



Property Features:

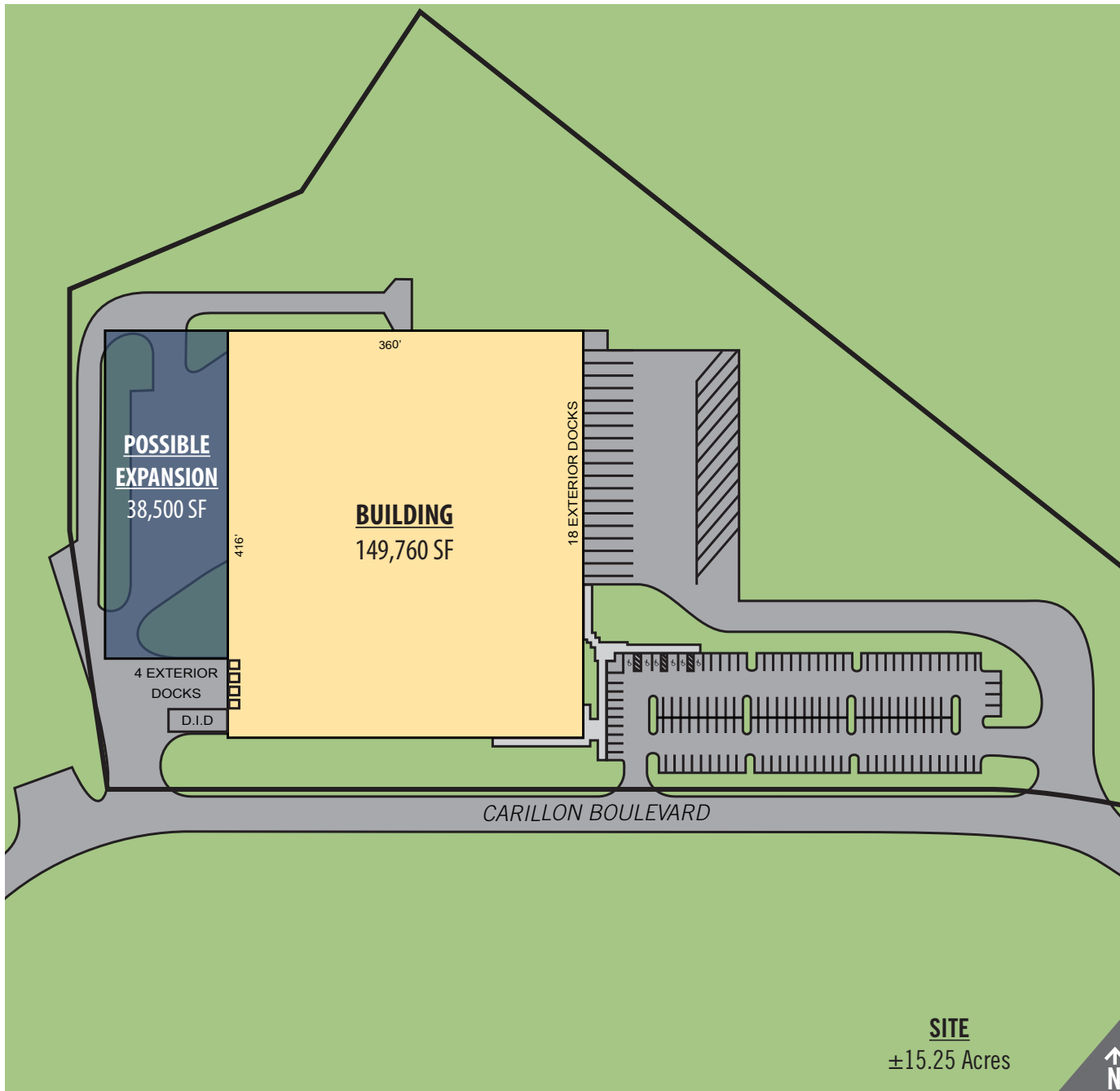
- 149,760 SF
- Located on 15.25 Acres
- 24' Clear Height
- 22 Exterior Dock Doors
- 1 Drive-in Door
- 28 Trailer Parking Spaces
- 150 Car Parking Spaces
- ESRF Fire Protection System
- 52' x 60' Column Spacing
- Fully Air Conditioned



FOR MORE INFORMATION CONTACT:

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BUILDING FEATURES

- Building Size: 149,760 SF (Available)
- Office Size: 10,783 SF
- Expandable by 38,500 SF
- Year Built: 2004
- Site: ±15.25 Acres
- Clear Height: 24'
- Column Spacing: 52' x 60'
- Loading Type: Partially cross docked
- Docks: 22 exterior docks with levelers
- Drive-in Doors: 1
- Max Building Depth: 360'
- Car Parking: 150 spaces
- Trailer Parking: 28 spaces
- Fire Protection: ESFR
- Fully air conditioned
- Electric: 3,000 amps, 277/480 3-phase
- Construction: Concrete tilt-up walls with interior steel framing
- Roof: Ballasted EPDM
- Roof Age: Original

THE CINCINNATI ADVANTAGE

LOCATION, LOCATION, LOCATION

Economic Strength and Stability

- Cincinnati is the **25th largest metro area** in the United States with a population of 2.2 million
- More than **370 Fortune 500 Firms** have a presence in Cincinnati, and seven have their headquarters there
- Cincinnati has over **450 foreign investments from over 20 countries** employing over 45,000 people in the region
- Forbes ranked Cincinnati as one of “**America’s Most Affordable Cities**”

Key Transportation Hub

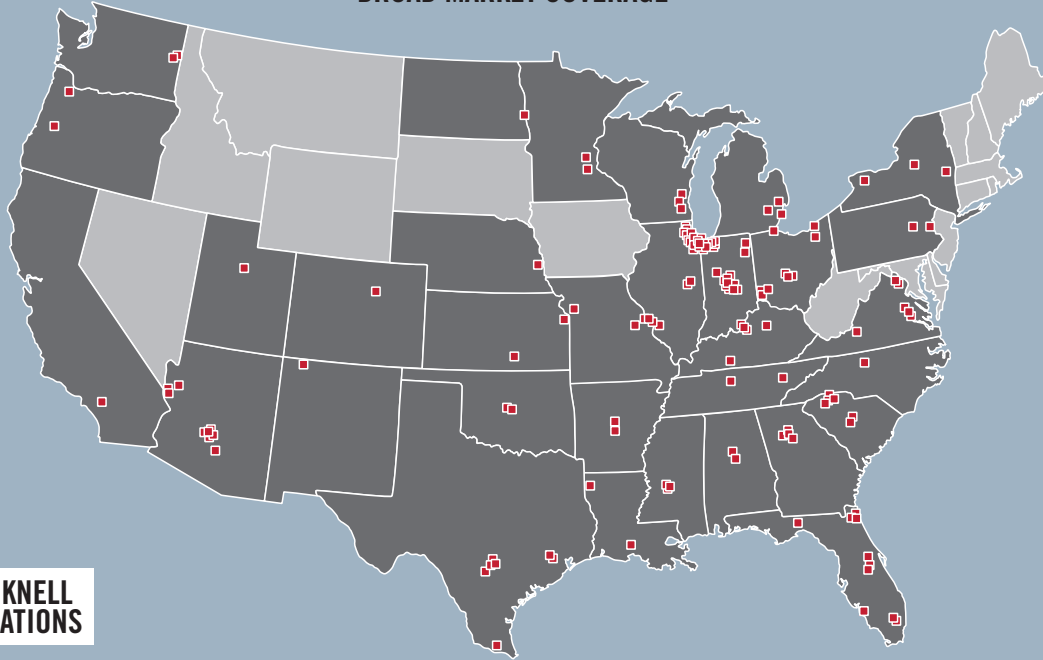
- Three interstate highway systems (I-75, I-74, and I-71) and two interstate-connectors (I-275 and I-471) serve the Cincinnati region
- Cincinnati/Northern Kentucky International Airport (CVG) is a key cargo destination with nine carriers providing service to **60,000 markets in 183 counties**
- DHL’s North American hub is located at CVG, **handling roughly 90% of their domestic volume**
- Cincinnati is the **fifth largest inland port** in the United States, handling 220 million tons of cargo per year

Top Tier Industrial Market

- Cincinnati’s industrial market contains over **275 million square feet**
- The Greater Cincinnati industrial availability rate is at a historic low
- Net absorption for 2015 was 3.69 million



BROAD MARKET COVERAGE



BECKNELL LOCATIONS

REPRESENTATIVE CLIENTS:



ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in more than 16 million square feet of industrial properties representing nearly \$1 billion
- Long-term owners—not merchant builders
- Portfolio Characteristics
 - 140 industrial properties
 - Located in 32 states
 - 94% leased (in-service)
 - Average building age 14 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$100 million unsecured line of credit