

AVAILABLE Q2 2027



C5 ENCORE LOGISTICS CENTER BUILDING 2

Encore Road, Turtlecreek, Ohio

1.1M SF Available for Lease

CBRE

LEASING AGENT

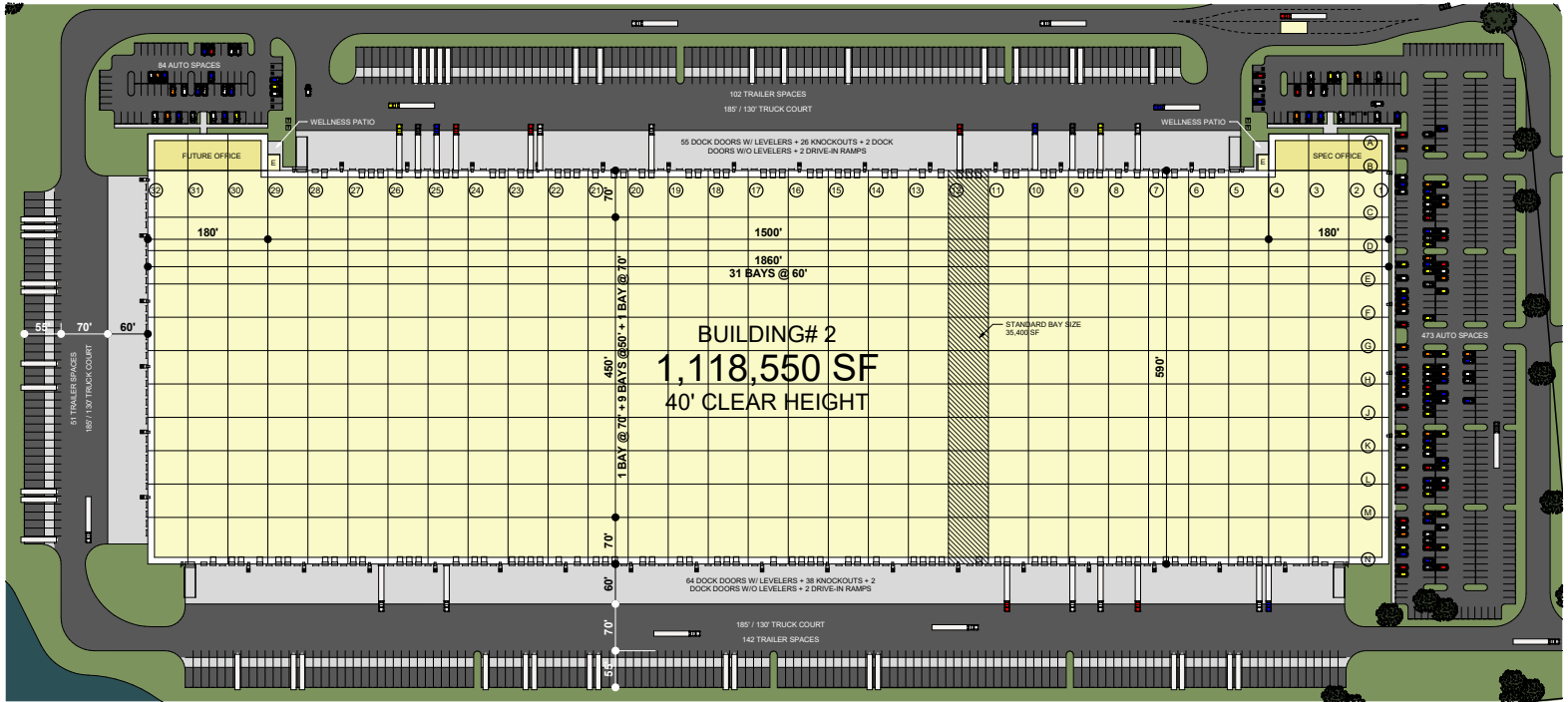


DEVELOPER

C5 ENCORE LOGISTICS CENTER

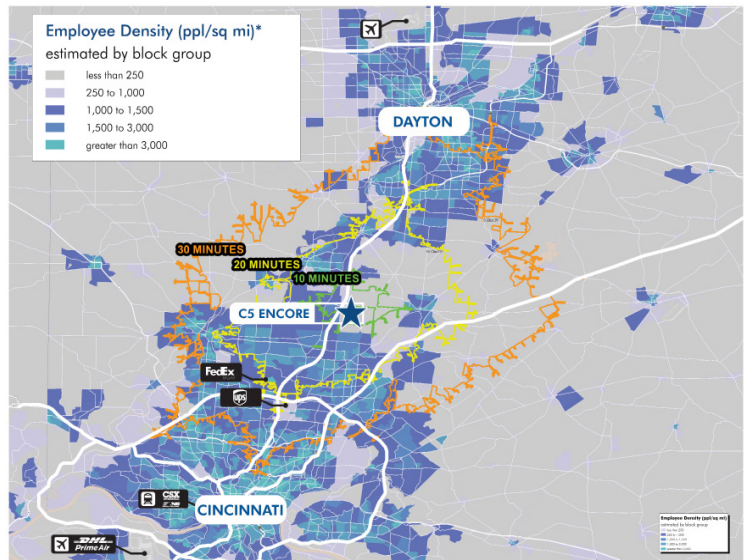
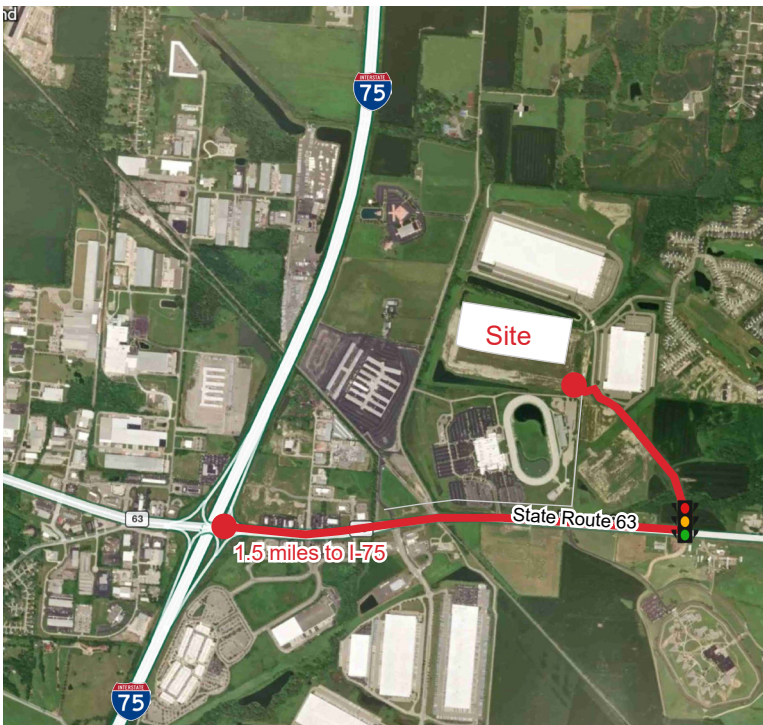
C5 Encore Logistics Center is a master-planned logistics campus strategically located 1.1 miles from I-75 (exit 29) via a high volume SPUI (single point urban interchange) interchange, mid-way between the Cincinnati and Dayton MSA's. The park's location allows companies to draw from high quality, competitively priced labor pools while also providing 1-day access to 60% of the U.S. and Canadian populations. End users may qualify for a variety of incentives, including 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. C5 Encore Logistics Center Building 2 is the final phase of the park, capable of accommodating up to 1.1M SF.





BUILDING SPECIFICATIONS

Square Footage	1,118,550 SF
Acres	89.22
Office Area	10,000 SF
Configuration	590' x 1,860' Cross-dock configuration with potential for 3-sided loading
Column Spacing	60' wide x 50' deep with 70' deep staging bays
Clear Height	40'
Dock Doors	119 with 40k lb airbag levelers, seals, lights & 4 unequipped (expandable)
Drive-In Doors	4
Truck Court Depth	130'-185'
Auto Parking	557
Trailer Parking	295 (expandable using 3rd dock wall)
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
Sustainability	White TPO roof, clerestory windows
Tax Abatement	75% Tax Abatement for 15 years



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