



QUEENSGATE LOGISTICS CENTER I

299 GEST ST. CINCINNATI, OH 45203

INDUSTRIAL BUILD TO SUIT - 29,970 - 59,940 SQFT ON 3.98 ACRES
AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS

 **29,970 - 59,940 SqFt**

- Class A New Construction in City of Cincinnati infill Queensgate industrial area
- Minutes to I-71, I-75, and US 50
- Property abutting Brent Spence Bridge project at I-75
- Potential rail service with CSX and/or Genesee & Wyoming
- Construction commencing Q1 2025 and substantial completion by Q4 2025
- Spaces divisible to 29,970
- SqFt with three (3) docks / one (1) drive-in per suite
- Potential for secure/fenced outdoor storage and Ohio River access through [Cincinnati Bulk Terminals](#)
- Pre-engineer metal buildings (Butler) and fully insulated with ESFR sprinkler systems
- Construction services by [Cincinnati Commercial Contracting](#)
- Lease Rate: \$11.95/SqFt modified gross + CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	29,970 - 59,940
Office SqFt:	1,137 (expandable)
Acreage:	3.9808 acres
Clear Height:	27' - 29'
Year Built:	2024/2025
Type Construction:	PEMB with concrete wainscot, fully insulated
Floor Slab:	6" concrete slab with 6" compacted granular fill
Lighting:	LED high bay at 30FC maintained at 36" AFF
Column Spacing:	28'x79'
Dock door:	Six (6) - 9'x10' with mechanical pit leveler and seals
Drive-in door:	Two (2) - 12'x14'
Sprinkler:	ESFR - Wet system
Electrical Service:	480/277 volt, 3-phase, 400 amps
Heat:	80/20 forced air units or natural gas fired unit heaters
Roof:	Butler MR-24 metal
Truck court:	120' with 60' concrete apron at dock wall and 60' of heavy-duty asphalt
Parking Lot:	Sixty-Two (62) spaces
Restrooms:	One (1) in office and One (1) set within office footprint for warehouse
Zoning:	City of Cincinnati, MG - Manufacturing General
Hamilton County Parcel ID:	138-0006-0287-00

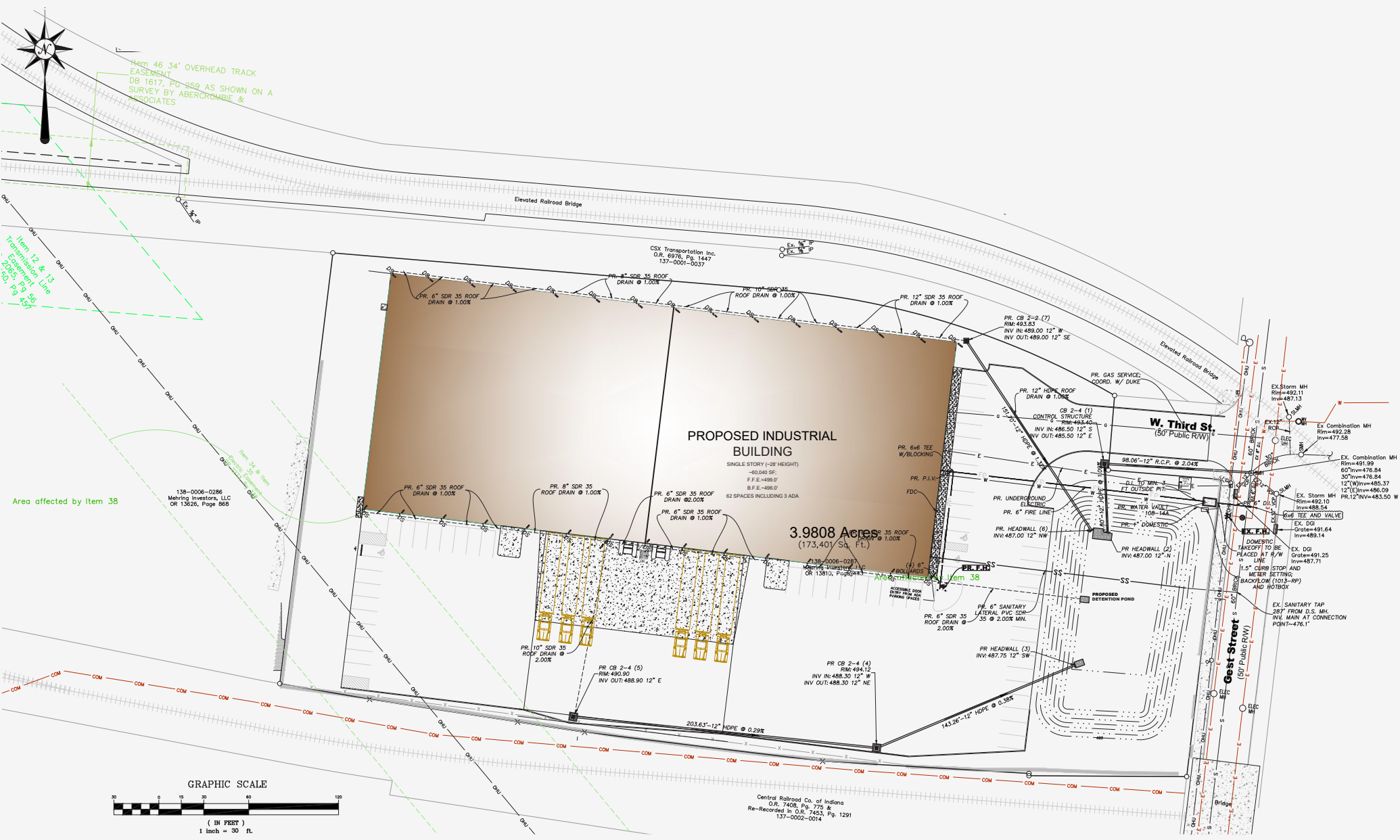
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TRUCK ACCESS PLAN



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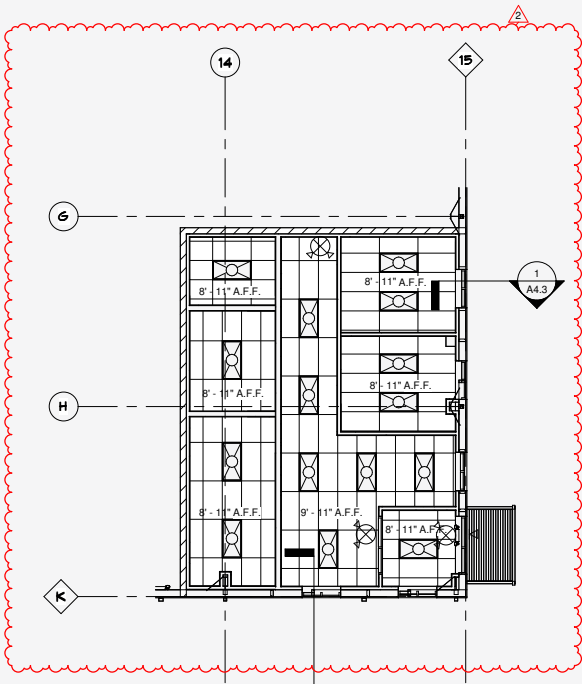
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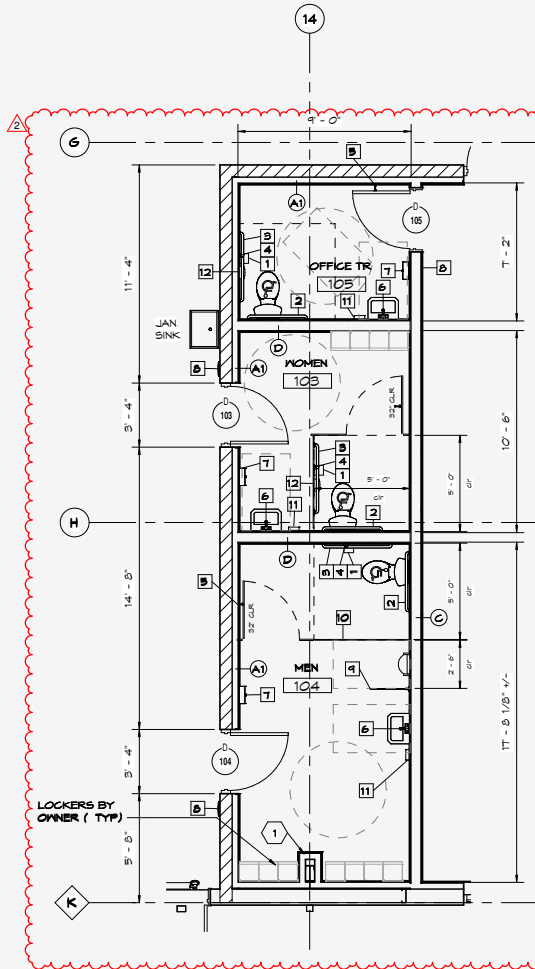
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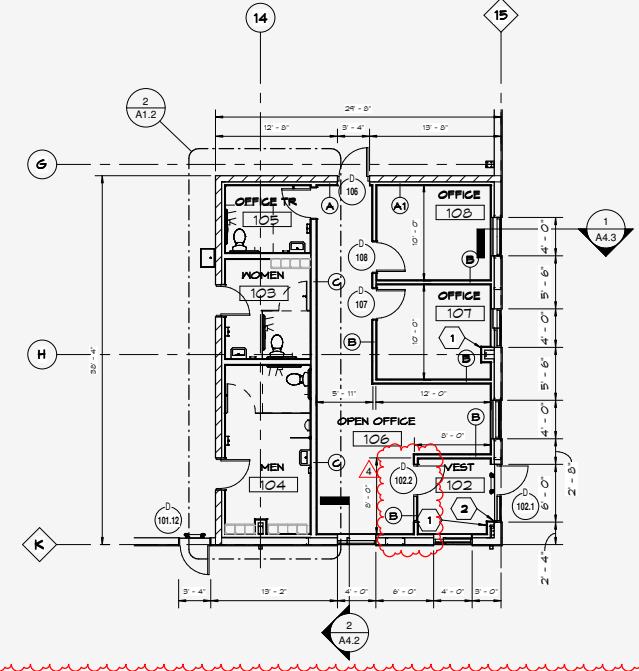
OFFICE FLOOR PLAN



REFLECTED CEILING PLAN - OFFICE
SCALE: 1/8" = 1'-0"



ENLARGED TOILET ROOM PLAN
SCALE: 1/4" = 1'-0"



ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"

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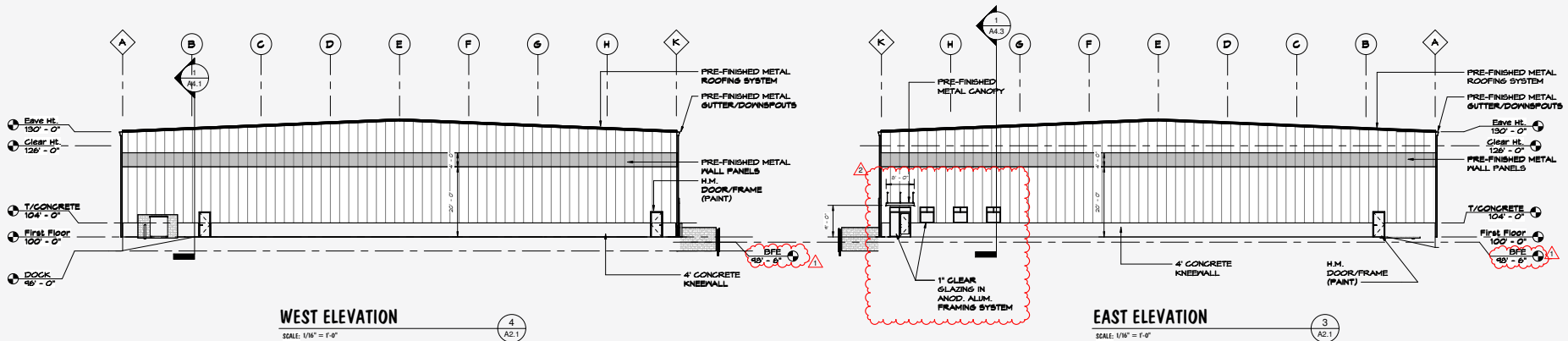
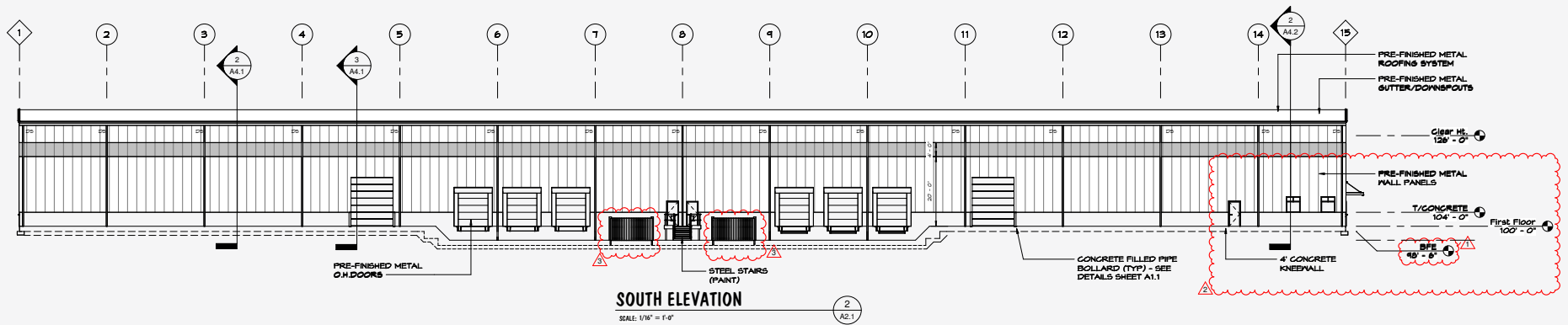
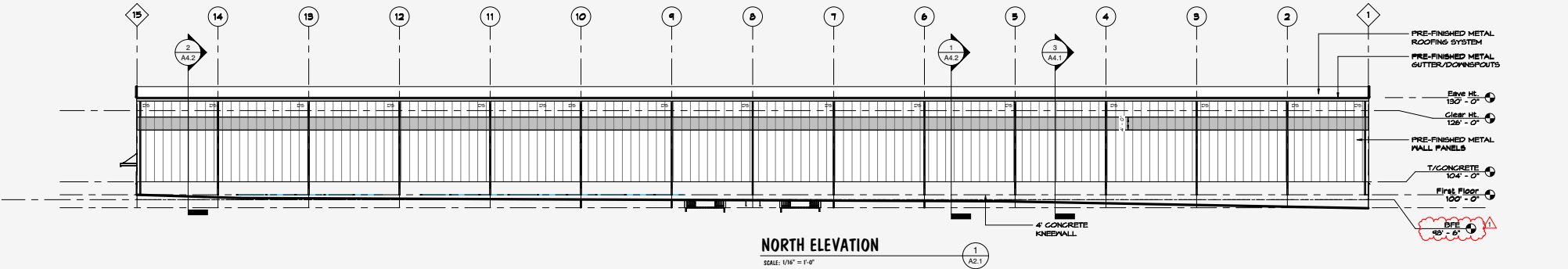
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FINAL ELEVATIONS



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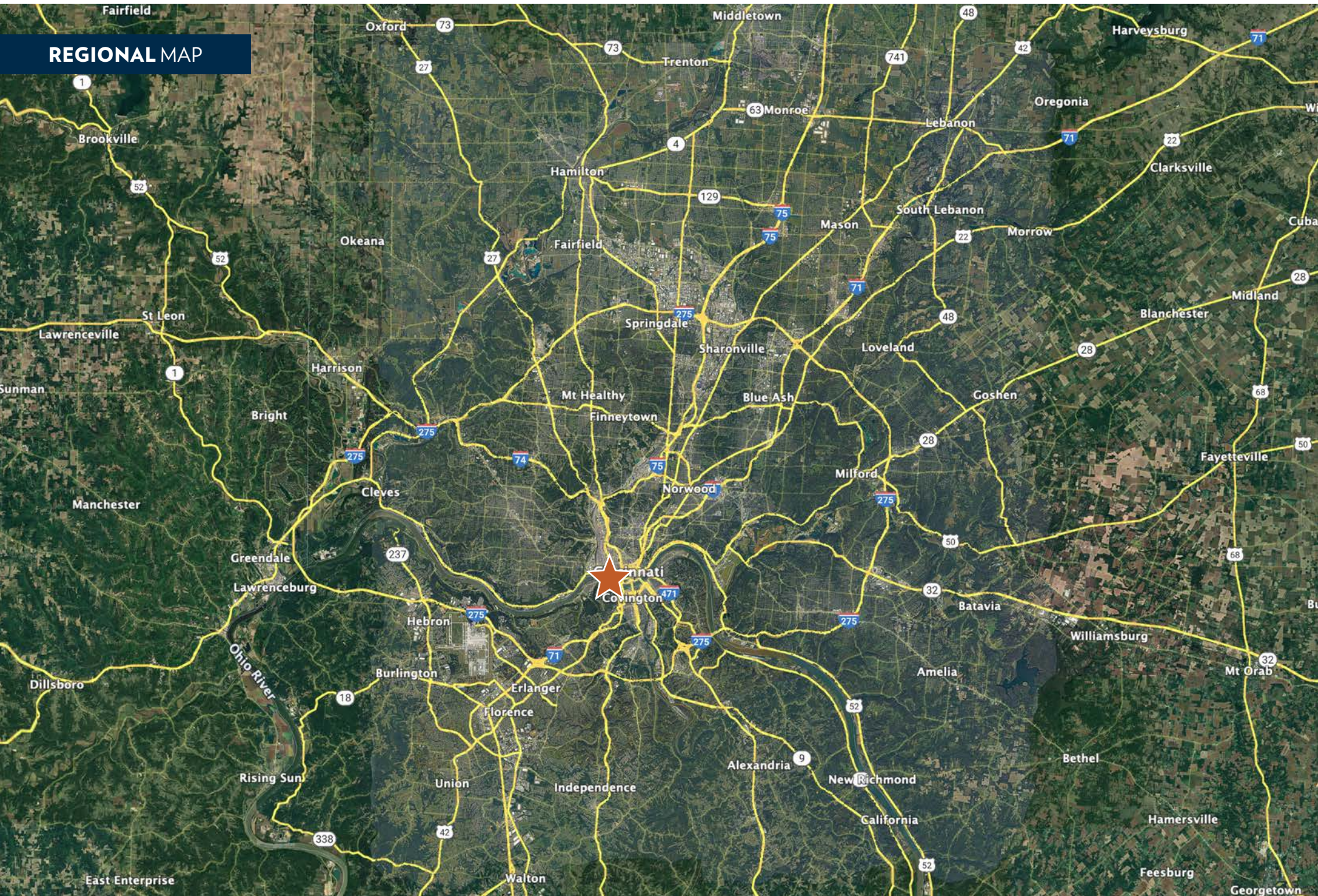
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REGIONAL MAP



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PARCEL OUTLINE



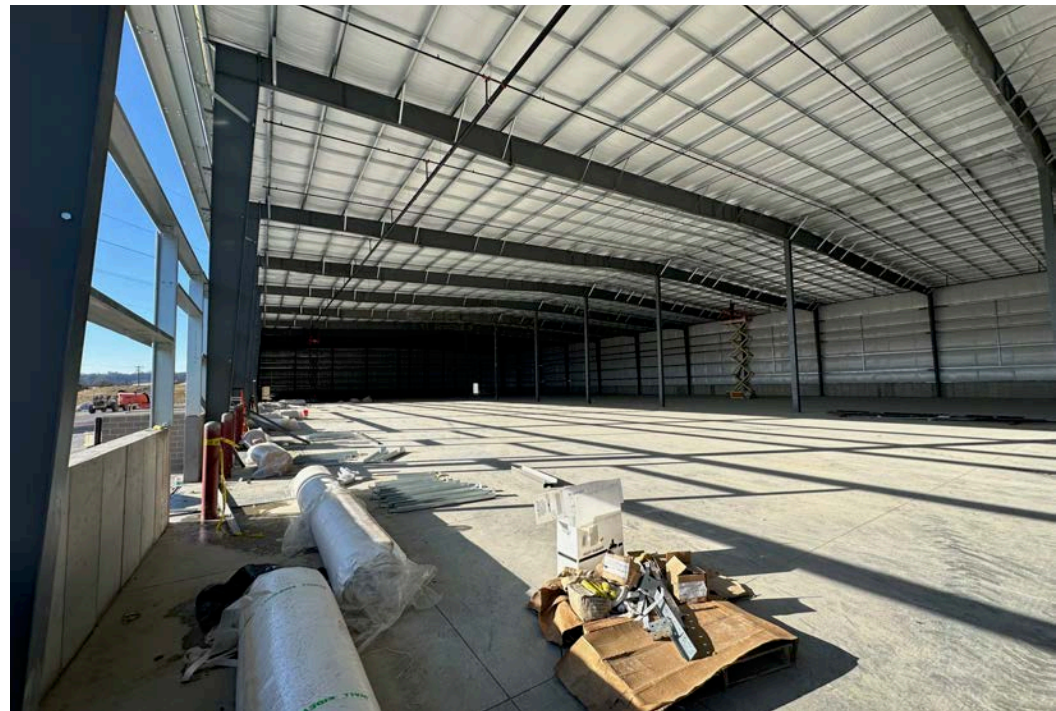
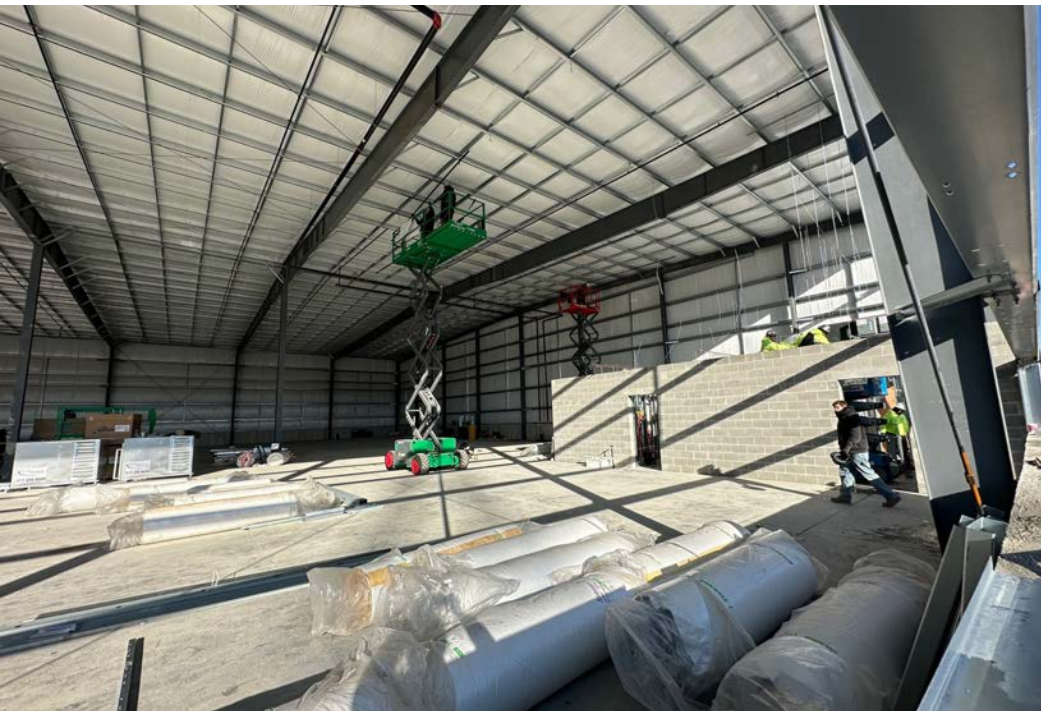
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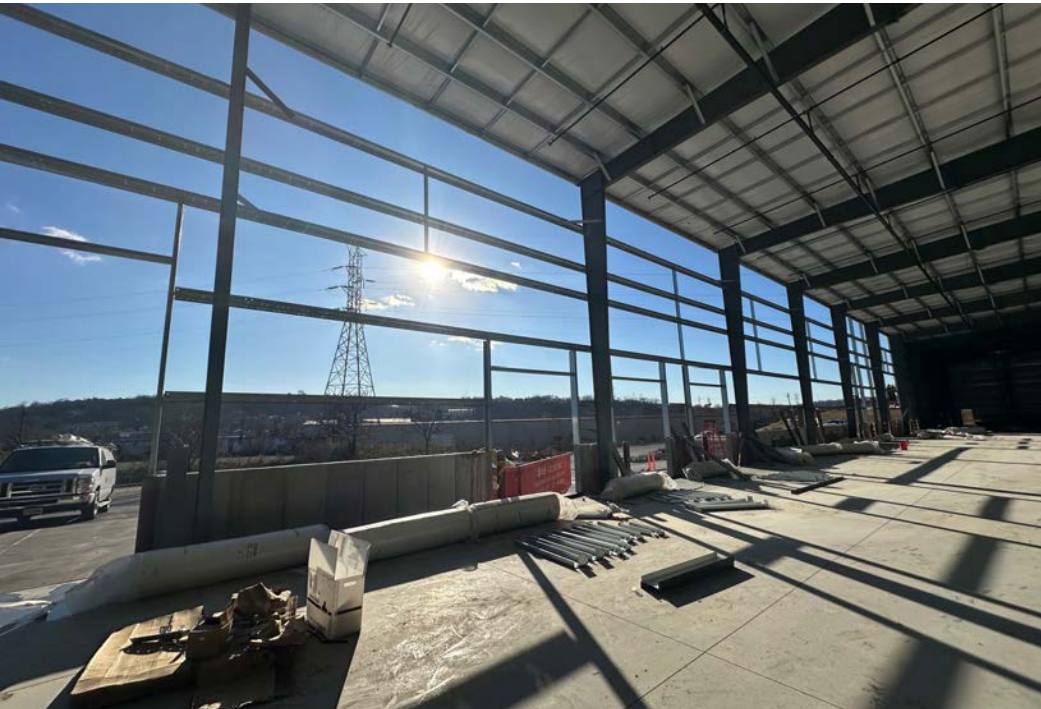
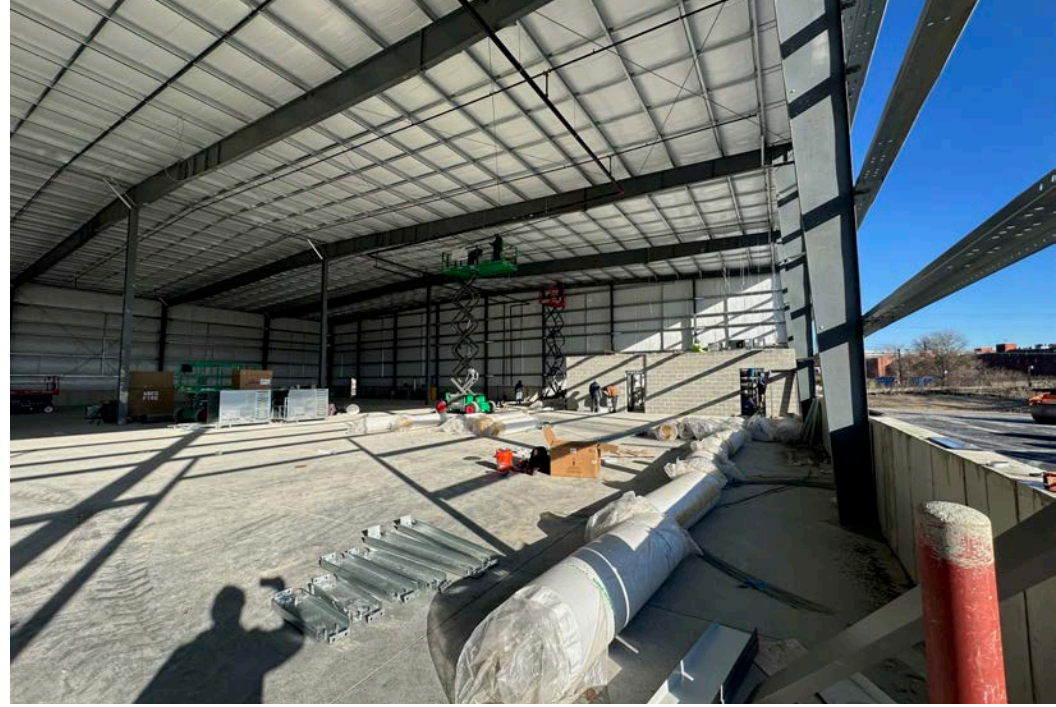
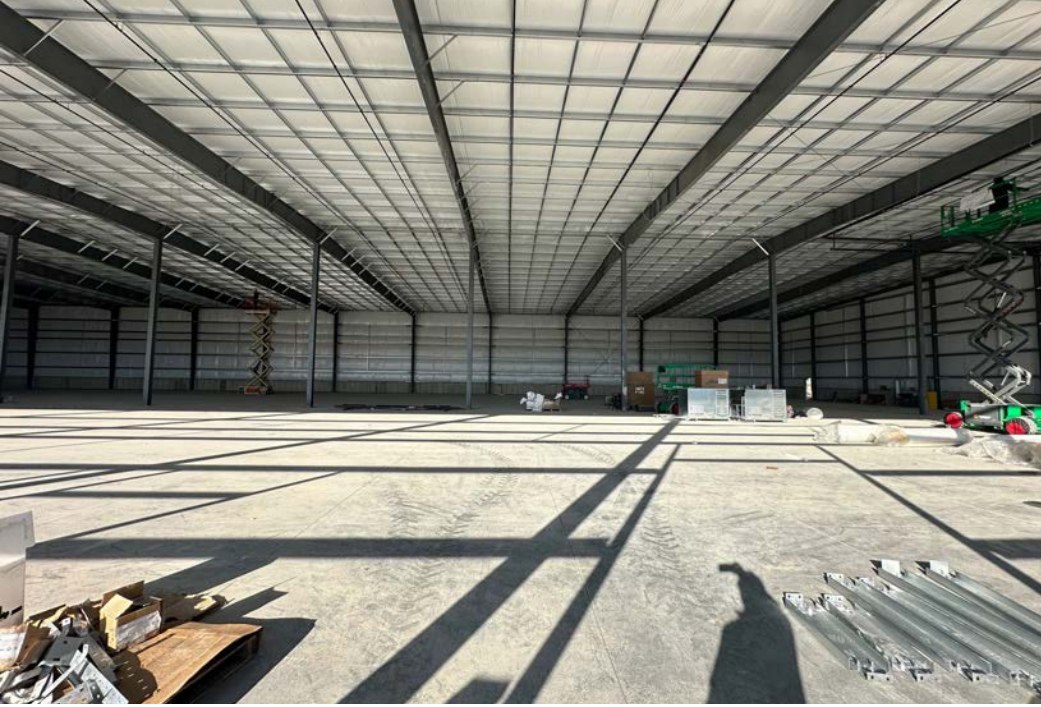
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