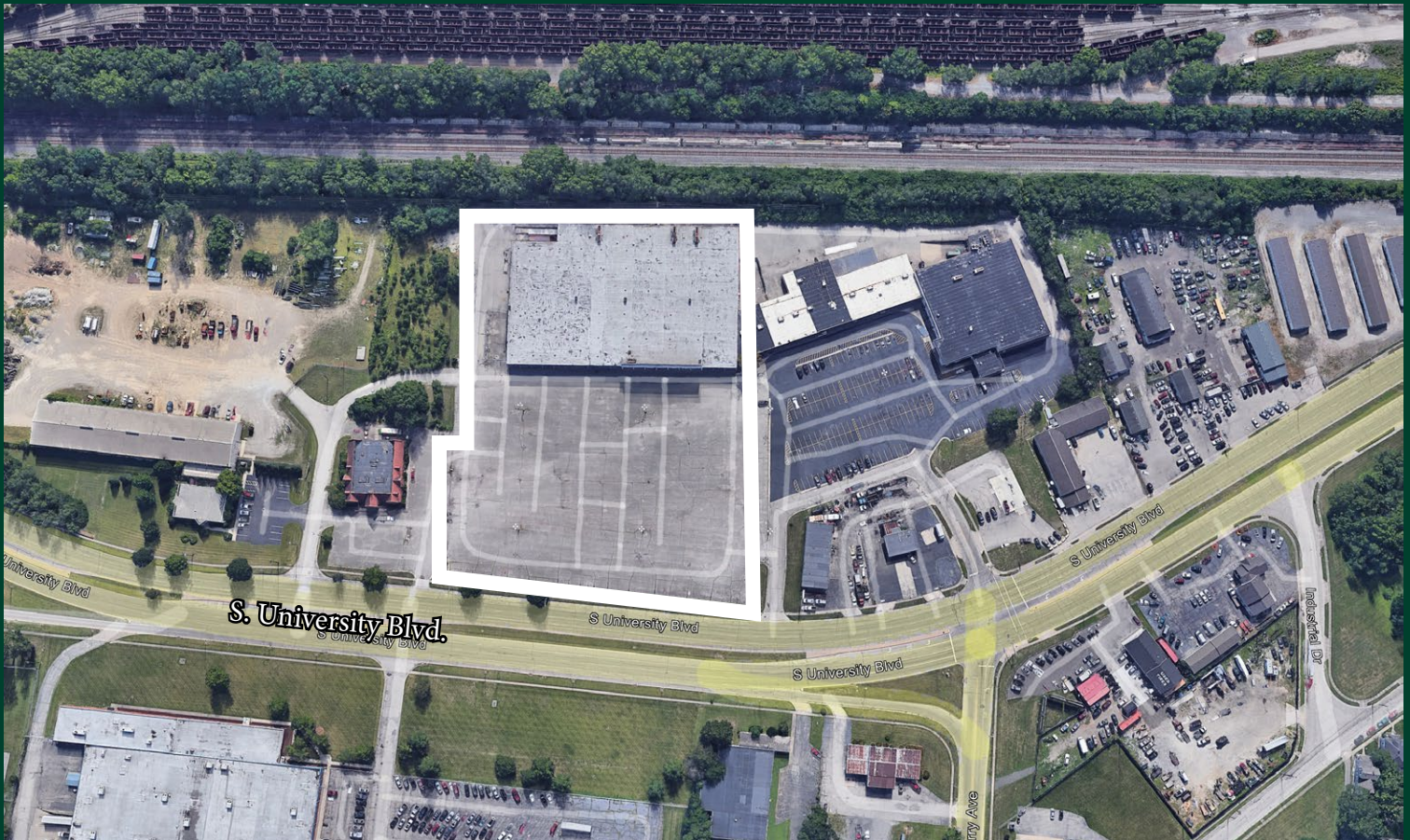
Former Big Box retail store converted to 79,061 SF Industrial



SITE FEATURES

- + Large surface parking lot for car/trailer parking and/or potential alternative uses
- + Built in 1973, renovated 2010
- + 2 International airports within 50 mile drive





BUILDING SPECS

Total Building Area	79,061 SF
Acres	6.609
Year Built	1973
Clear Height	17'-19' to roof joists (currently drop ceiling throughout)
Docks	2
Drive-ins	Multiple
Column Spacing	~35' x ~30'
Parking	Large Surface / Ample
Power	1600 Amps
Property Renovation	Painted Exterior, replaced overhead doors, installed space heaters. Roof replaced in 2010



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