



CINCINNATI, OH MSA

190,000+ SF

BUILD TO SUIT | FOR SALE OR LEASE

DISTRIBUTION | MANUFACTURING FACILITY

INTERSTATE 74 AT EXIT 169 | WEST HARRISON, IN



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PROPERTY OVERVIEW

● LEED GOLD CERTIFIABLE

NATIONAL



Delivery Date:	Q2 2020
Square Feet:	190,000 (Expandable to 271,000)
Office:	Build to Suit
Site:	17.1 Acres
Clear Height:	Up to 40'
Building Dimensions:	540' x 350'
Column Spacing:	70' x 50' (Docks) / 50' x 50' (Internal)
Loading:	Crossdock
Truck Court:	190'

VICINITY



Rail Service	Adjacent
Interstate 74	Adjacent
Port of Cincinnati	25 miles
CVG Airport/Amazon/DHL	27 miles
Indianapolis	87 miles

Fire Protection System:	ESFR
Dock Doors:	23 Available
Drive-In Doors:	1 (Additional Available)
Walls:	Insulated Concrete
Floors:	7" (Ductilcrete available)
Warehouse Lighting:	LED and Skylights
Parking Spaces:	214 (Up to 507)
Trailer Parking:	29 (12' x 60')
Roof:	White TPO over R-24
Zoning:	I-2
Utilities:	Telecom Fiber Optic Electricity Duke Energy Water 12" Gas 6 inch

CROSSDOCK DEVELOPMENT

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Site Transportation:	Interstate-74 Frontage; Rail Adjacent
Land:	3 Interstate Highways (I-74, I-75, I-71); Two Class I Railroads (CSX and Norfolk Southern Corporation)
Air:	Cincinnati/Northern KY International Airport (Amazon Prime Air; DHL Hub)
Water:	Inland Waterway (Ohio River)
Incentives:	TIF District; State & Local Tax Programs and Labor Incentives

Population Distances

640,000 (workforce)	25 miles
1.3 million (total)	25 miles
120 million (1/3 of U.S.)	500 miles

Cincinnati, OH MSA ranked #4 in the
United States for largest population
base within 1-Day Truck Drive
(11 hour on-the-road truck limit)

