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Strategically located five miles from I-75 between Cincinnati and Dayton, Ohio

# Midd Cities Industrial Park

2601 South Verity Parkway, Middletown, Ohio 45044



### Industrial Complex Features Include:

- Crane service up to 60-ton capacity
- Clearance height 20' to 35'
- CSX rail service
- On-site Trackmobile and rail car storage
- Heavy industrial infrastructure
- 90,000+ SF immediately available for lease
- 9 AC Available for outdoor storage
- 13,500 KVA electric
- 8" High-pressed natural gas
- Sewer and water
- High-speed, fiber-optic Internet
- Highly skilled workforce
- Gated entrance and video surveillance
- Truck ramps, docks and storage
- Ample parking

### Immediately Available!

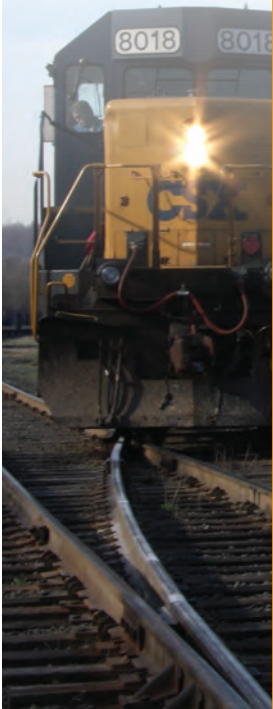
- Designated Enterprise Zone
- Designated HUB Zone
- Incentives available
- Competitive market rates
- Short- and long-term leases
- Will co-op with brokers



Midd Cities Industrial Park is the ideal Midwest site to relocate or expand your heavy industrial, manufacturing or distribution operations.

*"Southwest Ohio offers efficient and diverse logistic capabilities; an established heavy industrial infrastructure; abundant available natural resources; both a skilled and educated workforce; and attractive tax and incentive packages to businesses looking to expand or relocate in the region."*

**Howard Jackson,**  
Managing Partner, Midd Cities Partners





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## Ohio's Business-Friendly Environment Attracts Manufacturers to the Region

In 2011, Ohio led the U.S. in new manufacturing facilities and expansions. Ohio's re-engineered approach to business development and a focus on R.O.I. has helped to make Ohio an attractive option for companies looking to compete worldwide.



### Why have more companies invested in Ohio than in any other state? It's simple:

- **Ohio tops the list of manufacturing states in the nation.** Due in part to the "geographic clustering" of companies in similar industries, manufacturers have an edge that allows them easy access to the resources, logistics and the services they need.
- **Creating new jobs is Ohio's number one priority.** Focused on attracting and retaining jobs through workforce development and training, Ohio demonstrates its commitment to business development, working to create innovative business solutions and willingness to meet manufacturer's needs.
- **Ohio has the lowest business and capital investment tax rates in the Midwest.** Businesses that take advantage of Ohio's incentives that include tax credits, loans, business grants, and economic development programs are often able to reduce operating costs which, in turn, improves productivity and profitability.

### What makes the Midd Cities Industrial Park location unique?

- It's strategically located five miles from I-75 between Cincinnati and Dayton, Ohio.

|                |        |            |          |              |           |         |            |         |           |           |         |         |                 |              |            |          |          |             |        |
|----------------|--------|------------|----------|--------------|-----------|---------|------------|---------|-----------|-----------|---------|---------|-----------------|--------------|------------|----------|----------|-------------|--------|
|                | Dayton | Louisville | Columbus | Indianapolis | Cleveland | Detroit | Pittsburgh | Chicago | St. Louis | Milwaukee | Atlanta | Memphis | Washington D.C. | Philadelphia | Charleston | New York | Savannah | New Orleans | Boston |
| Cincinnati, OH | 78     | 99         | 99       | 108          | 249       | 263     | 288        | 296     | 350       | 386       | 461     | 482     | 523             | 574          | 621        | 639      | 665      | 803         | 882    |

- The area is served by CSX rail, interstate highways with convenient access to Ohio River barges — which is perfect for industrial users looking for a new distribution center, new headquarters or regional location.
- There is an abundant water supply. Situated above the Great Miami River Buried Valley Aquifer System, this is a great location for companies who use large amounts of electric and water.

Contact Howard Jackson for more information—  
 513.271.0624 or [hjackson@middcities.com](mailto:hjackson@middcities.com)

