



# PARK NORTH AT MONROE

## Building 5

675-699 Gateway Boulevard, Monroe, OH 45050





Park North at Monroe is a master-planned logistics park strategically located along I-75, benefiting from a 15-year real estate tax abatement on improvements. The park's location allows companies to draw strong, competitively priced labor from both Cincinnati and Dayton. Building 5 can accommodate a logistics facility up to 143,664 SF.

#### PARK BENEFITS

- Within a two-day drive of 60% of the U.S. population via a high volume SPUI interchange
- Convenient access to I-75
- Diverse and affordable labor availability
- Excellent location for local, regional and national distribution
- Land sites from 100,000 SF to 1.4 MSF
- Additional incentives may be available through Jobs Ohio, Warren County Port Authority and the city of Monroe
- Affordable housing in region
- Excellent transportation infrastructure
- 15-year real estate tax abatement on improvements
- Located in the "e-commerce hub" in central U.S.

# 143,664 square feet

PROPOSED BUILDING: 143,664 SF

LOT SIZE: 8.286 acres

## New Construction Now Pre-Leasing Modern Bulk Warehouse

CAN ACCOMMODATE A BUILDING  
UP TO 143,664 SF

CLEAR HEIGHT: 32'

AUTO PARKING: 105 spaces - expandable

DOCKS: 27

DRIVE-IN DOORS: 2

TRUCK COURT: 130'

FIRE SPRINKLER: ESFR

FLOOR SYSTEM: 6" Ductilcrete®

ROOF PACKAGE: white TPO

LIGHTING: T-5 warehouse

BAY SIZE: 54' wide with 60' staging bays

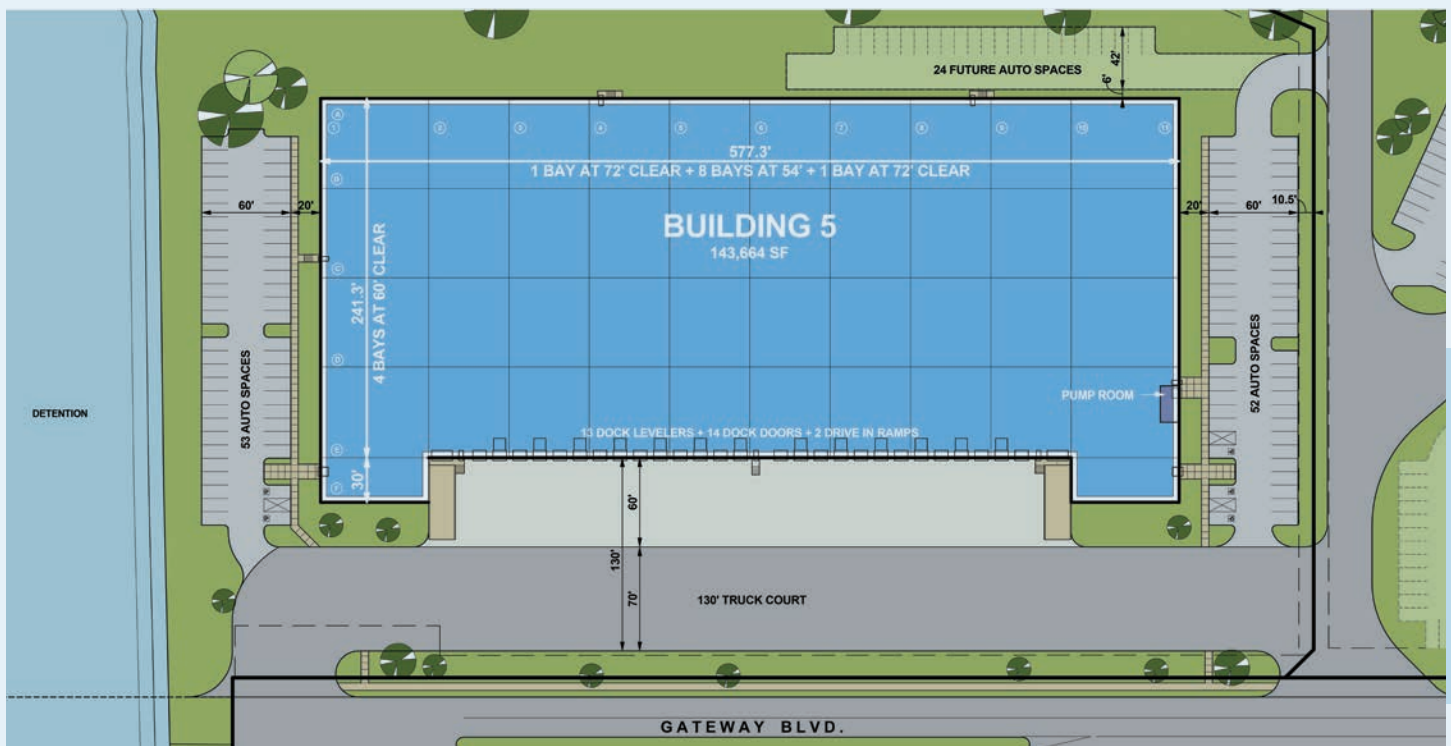
15-YEAR REAL ESTATE TAX ABATEMENT

SITE IS WITHIN A TWO-DAY DRIVE OF  
60% OF THE U.S. POPULATION

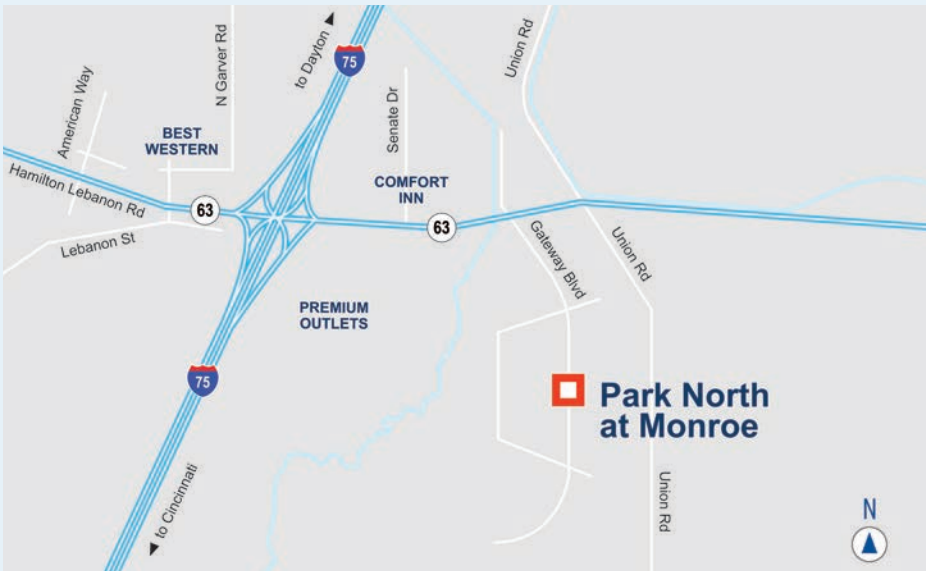
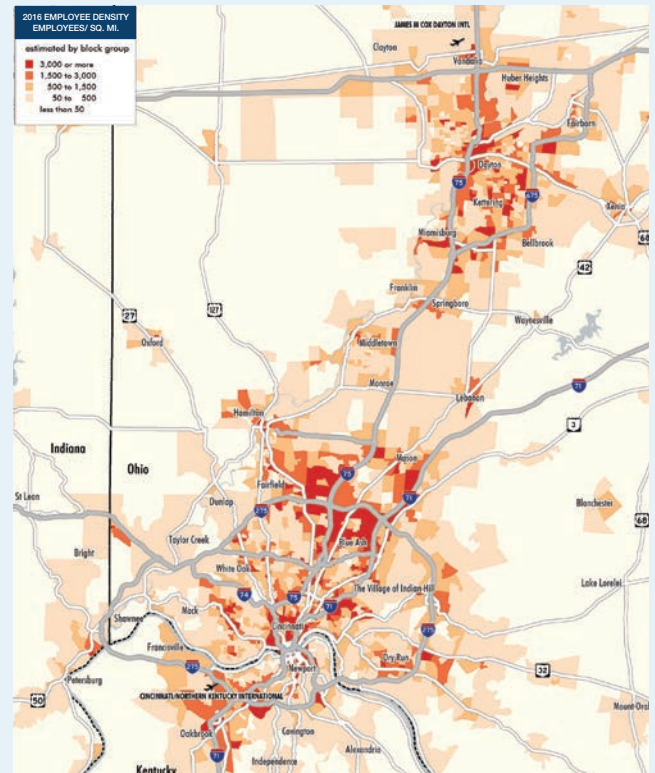
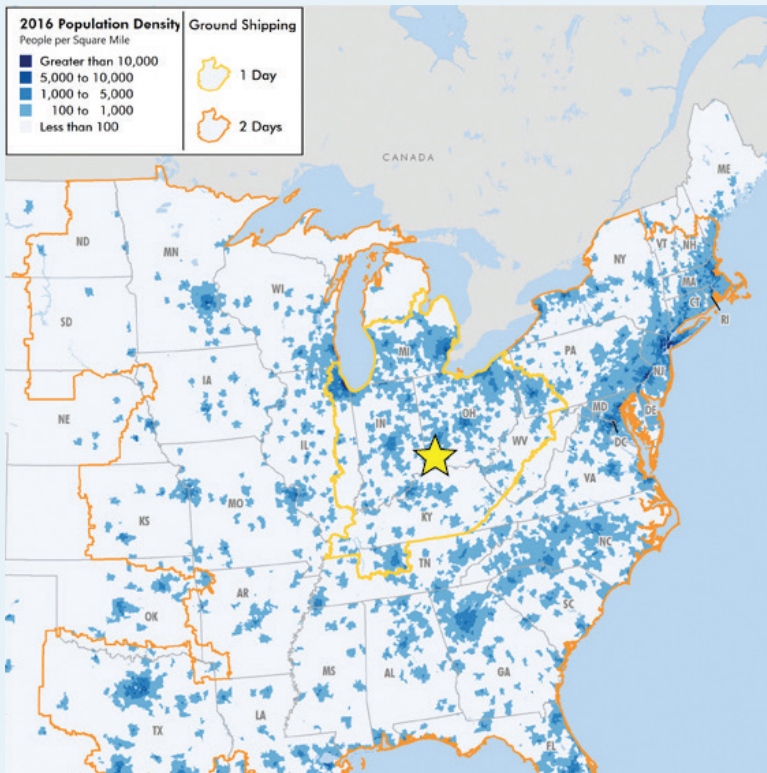
CONVENIENT ACCESS TO I-75 VIA A HIGH  
VOLUME SPU I INTERCHANGE



▶ LESS THAN .5 MILES FROM THE I-75 SPU I INTERCHANGE







## METRO AREA

I-75 .....	<.5 miles
I-71 .....	10 miles
I-275 (Cincinnati).....	13.4 miles
I-675 (Dayton) .....	18.4 miles
Crossroads of America	
I-70 at I-75.....	37 miles

## AIR

Cincinnati Int'l.....	40.8 miles
Dayton Int'l.....	37.5 miles

## GROUND

FedEx Ground.....	12.3 miles
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## INTERMODAL

CSX .....	34 miles
Norfolk Southern .....	34 miles

For more information, or to set up a tour, please contact:



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