

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

JLL

# 3500 SALZMAN RD

3500 SALZMAN DR

## PROPERTY DETAILS

BUILDING (SQ. FT.)

±938,000

RACKING

YES

MAIN OFFICE (SQ. FT.)

±10,000

SPRINKLERS

ESFR

LAND (ACRES)

±47.106

DRIVE INS

3

CLEAR HEIGHT

36'

DOCK DOORS

45 FULLY EQUIPPED

HEAVY POWER

[2] 2,400 & [1] 3,000 AMP 480 V  
SWITCHGEAR

100% TEMPERATURE CONTROLLED

A/C WAREHOUSE

COLUMN SPAN

50' X 50'

BUILDING DEPTH

600'

AUTO PARKING

±1025

TRAILER PARKING

38

CONSTRUCTION

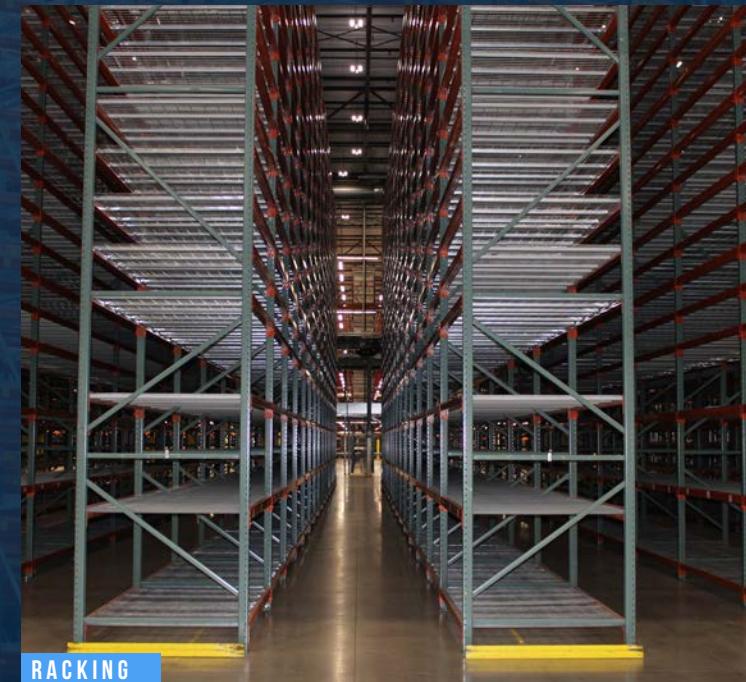
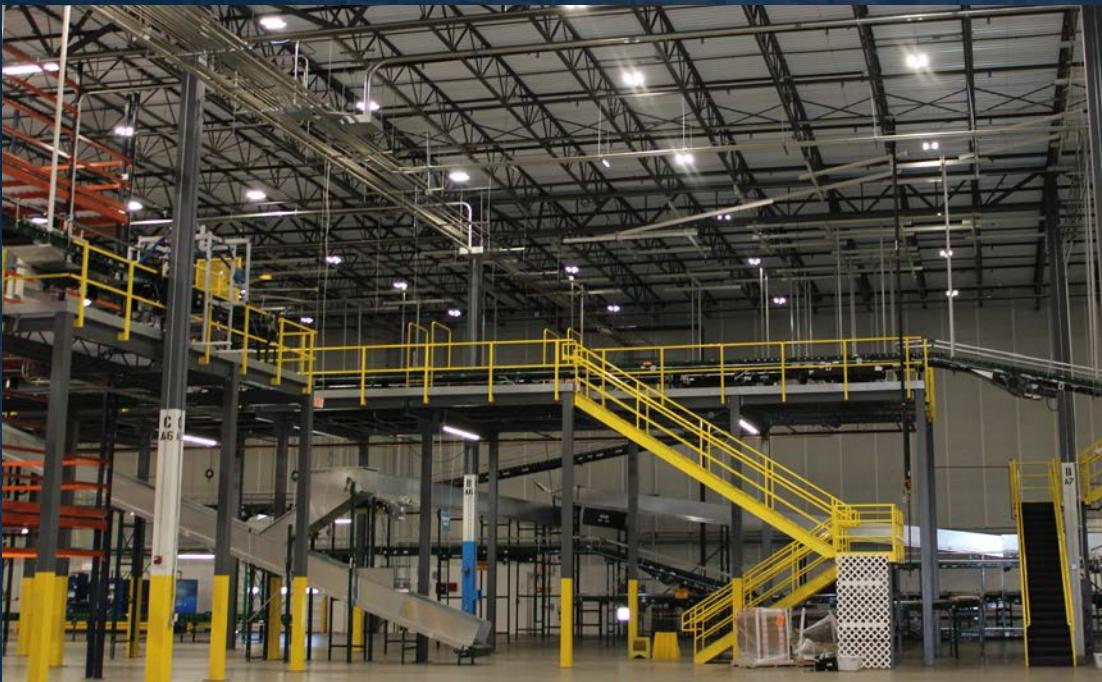
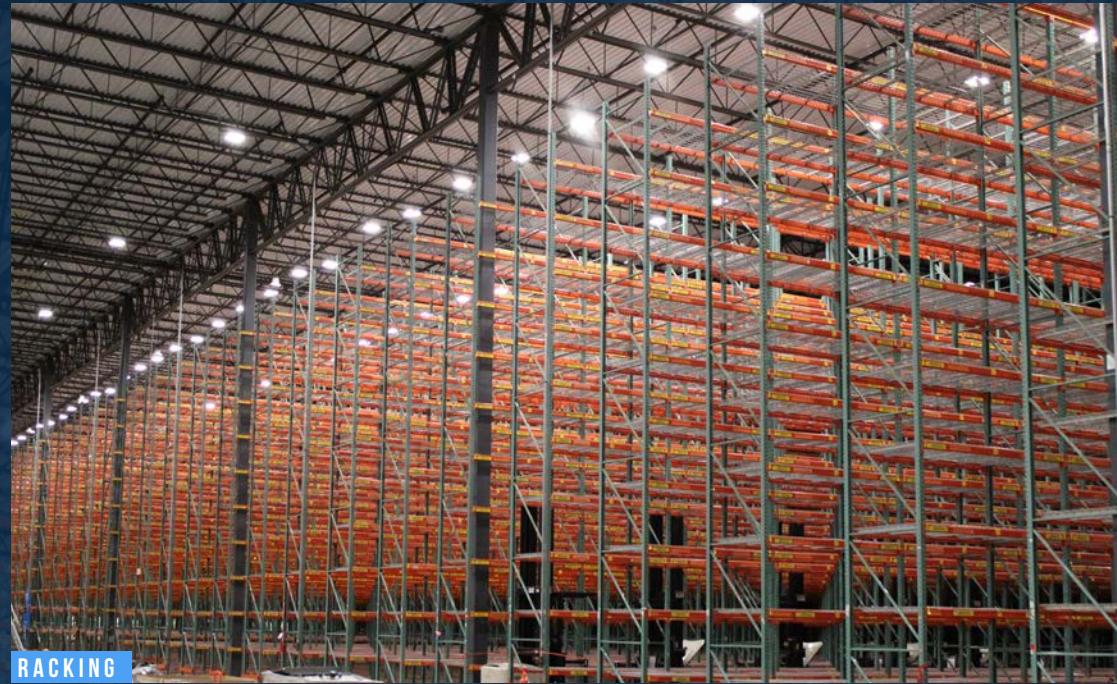
PRECAST CONCRETE

## ZONING

## LI - LIGHT INDUSTRIAL

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

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



## 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.

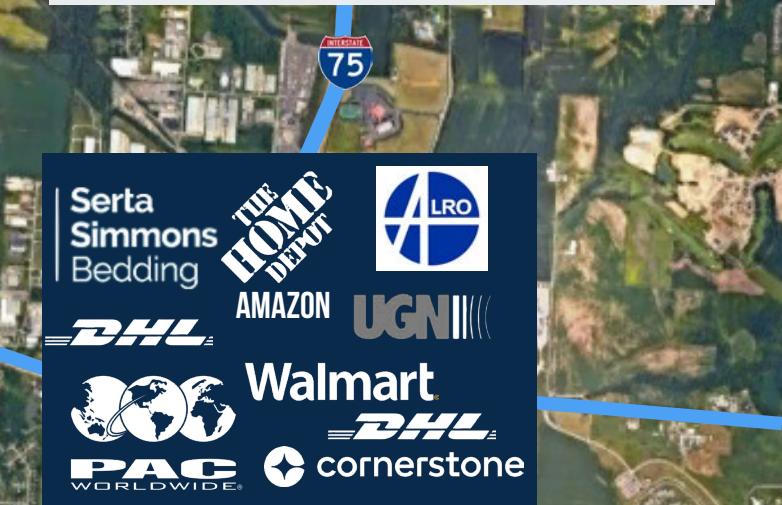
## PROPERTY HIGHLIGHTS

-  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





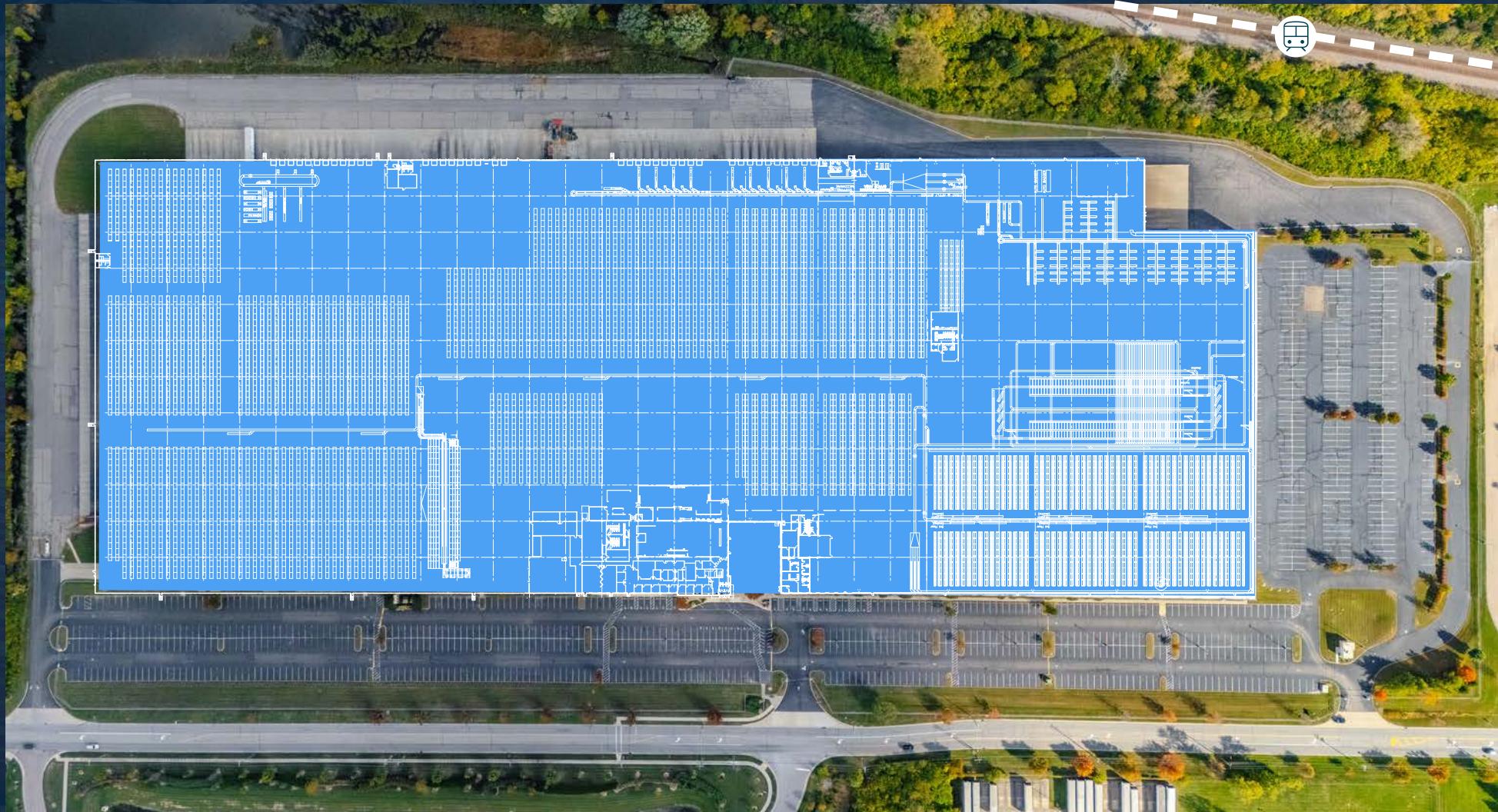
LOCATION AND NEARBY TENANTS	
DAYTON, OH	COLUMBUS, OH
29.4 MI	90.4 MI
CINCINNATI, OH	INTERSTATE 75
33 MI	4.5 MI



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 RD

# PARCEL OUTLINE



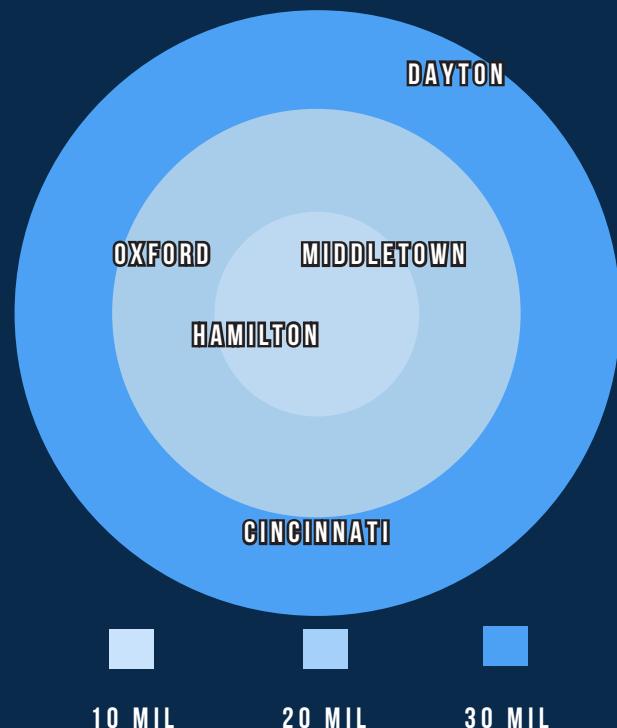
# MONROE, OH | DEMOGRAPHICS

- 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

## 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

## DRIVE TIME MAP



## 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

# CONTACT US

## MARK VOLKMAN

**Senior Managing Director**  
mark.volzman@jll.com  
+1 513 226 2076

## BRIAN LEONARD

**Vice Chairman**  
brian.leonard@jll.com  
+1 513 257 5653



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©20XX Jones Lang LaSalle IP, Inc. All rights reserved.