

1011 EVENDALE COMMONS DR, CINCINNATI, OH 45241

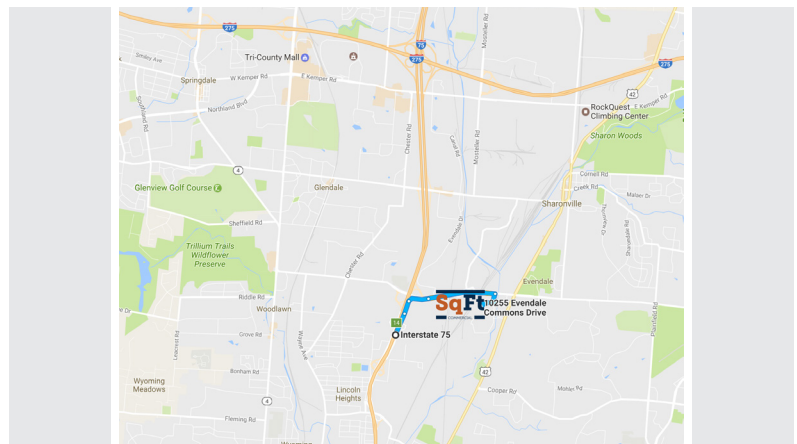
PRE-LEASING

PROPERTY DETAILS



123,200 SqFt (560'x210')

Total SqFt:	123,200
Warehouse SqFt:	117,600 (560'x210')
Office SqFt:	To suit
Loading:	Side-load
Column Spacing:	56' x 50'
Staging Bay:	60'
Car Parking:	117 spaces
Trailer Parking:	25 spaces possible
Truck Court:	135' with 60' concrete apron
Clear Height:	32'
Sprinkler:	ESFR
Flooring:	7" unreinforced concrete
Construction:	Tilt-Up or Precast Concrete
Electric:	1500 amps
Lighting:	LED lighting in warehouse
Docks:	Ten (10) – 9'x10' with 40,000lb mechanical pit levelers and seals. Up to 10 knock-outs available
Drive-in Doors:	Two (2) @ 12' x 16'
Windows:	Clerestory windows along dock wall



PROPERTY HIGHLIGHTS

- Great Interstate Access
- Village of Evendale location
- 4th Quarter Completion
- Divisible to 23,520 SqFt
- Near GE Campus and Evendale AeroHub
- 7.15 acre site
- Abundant Amenities Nearby

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AERIAL



ADDITIONAL RENDERING



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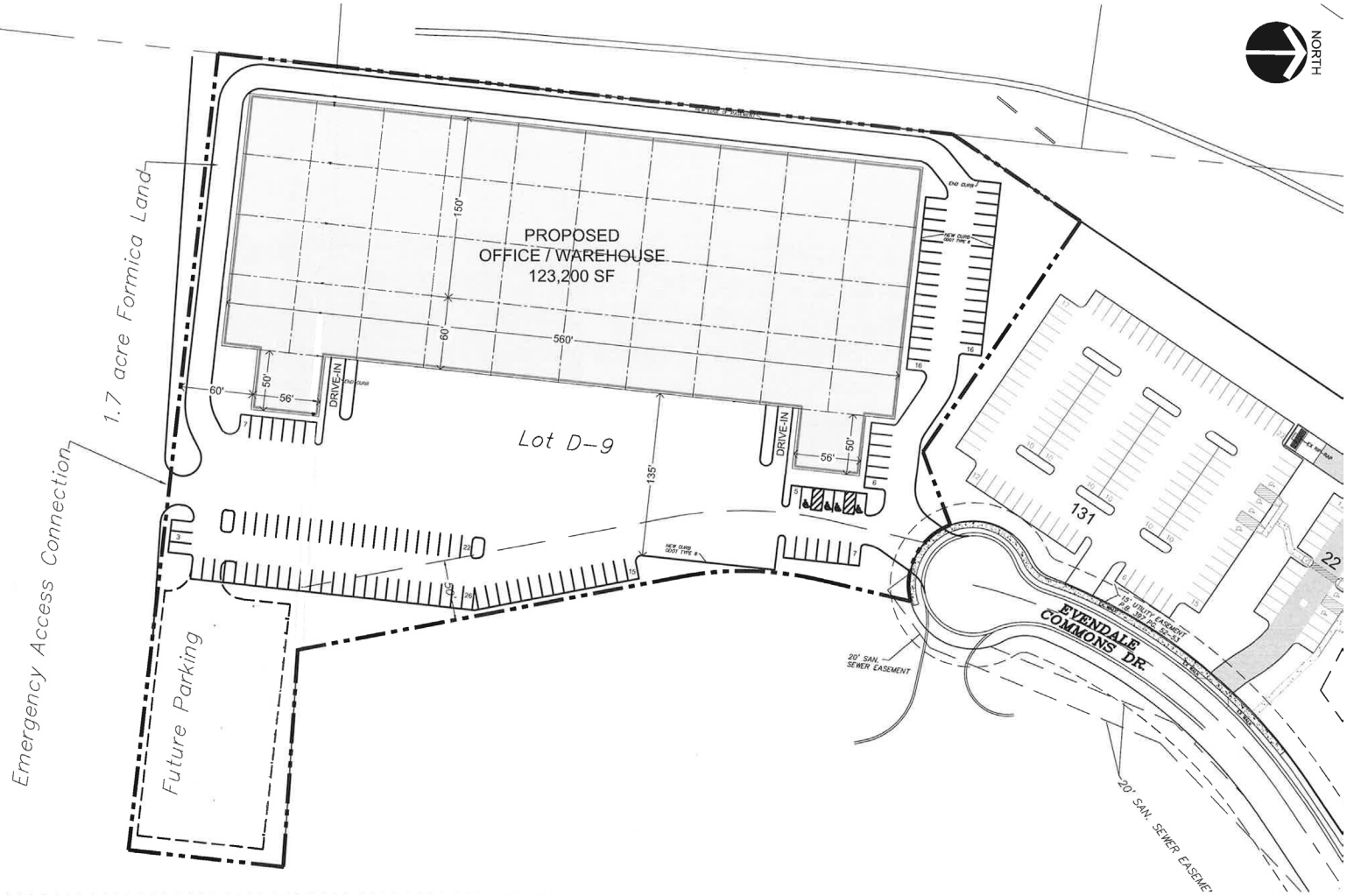
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10111 EVENDALE COMMONS
CINCINNATI, OH

SITE PLAN



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