

DISTRIBUTION CENTER

FOR SALE | FOR LEASE

3500 SALZMAN RD
MONROE, BUTLER COUNTY, OH



SIZE (SQ.FT.)

±938,000

CLEAR HEIGHT

36'

YEAR BUILT

2001/2008



3500 SALZMAN RD

3500 SALZMAN DR

PROPERTY DETAILS

BUILDING (SQ. FT.)

±938,000

RACKING

YES

HEAVY POWER

(2) 2,400 & (1) 3,000 AMP 480 V
SWITCHGEAR

MAIN OFFICE (SQ. FT.)

±10,000

SPRINKLERS

ESFR

100% TEMPERATURE CONTROLLED

A/C WAREHOUSE

LAND (ACRES)

±47.106

DRIVE INS

3

COLUMN SPAN

50' X 50'

CLEAR HEIGHT

36'

DOCK DOORS

45 FULLY EQUIPPED

BUILDING DEPTH

600'

AUTO PARKING

±1025

TRAILER PARKING

38

CONSTRUCTION

PRECAST CONCRETE

ZONING

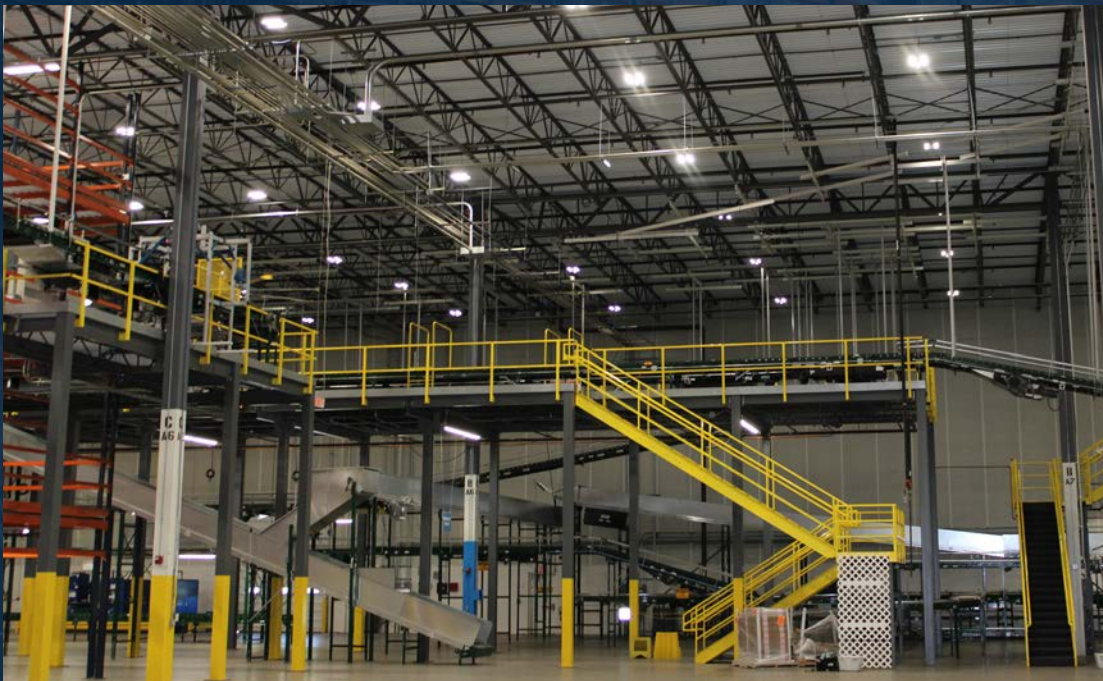
LI - LIGHT INDUSTRIAL

Permissive zoning allows warehousing, distribution, manufacturing, storage as well as a wide range of other uses.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ STORAGE
- ✓ + MANY OTHER USES



RACKING



RACKING

LOCATION

3500 SALZMAN

This exceptional 938,000-square-foot distribution facility stands as a premier industrial asset within Ohio's thriving logistics corridor. Constructed in 2001 with a strategic expansion completed in 2008, the property occupies 47.106 acres in the highly sought-after Monroe/Middletown submarket of Butler County. As Kohl's dedicated e-commerce distribution center for over two decades, this single-tenant warehouse demonstrates remarkable operational stability and sustained tenant satisfaction while serving a critical role in modern supply chain operations. The facility exemplifies contemporary distribution design and functionality in one of the region's most dynamic industrial markets.

PROPERTY HIGHLIGHTS



STRATEGICALLY POSITIONED BETWEEN CINCINNATI AND DAYTON



EXISTING MHE AVAILABLE FOR PLUG AND PLAY WAREHOUSING OPTIONS



WITHIN A HIGH PERFORMING LOGISTICS CORRIDOR



DESIGNED FOR HIGH-VOLUME DISTRIBUTION EFFICIENCY



INSTITUTIONAL-GRADE ASSET QUALITY



35 MINS

DAYTON

LOCATION AND NEARBY TENANTS

DAYTON, OH

29.4 MI

COLUMBUS, OH

90.4 MI

CINCINNATI, OH

33 MI

INTERSTATE 75

4.5 MI

CINTAS
READY FOR THE WORK.
DHL

Kroger
xerox

SITE

BLUE
AMAZON

Serta
Simmons
Bedding

THE
HOME
DEPOT

ALRO

AMAZON

UGI

DHL

PAC
WORLDWIDE

Walmart

DHL

cornerstone

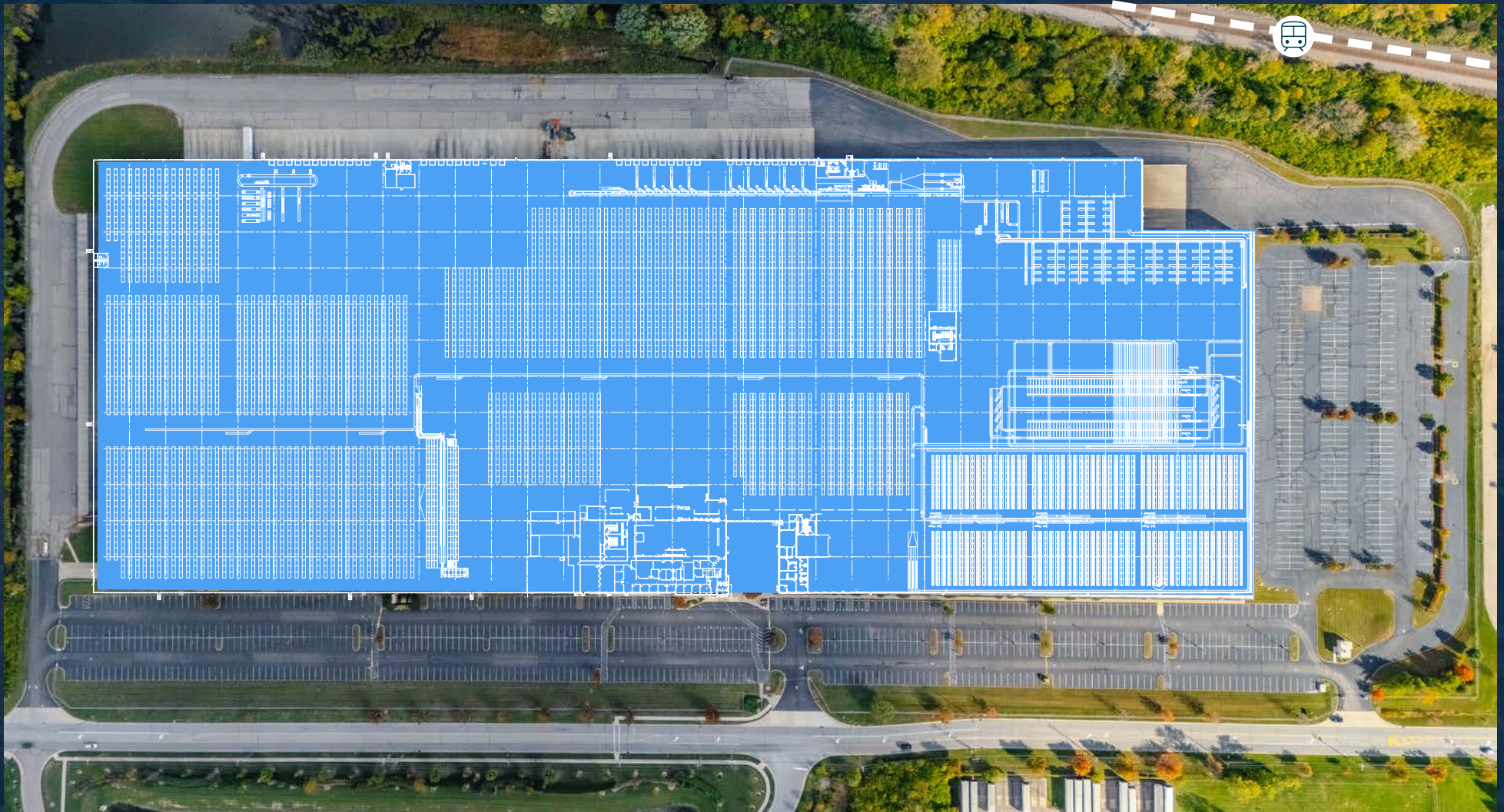
CINCINNATI

49 MINS

3500 SALZMAN RD

SITE PLAN

MAIN OFFICE	10,000 SF
BREAK AREAS	15,000 SF
IT/SERVER ROOM	2,500 SF
WELLNESS CENTER	3,000 SF
OPERATION/SHIPPING	3,800 SF



3500 SALZMAN | MIDDLETOWN, OH

3500 SALZMAN RD

PARCEL OUTLINE

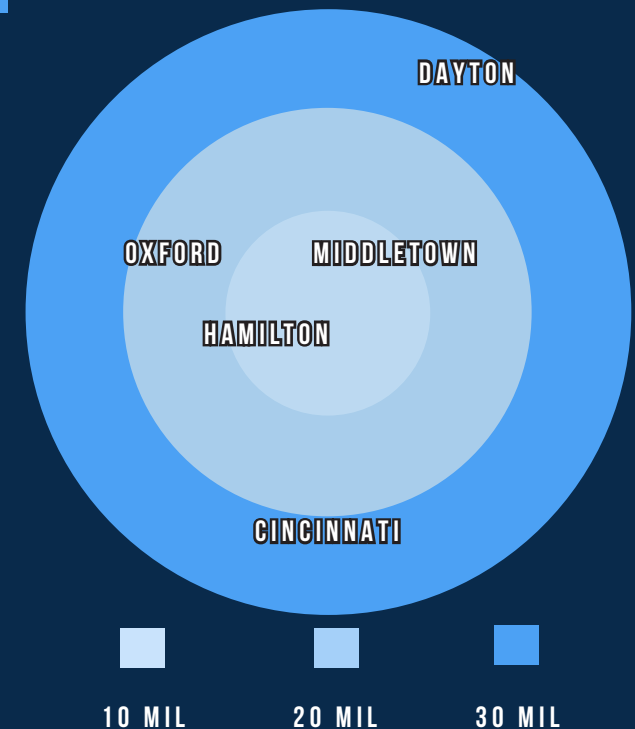


3500 SALZMAN | MIDDLETOWN, OH

MONROE, OH | DEMOGRAPHICS

- Prime location between Cincinnati and Dayton with direct access to I-75
- Strong Industrial workforce with manufacturing and logistics expertise
- Served by CSX and Norfolk Southern Rail Lines
- Less than 1 hour to CVG International Airport
- Business-friendly incentives and workforce programs available
- Within a 600-mile radius of 54% of the U.S. population.
- Central hub for distribution, automotive, and advanced manufacturing.
- Located in one of the fastest-growing logistics corridors in the midwest

DRIVE TIME MAP



INDUSTRY CONCENTRATION 2025

METRIC	10-MILE RADIUS	20-MILE RADIUS	30-MILE RADIUS
Transp./Warehouse Firms	251	879	1,687
Transp./Warehouse Employees	3,215	13,472	29,394
Manufacturing Firms	554	2,237	4,168
Manufacturing Employees	18,265	75,681	139,137

CINCINNATI → DAYTON GROWTH CORRIDOR



1

Day truck drive of more than 60% of the United States population



#4

Largest Industrial market in Ohio by square footage



3M+

Population within a 1-hour drive



20B+

In recent and planned industrial development along I-75

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