



\*IMAGES ARE CONCEPTUALIZED



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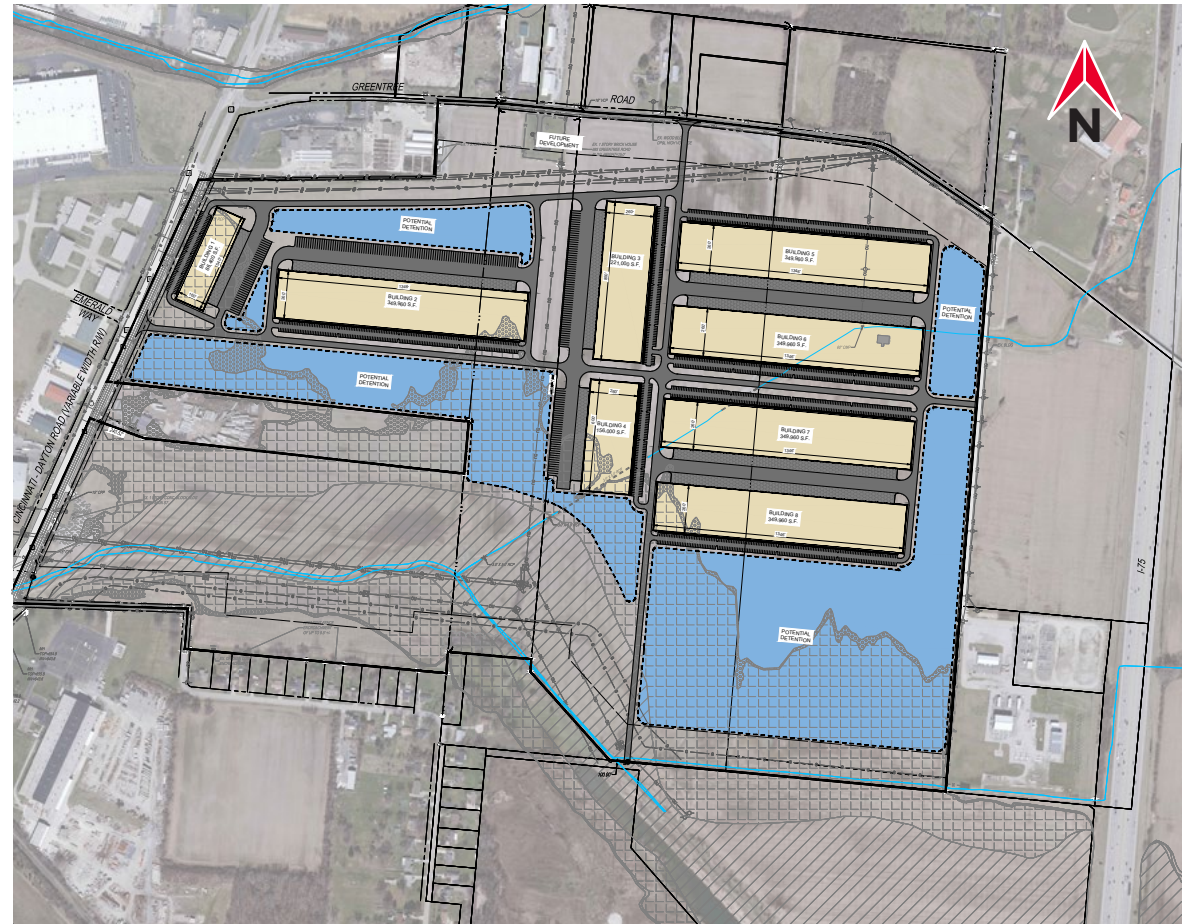
**310± ACRE** | *OVER 2.0 MSF*  
**DEVELOPMENT SITE**  
MONROE, OH 45050



# PROPERTY HIGHLIGHTS

Strategically located near SR 63 and I-75, this site is one of the largest remaining tracts in the Cincinnati-Dayton corridor. Located just west of I-75 and north of State Route 63 in Monroe, OH, the site can accommodate a variety of uses and is surrounded by a labor force exceeding 3 million.

<b>LOCATION</b>	Monroe, OH
<b>LAND SIZE</b>	310± Acres
<b>ELEVATION</b>	±660'
<b>TOPOGRAPHY</b>	Flat
<b>JURISDICTION</b>	City of Monroe (Butler & Warren Counties)
<b>ZONING</b>	BP: Business Park L-1: Light Industrial
<b>TAX RATE</b>	Butler County: \$58.16/\$1,000 Warren County: \$58.60/\$1,000



Strong industrial demand throughout the region



Located within a 1-day drive of 60% of the US population



Low labor costs compared to the National average



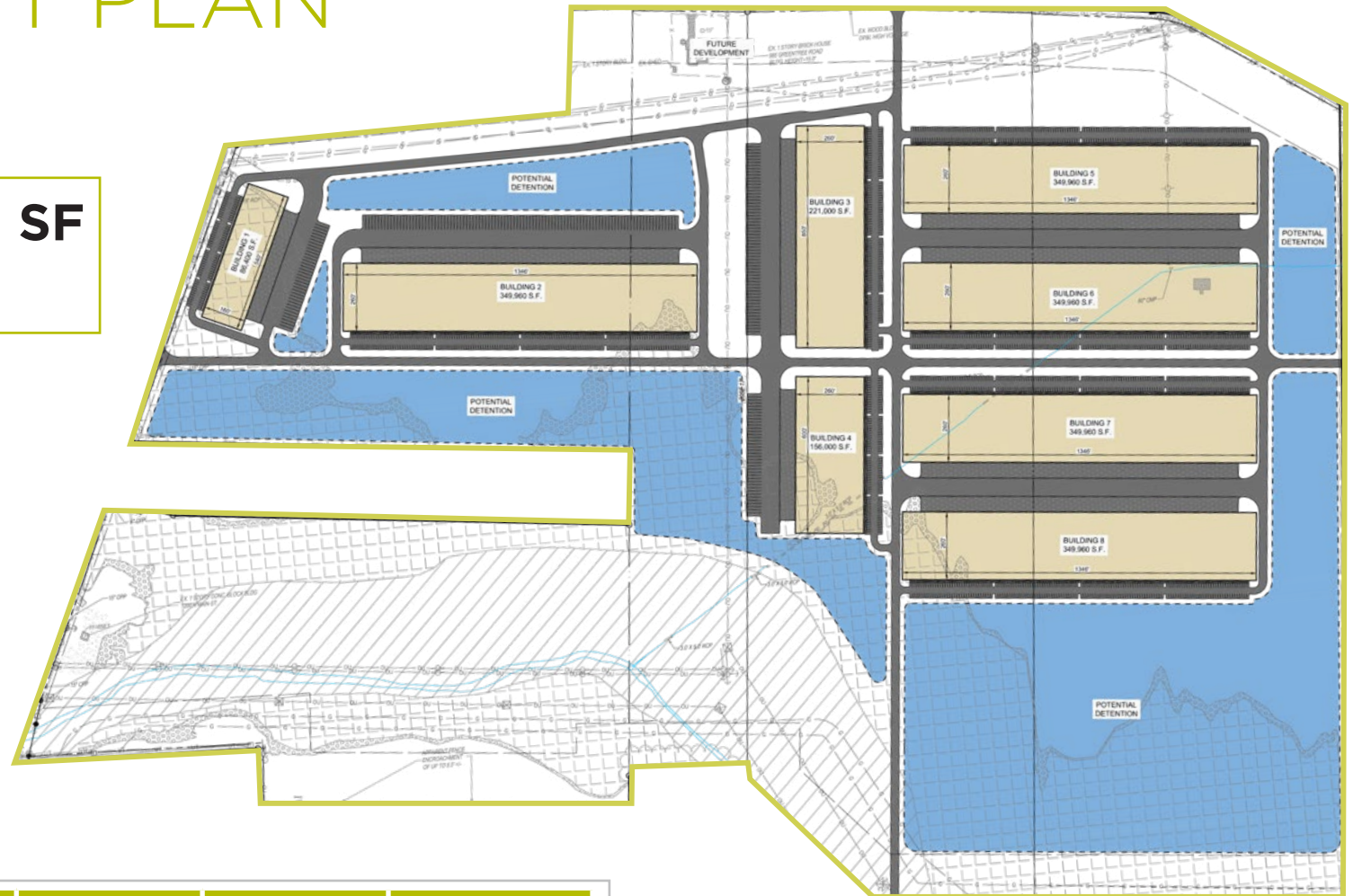
State and local incentives and tax programs

## MONROE UTILITIES

<b>ELECTRIC</b>	West side of Cincinnati-Dayton Road
<b>GAS</b>	TBD
<b>WATER</b>	West Side of Cincinnati-Dayton Road
<b>SEWER</b>	Southwest corner of site
<b>TELECOM</b>	East side of Cincinnati-Dayton Road

# CONCEPT PLAN LAYOUT

**± 2.2 MILLION SF**  
**8 BUILDINGS**



NAME	SQ. FT.	DIMENSIONS	LOADING	TRAILER/AUTO
BUILDING 1	86,400 SF	540' X 160'	Rear-Load	96/36
BUILDING 2	349,960 SF	1,346' X 260'	Rear-Load	280/100
BUILDING 3	221,000 SF	850' X 260'	Rear-Load	176/61
BUILDING 4	156,000 SF	600' X 260'	Rear-Load	128/39
BUILDING 5-8	349,960 SF	1,346' X 260'	Rear-Load	280/TBD
<b>TOTAL</b>	<b>2.2 MILLION SF</b>			



**30** Downtown Dayton  
*30 Minutes*

**45** CVG International Airport  
*45 Minutes*

**90** Downtown Columbus  
*90 Minutes*

±310 Acres

Cincinnati-Dayton Road

INTERSTATE  
**75**

Kroger **KOHL'S**

CINTAS **DHL**

WORTHINGTON INDUSTRIES

deceuninck

MAUSER  
Packaging Solutions

CORE5<sup>®</sup>  
INDUSTRIAL PARTNERS

1.6 MSF

63

EXIT  
29

63

General Mills | IDI Logistics

THE HOME DEPOT | DHL

Walmart | amazon

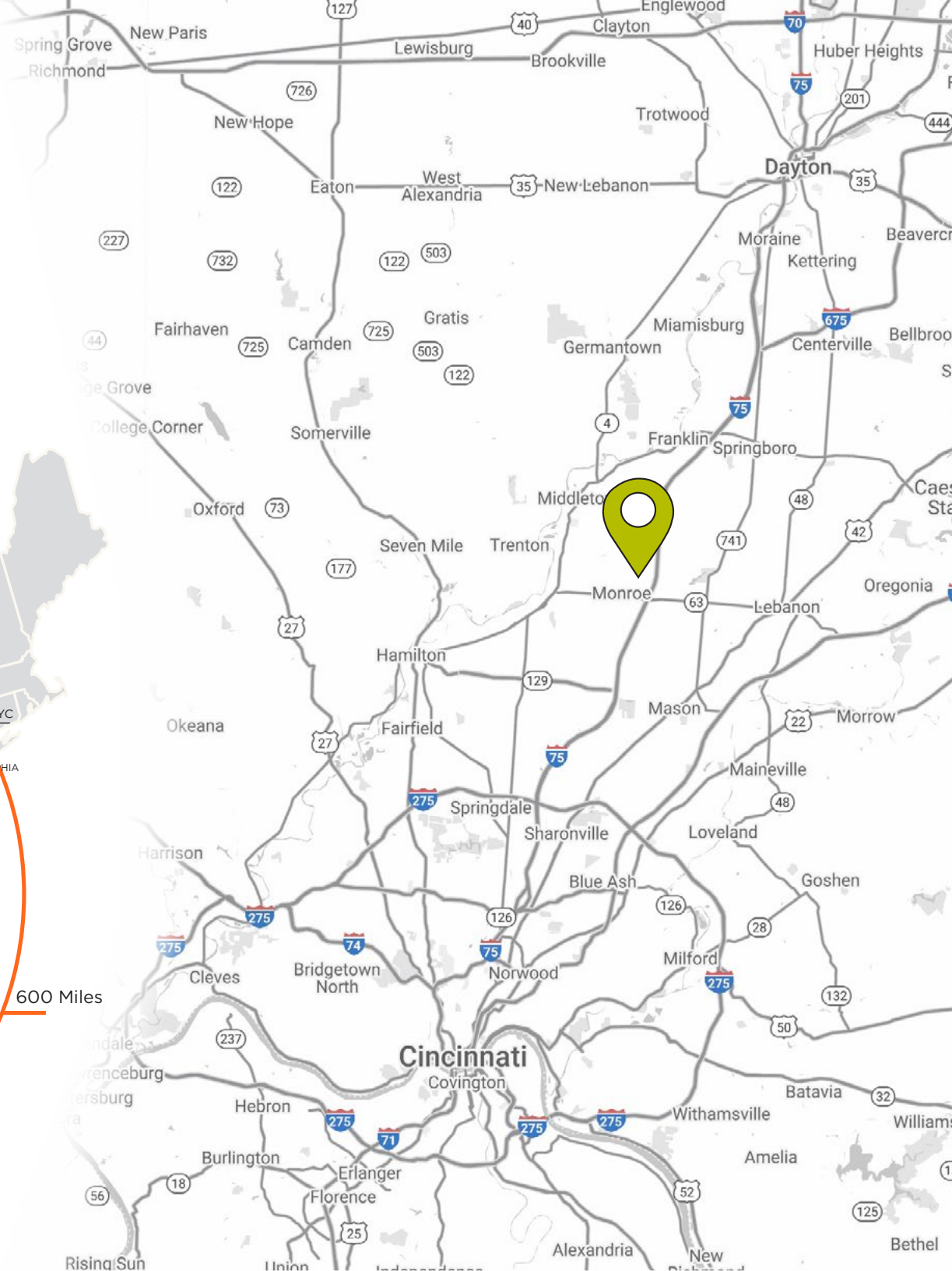
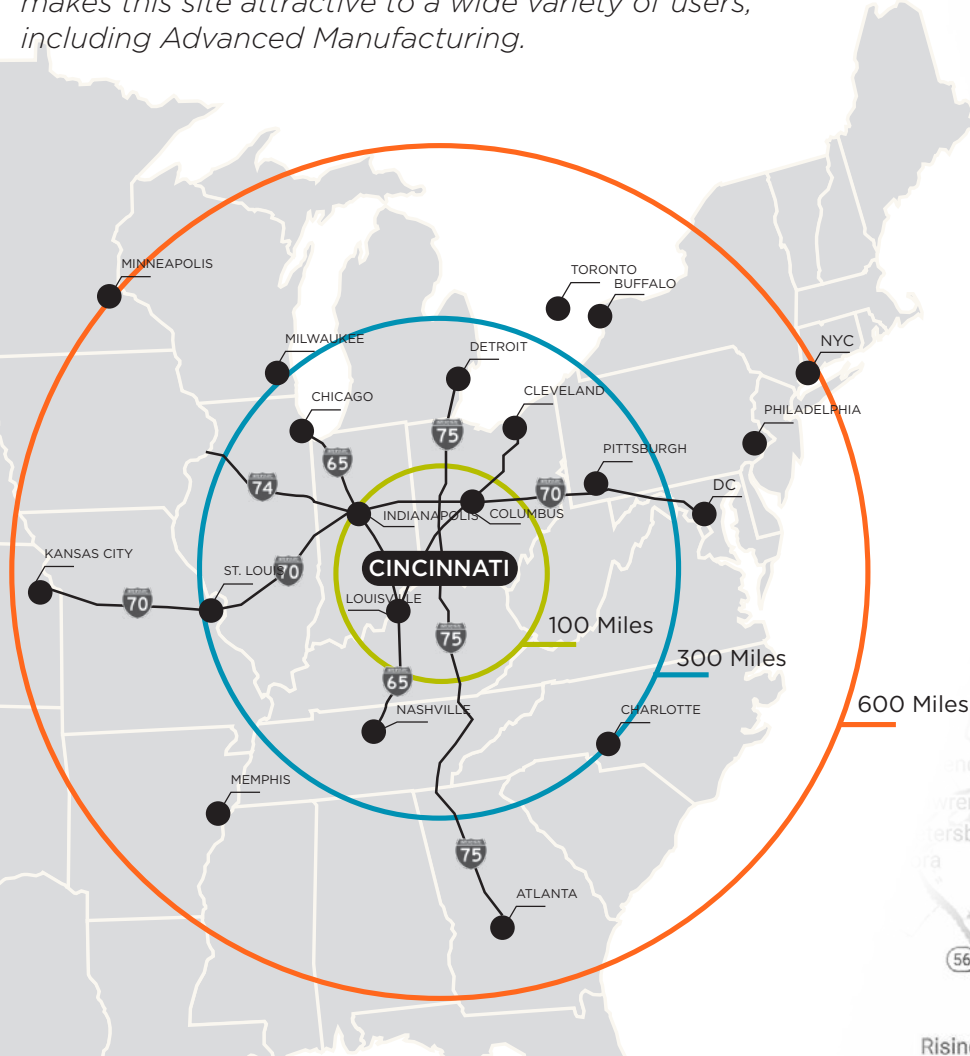
UGN | Safe

Serta Simmons Bedding | VALLEN  
Innovation. Proven value.

# PROPERTY LOCATION

Monroe, Ohio is centrally located between Cincinnati and Dayton along Interstate 75 spanning into western Warren County and eastern Butler County.

The site is located within a days drive of 60% of the nation's population. Easy access to two international airports and major interstates, plus a deep labor pool makes this site attractive to a wide variety of users, including Advanced Manufacturing.



# 310± ACRE | OVER 2.0 MSF DEVELOPMENT SITE

MONROE, OH 45050



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