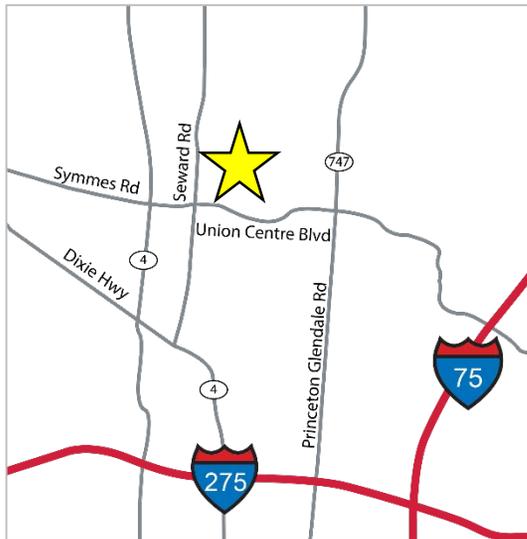


# UNION CENTRE LOGISTICS PARK BUILDING 1



# Union Centre Logistics Park

LOCATION:	Fairfield, OH Butler County
ADDRESS:	Intersection of Seward Road and Union Centre Boulevard
LAND:	39.77 acres
ZONING:	General Industrial
SUBMARKET:	Tri-County
INTERSTATE ACCESS:	Minutes to I-75 and I-275
BREAKING GROUND:	November, 2016



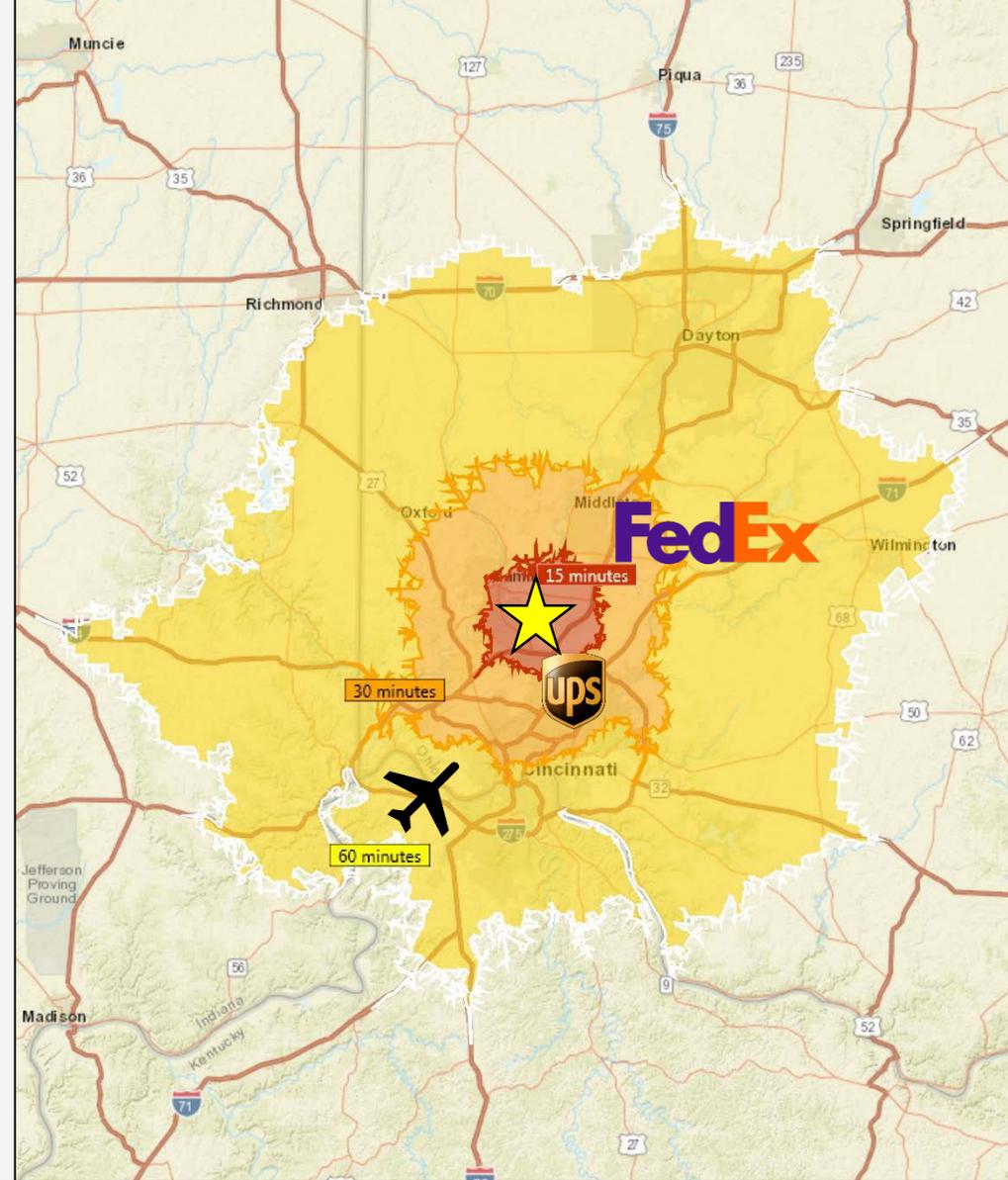
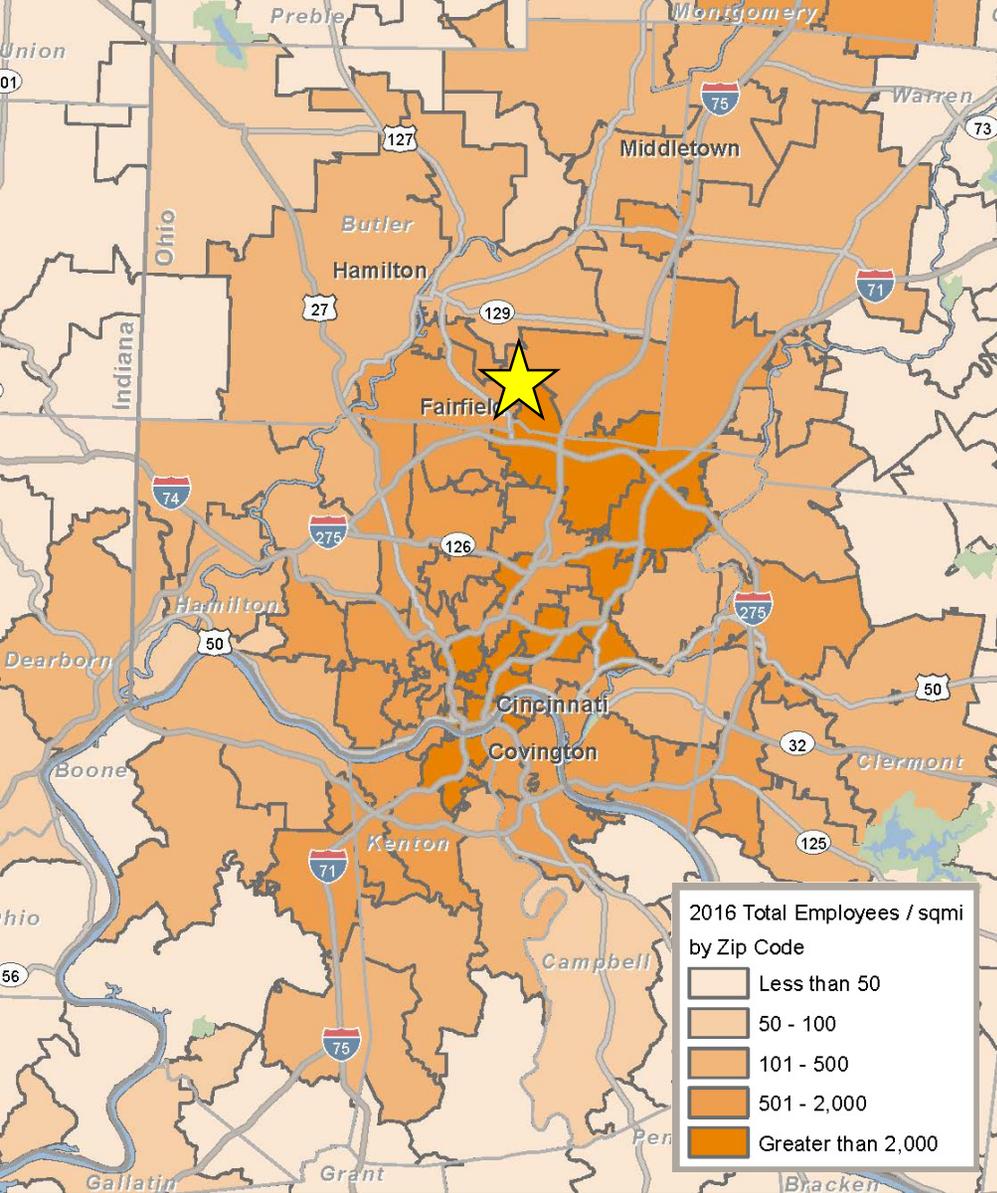


# Building 1

## 477,360+/- SF

AVAILABLE SF:	477,360± SF
DIVISIBLE:	Yes, to 238,680± SF
BUILDING DIMENSIONS:	520' x 918'
COLUMN SPACING:	52' x 50' 52' x 60' Speed Bays
BAY SIZE:	52' x 520' (27,040 SF) 43' x 520' (22,360 SF)
LOADING FACILITIES:	Cross-docked; 100+ dock doors with pit levelers 4 drive-in doors
TRUCK COURT:	130' – 135' depth
PARKING:	150+ auto spaces (expandable) 77+ trailer spaces (expandable)
CEILING HEIGHT:	36'
SPRINKLER SYSTEM:	ESFR
LIGHTING:	T-5 high efficiency lighting with motion sensors
HVAC:	80 / 20 make-up units
RENTAL RATE:	\$3.75 /SF NNN
OPERATING EXPENSES:	\$1.10 /SF

# 477,360+/- SF



Union Centre Logistics Park benefits from its favorable labor demographics and proximity to major distribution hubs. Situated in the northern suburbs of Cincinnati, it is close to home for the majority of the region's workforce.

**Drive Time**

UPS	8.4 miles, 15 minutes
FedEx	19.1 miles, 30 minutes
CVG	35.2 miles, 37 minutes