

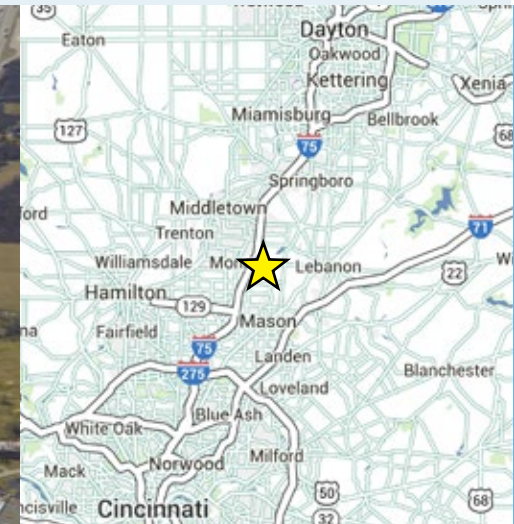


PARK NORTH at Monroe - Bldg. 4

601 Gateway Boulevard, Monroe, OH 45050

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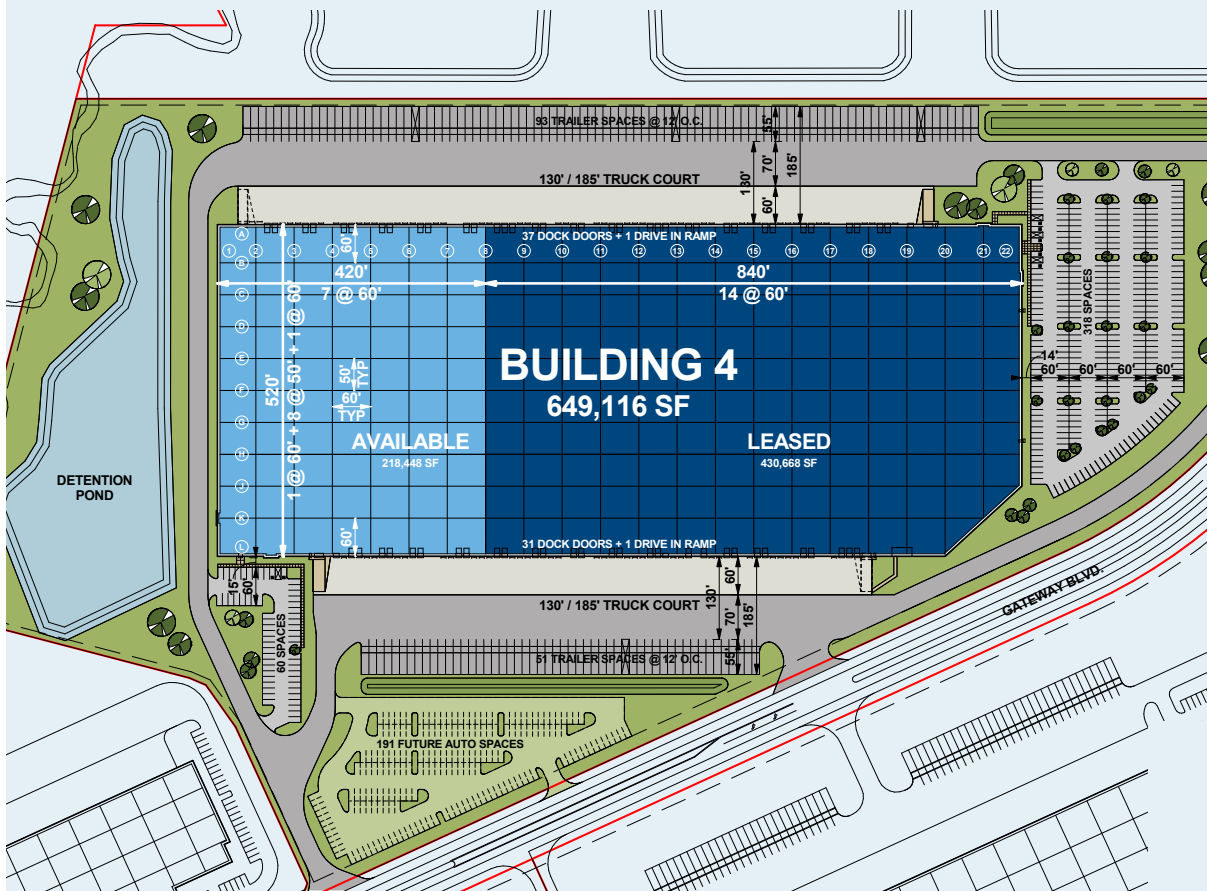


Park North at Monroe is a master planned park strategically located between Cincinnati and Dayton International airports.

With convenient access to I-75 (0.5 miles) via a high volume SPU interchange and a diverse labor pool, Building 4 also offers end users numerous sustainability features and an in-place 15-year 100% tax abatement on improvements.

- 649,116 square-foot bulk warehouse new construction located in the high-demand Northern Cincinnati logistics market
- 218,448 square feet available immediately
- In-place 15-year 100% real estate tax abatement on improvements
- Located in the “e-commerce hub” in the central U.S.
- Total park will accommodate over 4.1 million square feet.
- Excellent location for local, regional and national distribution
- Additional incentives may be available through Jobs Ohio, Warren County Port Authority and the City of Monroe

218,448 square feet available

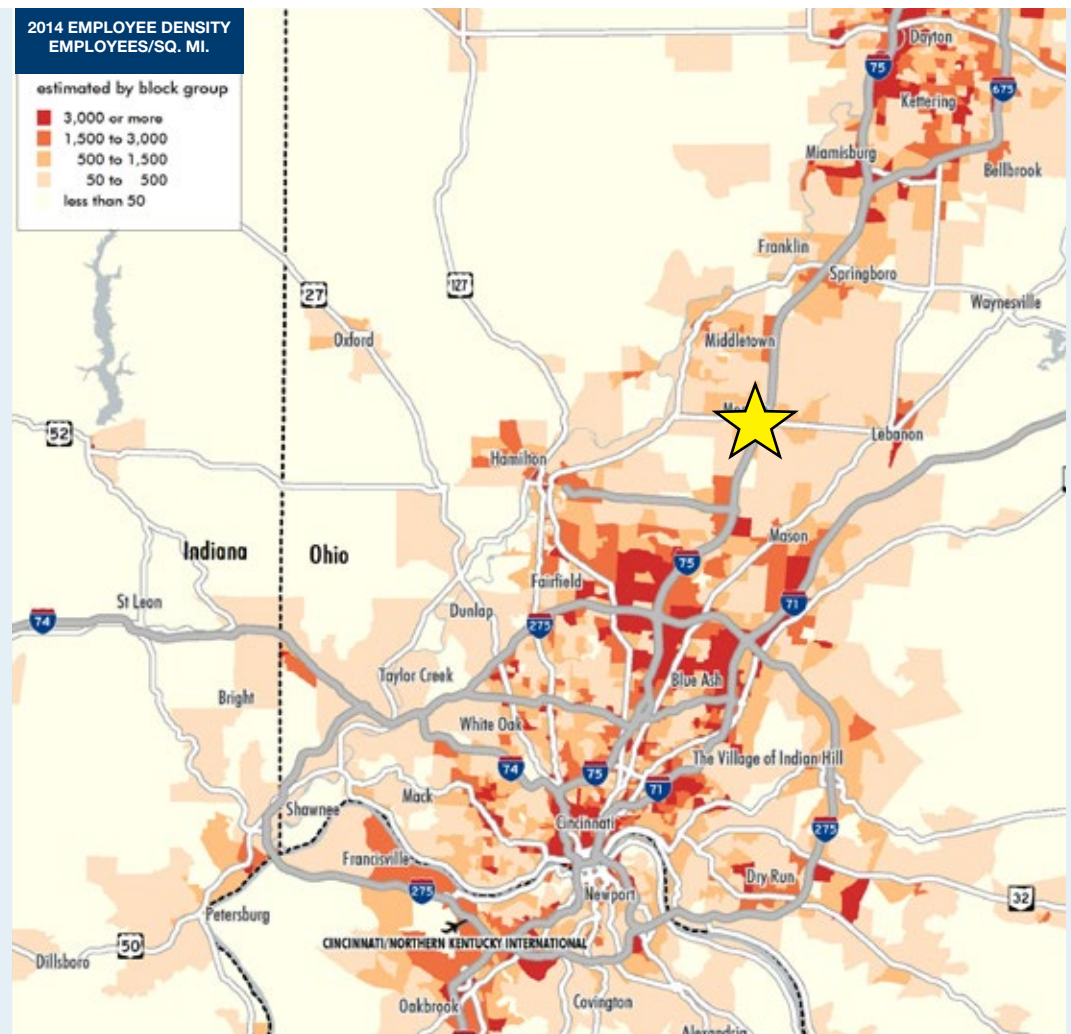
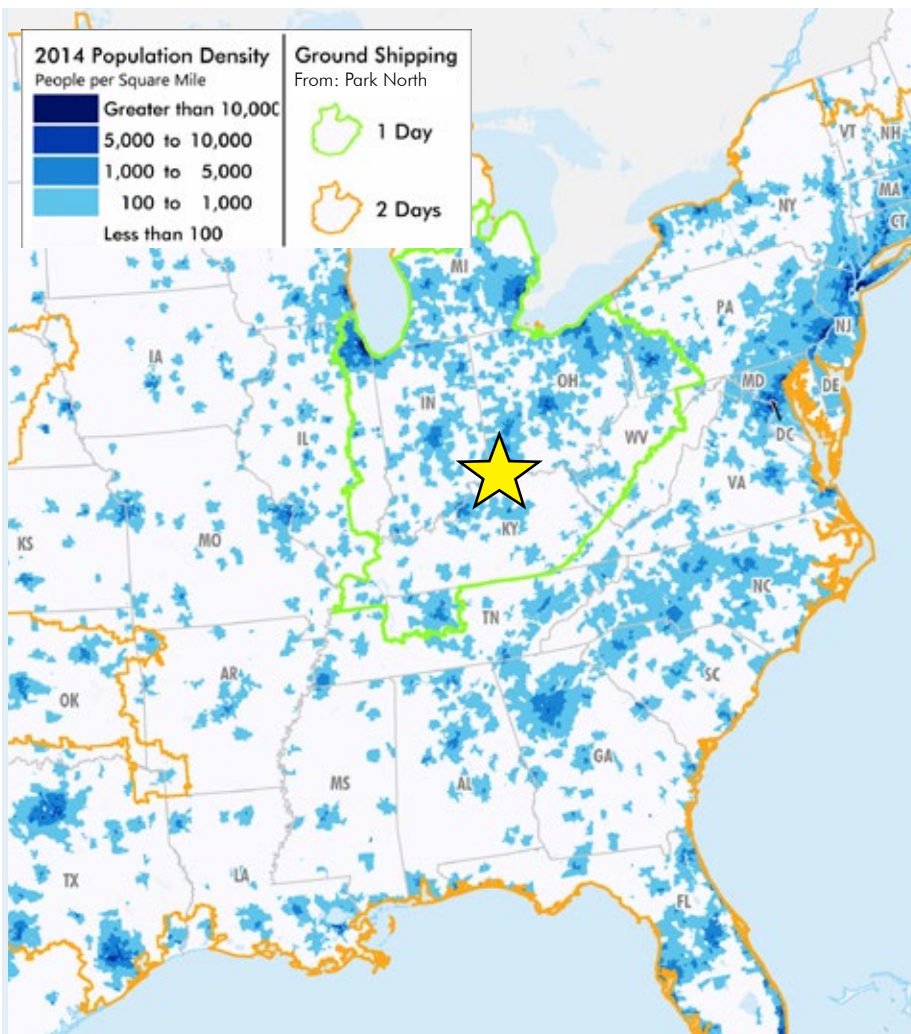


218,448 SF Bulk Warehouse Opportunity

TOTAL SF:	649,116
AVAILABLE SF:	218,448
YEAR BUILT:	2014
CLEAR HEIGHT:	32'
AUTO PARKING:	60 (expandable to 251)
TRAILER PARKING:	47 spaces
DOCK DOORS:	21 - 9' x 10' (expandable)
DOCK EQUIPMENT:	20 - 40,000 lb airbags
DRIVE-IN DOORS:	1 - 14' x 16' (expandable)
STAGING BAY:	60' x 60'
TYPICAL BAY:	60' x 50'
TRUCK COURT:	185'
FIRE SPRINKLER:	ESFR
ELECTRIC:	480/277 volt 3-phase, single dedicated transformer
HEATING:	80/20 unit & rack unit heaters
FLOOR SLAB:	6" Ductilcrete

SUSTAINABLE FEATURES:

White TPO roof w/R20 insulation, Skylights in staging bays, T-5 warehouse lighting, Summer ventilation system



Park North at Monroe's location features strong labor demographics within a 30-mile radius. It is also within a two-day drive of 60% of the United States population.

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