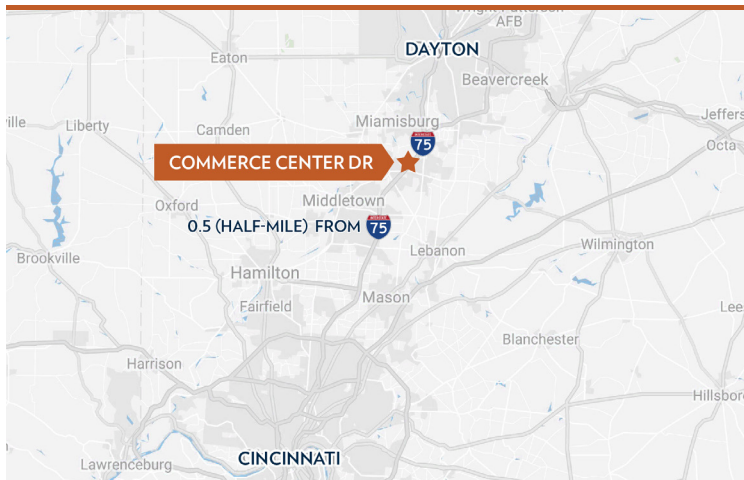




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COMMERCE CENTER DR. FRANKLIN, OH 45005 – WARREN COUNTY PRE-LEASING



PROPERTY HIGHLIGHTS

Modern Distribution Facilities in Franklin with 15 Year / 100% Property Tax Abatement Available

- Class A Industrial Park +/- 130 acres
- Construction services provided by **BUNNELL HILL CONSTRUCTION COMPANY, INC** [click here](#) to learn more.
- Two (2) Class A Bulk Warehouse Distribution Facilities; Bldg. 1 – 282,420 SqFt and Bldg. 2 – 669,760 SqFt
- Spaces divisible to 31,360 SqFt
- Cross docked facility, surplus car/trailer parking
- Construction commencing Q1 2019 and substantial completion by Q3 2019
- Located less than half-mile from I-75
- Within a 2-day drive of 60% of US population

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COMMERCE CENTER DR.

FRANKLIN, OH

PROPERTY DETAILS

	BUILDING 1: 282,240 (1,008' X 280')	BUILDING 2: 669,760 (1,288' X 520')
Office SqFt:	To Suit	To Suit
Clear Height:	32'	36'
Year Built:	2019	2019
Type Construction:	Precast/Tilt-Up Concrete	Precast/Tilt-Up Concrete
Lighting:	LED high-bay fixtures per tenant's layout	LED high-bay fixtures per tenant's layout
Column Spacing:	TBD - 50'x54' (60' staging bay)	50'x56' (60' staging bay)
Dock door:	Thirty (30) - 9'x10' with 40,000lb mechanical pit levelers with additional docks available	Seventy (70) - 9'x10' with 40,000lb mechanical pit levelers with additional docks available
Drive-in door:	Three (3) - 12'x16' grade-level doors with electric motors	Four (4) - 12'x16' grade-level doors with electric motors
Floor Thickness:	7" unreinforced concrete	7" unreinforced concrete
Roof:	TPO Rhinobond 45mil R20	TPO Rhinobond 45mil R20
Sprinkler:	ESFR	ESFR
Electrical Service:	3-phase, 2,000 amps, 480 volts	3-phase, 3,000 amps, 480 volts
Heat:	80/20 make-up air units	80/20 make-up air units
Truck Court:	130'+ with concrete truck apron and heavy duty asphalt	130'+ with concrete truck apron and heavy duty asphalt
Truck Parking:	24 spaces and expandable	175 spaces and expandable
Car Parking:	415 spaces and expandable	640 spaces and expandable



[CLICK HERE FOR AERIAL VIDEO >](#)

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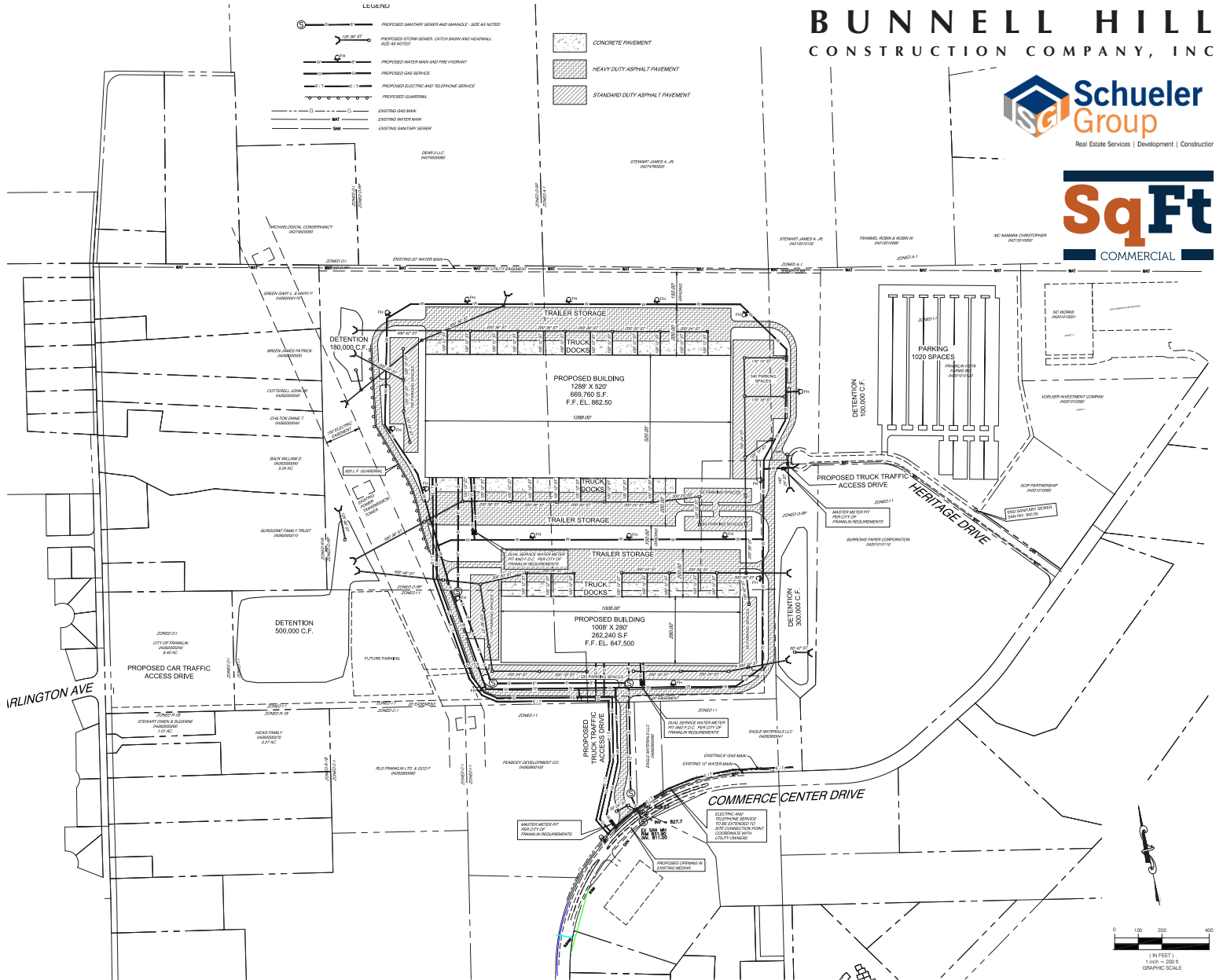
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COMMERCE CENTER DR. FRANKLIN, OH

SITE PLAN

BUNNELL HILL
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