



Thank you for your interest in learning more about 2601 South Verity Parkway, Middletown, Ohio.

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

Our industrial facility is complete with crane and rail capabilities and is strategically located with convenient access to I-75. This property can accommodate a wide variety of client requirements, including office space with light warehousing, or a large facility for heavy manufacturing.

Property highlights include:

- 200,000+ SF immediately available for lease
- 55 acres ready for build-to-suit
- Heavy industrial infrastructure in place
- Crane service up to 60-ton capacity
- CSX rail service and rail car storage
- Truck ramps and docks

What makes this location unique?

- It is strategically located in the Midwest — close to Cincinnati, Dayton, and Columbus, Ohio; Lexington, Ky.; and Indianapolis, Ind. It is conveniently positioned along I-75.
- 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. It's located above the Great Miami River Buried Valley Aquifer System making it a great location for companies who use large amounts of electric and water.
- It is a Designated Enterprise Zone.

Why Southwest Ohio?

- There are 11 Fortune 500 companies and nine Fortune 1000 companies headquartered in the Cincinnati/Dayton Region.
- Southwest Ohio is a 13-county region that provides all the advantages of first-class transportation and educational systems, a strong workforce, and outstanding arts and entertainment opportunities.
- Southwest Ohio makes a prime location with a growing population of 2.9 million.
- 53% of the nation's manufacturing capacity is located within a 600-mile radius.

For more information, contact Howard Jackson at 513.271.0624 or hjackson@middcities.com.

Middcities Partners is a real estate investment firm that specializes in acquisition of value properties requiring repositioning and marketing to maximize economic growth and profitability. Our firm specializes in the redevelopment of heavy industrial warehouse and distribution centers. Our portfolio consists of almost 2,000,000 SF primarily in the Midwest.

Midd Cities Partners are professional experts with 70-plus years of experience in real estate acquisition, facility operations and management, construction, accounting and corporate finance. Midd Cities Partners is located in Cincinnati, Ohio.



- Crane service up to 60-ton capacity
- Clearance height 20' to 35'
- CSX rail service
- On-site track mobile and rail car storage

- Highly skilled workforce
- Gated entrance and video surveillance
- Truck ramps and docks
- Ample parking

- Heavy industrial infrastructure
- 200,000+ SF immediately available for lease
- 55 acres ready for build-to-suit
- 13,500 KVA electric
- 8" High-pressured natural gas
- Sewer and water
- High-speed, fiber-optic Internet

- Designated Enterprise Zone
- Incentives available
- Competitive market rates
- Immediate availability with short- and long-term leases

- Will co-op with brokers

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



Butler County, Ohio* –The Cincinnati-Dayton Region

	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

Population

- The population of the Cincinnati-Dayton Region is 2.9 million
- Butler County's population is 352,310 (2006)

Location

Within 600 miles are:

- 54% of the nation's population
- 56% of the nation's purchasing power
- 53% of the nation's manufacturing capacity
- 54% of the nation's value added by manufacturing

Taxation

The new Ohio tax structure adopted in 2005 eliminate Ohio's corporate franchise, or "profits-based" tax; eliminated the tangible personal property tax on machinery and equipment, inventory, and furniture and fixtures; and reduces Ohio's personal income tax by 21%.

Workforce & Education

More than 1.5 million workers live within 45 miles of Butler County

- The region has 24 colleges and universities, six branch campuses, and seven community and technical colleges.
- In 2005, Expansion Management magazine ranked the Cincinnati / Middletown Metropolitan Statistical Area among the top 50 knowledge-based workforce communities.
- A total of 25,750 working scientists and engineers work in the Cincinnati-Dayton Region, more than in the Research Triangle Park, North Carolina.
- More than 58% of people in the workforce 25 and older in Butler County have a college, associate, bachelor, graduate or professional degree.

* Information provided by Butler County Alliance.

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