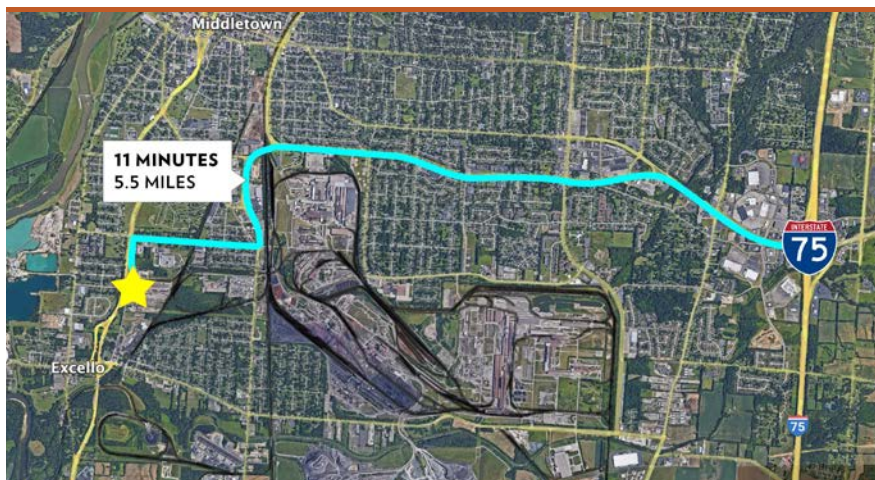




**2601 SOUTH VERITY PARKWAY, MIDDLETOWN, OHIO 45044—BLDG 2**  
AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**

**33,810 SqFt**

- Located in City of Middletown 5.5 miles from I-75
- CSX rail service
- Outdoor storage available
- Designated HUB and Enterprise Zone
- \$4.50/SqFt NNN + \$0.85/SqFt OpEx/ CAM

**CLICK HERE FOR THE 360° TOUR**

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

# MIDD CITIES INDUSTRIAL PARK

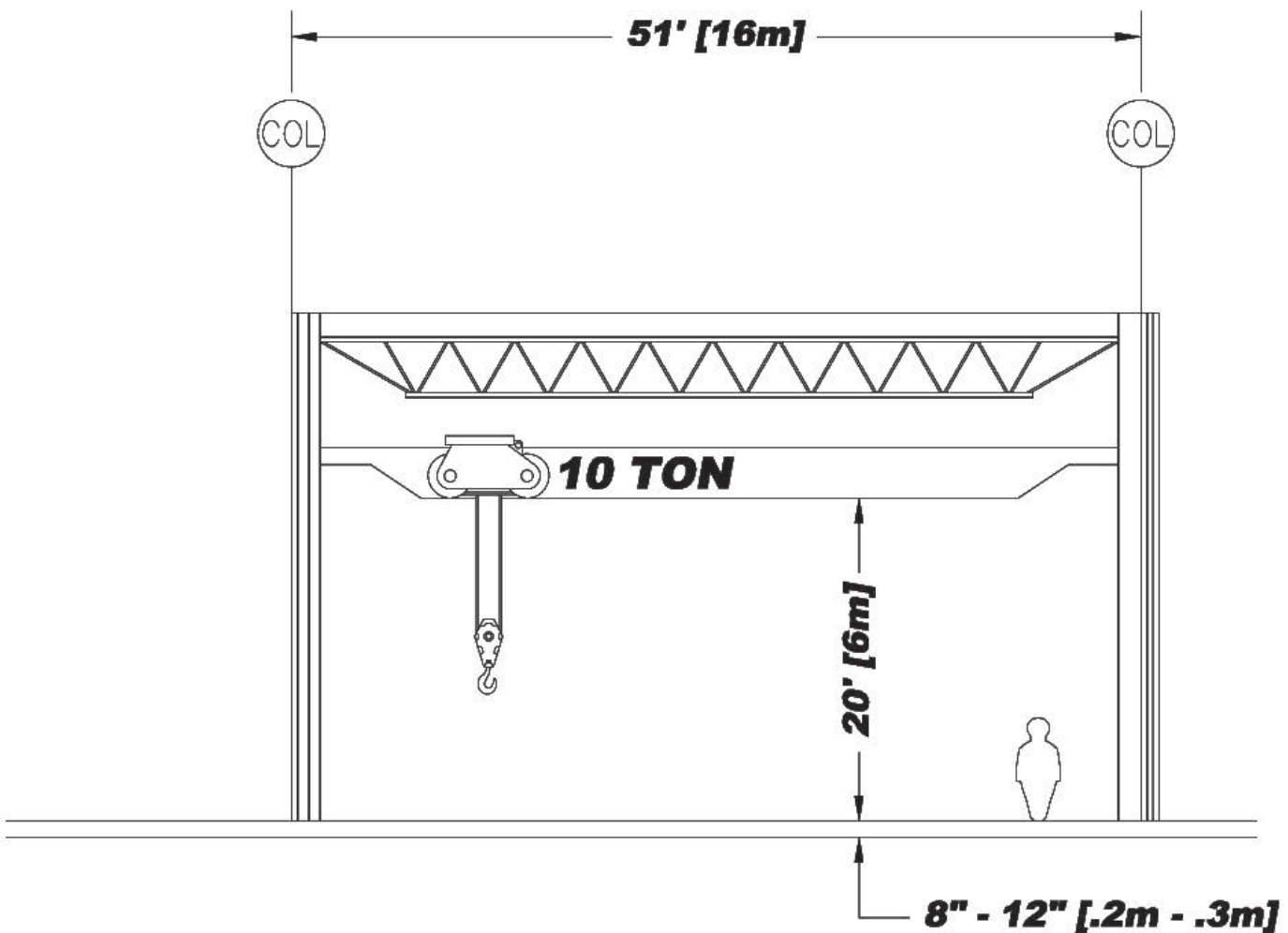
## BUILDING 2

### PROPERTY DETAILS

Total SqFt:	33,781
Office SqFt:	250
Length:	640'
Width:	51'
Eave Height:	28'
Clear Height:	24'
Crane Hook Height:	20'

Heat:	None
Drive-in door:	Two (2) - 14'x16' and 14'x12'
Electric Service:	480-volt, 3-phase, 400+ amps
Rail Siding:	Spur can be reactivated inside building
Crane Service:	One (1) 10-ton bridge crane
Restrooms:	one (1)

### CRANE SERVICE



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**Rod MacEachen**  
 (513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen**  
 (513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
 (812) 890-1768 | [Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

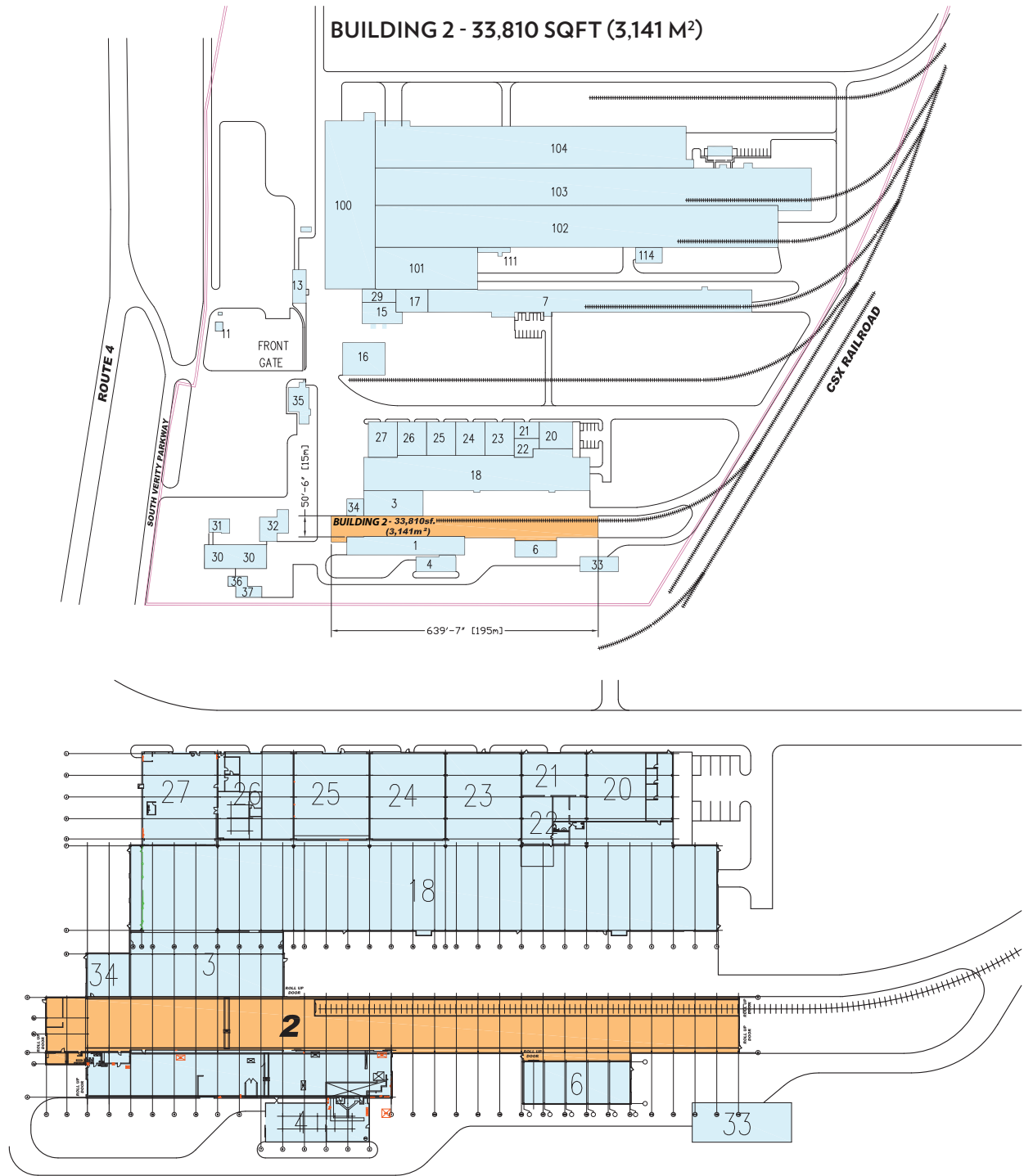
**Amy Castaneda**  
 (503) 310-9768 | [Amy@SqFtCommercial.com](mailto:Amy@SqFtCommercial.com)

**Sarah Kern**  
 (513) 426-4864 | [Sarah@SqFtCommercial.com](mailto:Sarah@SqFtCommercial.com)

# MIDD CITIES INDUSTRIAL PARK

## BUILDING 2

SITE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



**Rod MacEachen**  
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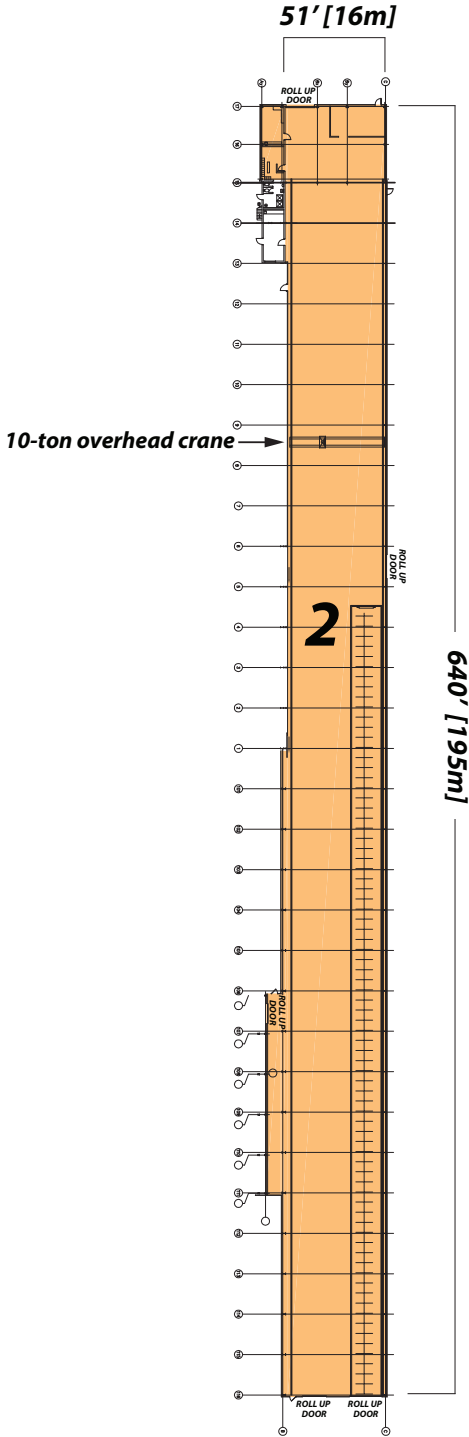
**Jared Wagoner**  
(812) 890-1768 | Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768 | Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864 | Sarah@SqFtCommercial.com

# MIDD CITIES INDUSTRIAL PARK BUILDING 2

## FLOOR PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



**Rod MacEachen**  
(513) 675-5764 | Rod@SqFtCommercial.com

**Roddy MacEachen**  
(513) 739-3985 | Roddy@SqFtCommercial.com

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(812) 890-1768 | Jared@SqFtCommercial.com

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(503) 310-9768 | Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864 | Sarah@SqFtCommercial.com

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# MIDD CITIES INDUSTRIAL PARK BUILDING 2

## INTERIOR PHOTOS



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



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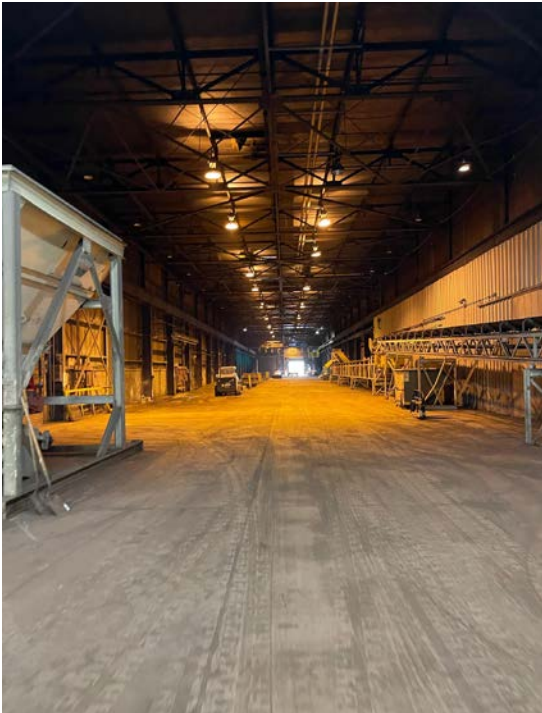
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