

AVAILABLE NOW



C5 ENCORE LOGISTICS CENTER BUILDING 3

414 Encore Drive, Turtlecreek Township, Ohio

Up to 538,525 SF Available for Lease

CBRE

LEASING AGENT

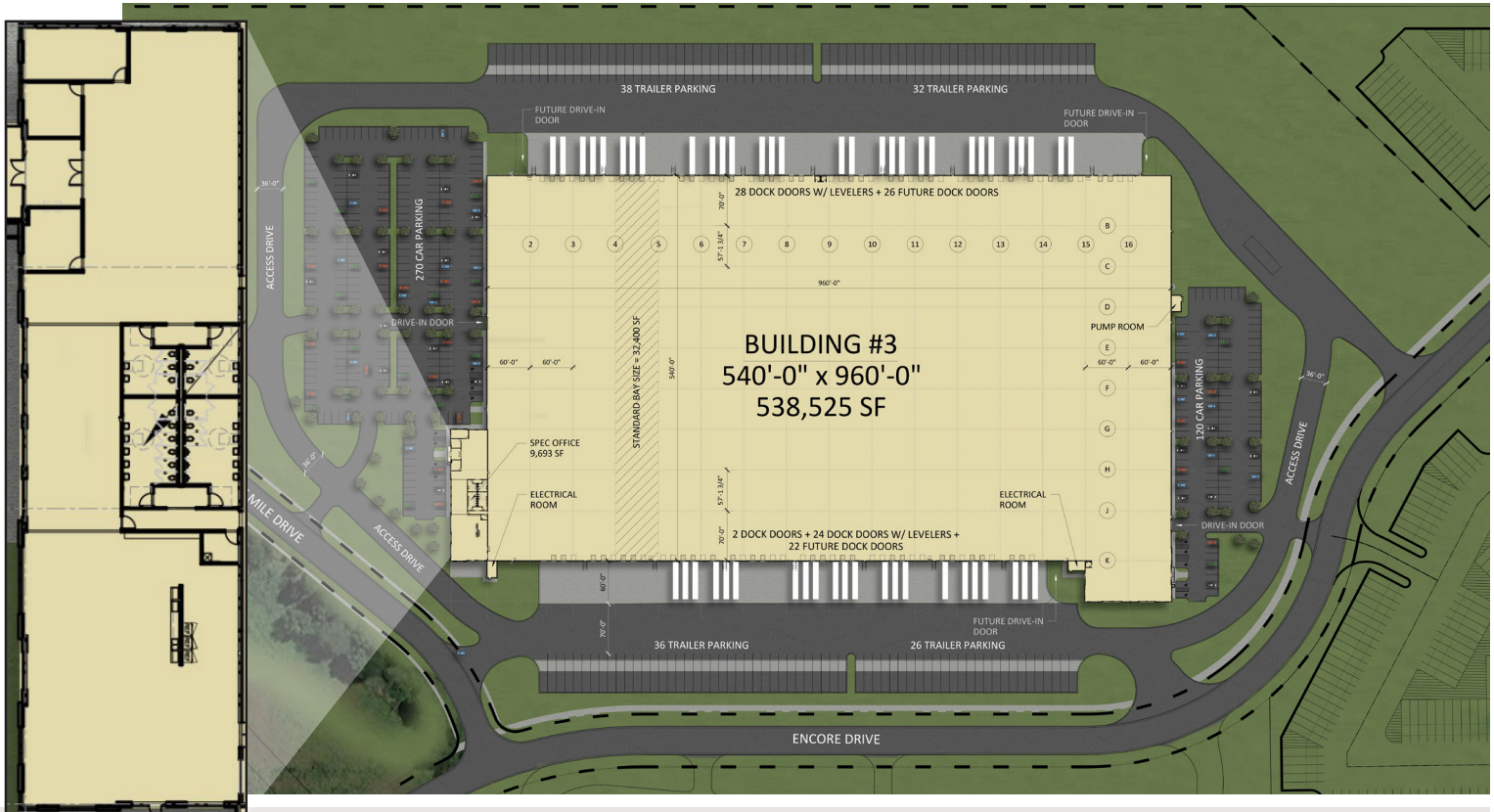


DEVELOPER

C5 ENCORE LOGISTICS CENTER

C5 Encore Logistics Center is a master-planned logistics campus strategically located 1.1 miles from I-75 (exit 29) via a high volume SPUI (single point urban interchange) interchange, mid-way between the Cincinnati and Dayton MSA's. The park's location allows companies to draw from high quality, competitively priced labor pools while also providing 2-day access to 60% of the U.S. population. End users may qualify for a variety of incentives, including up to 15-years of real estate tax abatement on improvements via the in-place incentives agreements with Turtlecreek Township and Warren County. With strong corporate occupiers nearby, Encore Logistics Center offers its occupants an undeniable logistical advantage in this growing e-commerce hub of the Central U.S. With sites available to accommodate occupiers from 100,000 SF up to 1,200,000 SF, Encore Logistics Center is an ideal location for local, regional and national distribution operations.





BUILDING SPECIFICATIONS

Square Footage	538,525 SF
Acres	36.40
Office Area	9,600 SF
Configuration	540' x 960'
Column Spacing	57'x60', 70' Staging
Clear Height	40'
Dock Doors	54 (52 w/ Levelers) expandable by 48 doors
Drive-In Doors	2 (Expandable)
Truck Court Depth	130'-185'
Auto Parking	390
Trailer Parking	132
Electrical	2 x 3,000 amp 480/277V service
Sprinkler	ESFR sprinkler system
Lighting	LED with Motion Sensors - 30FC at 36" A.F.F. with automation
Floor Slab	7" Thick unreinforced concrete slab on 5" crushed limestone base
Sustainability	White TPO roof, clerestory windows
Tax Abatement	Up to 75% Tax Abatement for 15 years



METRO AREA

- I-75.....1.5 miles
- I-71.....10 miles
- I-275 (Cincinnati).....13.4 miles
- I-675 (Dayton).....18.4 miles
- Crossroads of America
- I-70 at I-75.....37 miles

AIR

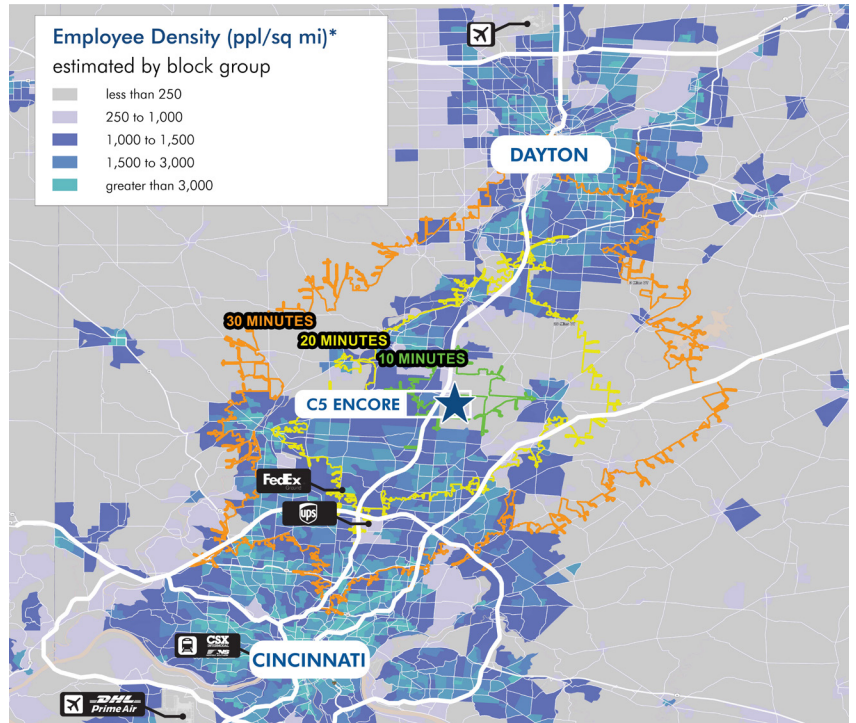
- Cincinnati Int'l.....40.8 miles
- Dayton Int'l.....37.5 miles
- DHL Super Cargo Hub at CVG..... 40.8 miles
- Prime Air Hub at CVG..... 40.8 miles

GROUND

- FedEx Ground.....12.3 miles
- UPS.....16.5 miles

INTERMODAL

- CSX.....34 miles
- Norfolk Southern.....34 miles



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