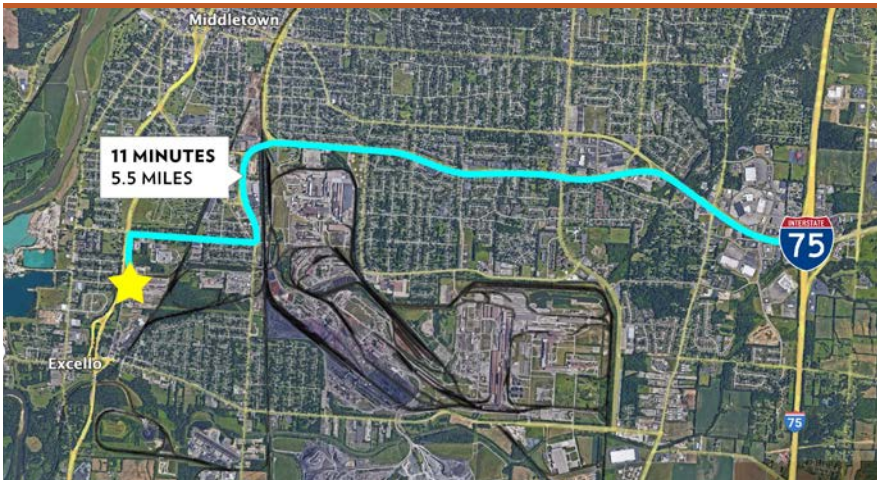




2601 SOUTH VERITY PARKWAY, MIDDLETOWN, OHIO 45044—BLDG 104
 AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

75,948 SqFt

- Located in City of Middletown 5.5 miles from I-75
- Available within 90 days' notice
- Additional docks/drive-in's To Suit
- Crane capacity expandable
- CSX railed service
- Outdoor storage and expansion available
- Designated HUB and Enterprise Zone
- \$5.50/SqFt NNN + \$0.76/SqFt OpEx/CAM

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



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

Roddy MacEachen, SIOR
 (513) 739-3985
 Roddy@SqFtCommercial.com

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

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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MIDD CITIES INDUSTRIAL PARK

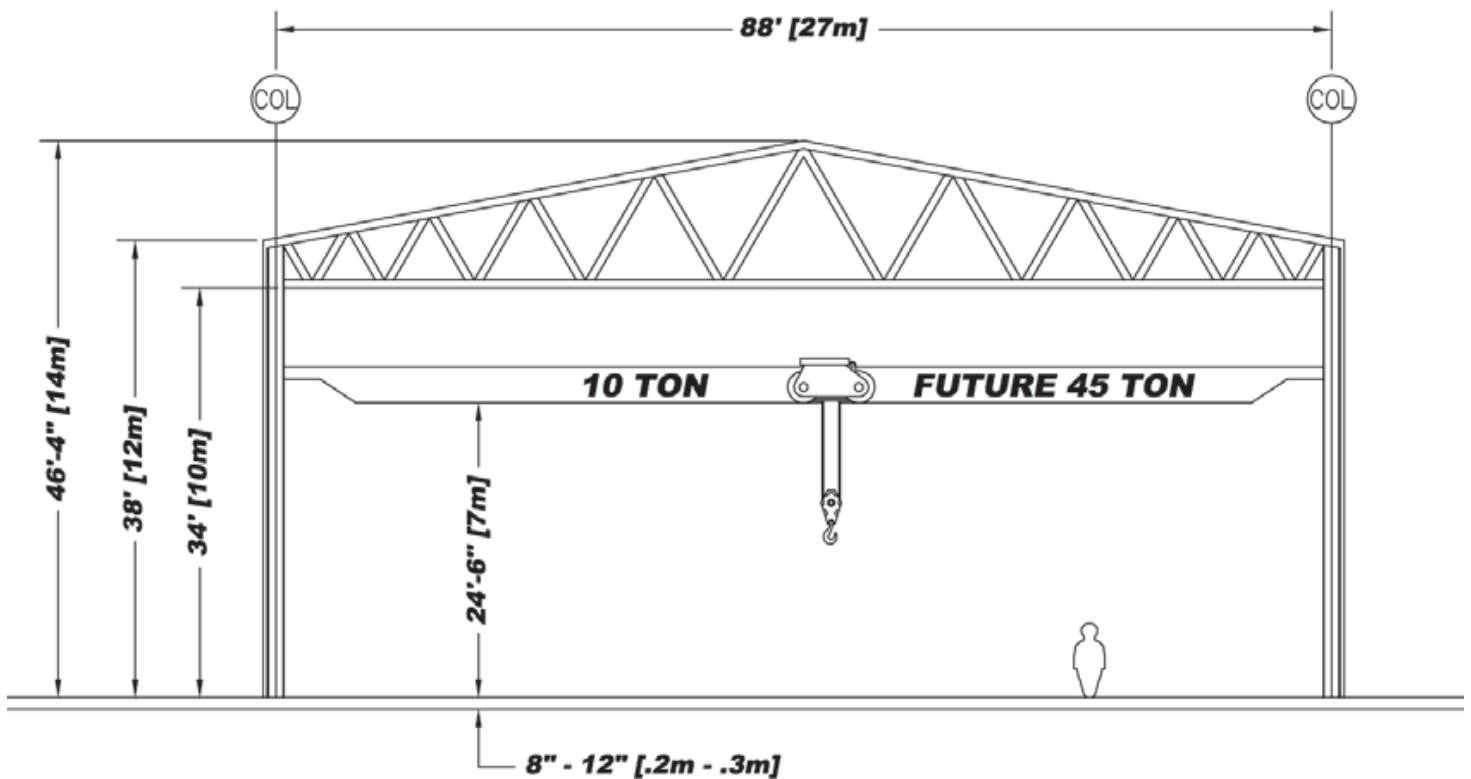
BUILDING 104

PROPERTY DETAILS

Total SqFt:	75,948
Office SqFt:	1,410 SqFt (Detached outbuilding not included in Total SqFt)
Length:	746'
Width:	88' + Adjacent space
Eave Height:	38'
Clear Height:	34'
Crane Hook Height:	25'
Heat:	Gas/Air Rotation Systems
Floor Depth:	Varies 8"-12"

Drive-in door:	One (1) - 14'x16'
Dock door:	None - To Suit
Rail Siding:	Adjacent
Crane Service:	10-Ton Crane Upgradable to 45-Ton Additional Crane Available Up to 45-Ton
Electricity:	220/440 volts, 600 amps
CSX Rail Access:	Adjacent
Outdoor Storage:	Available
Sprinkler:	None

CRANE SERVICE



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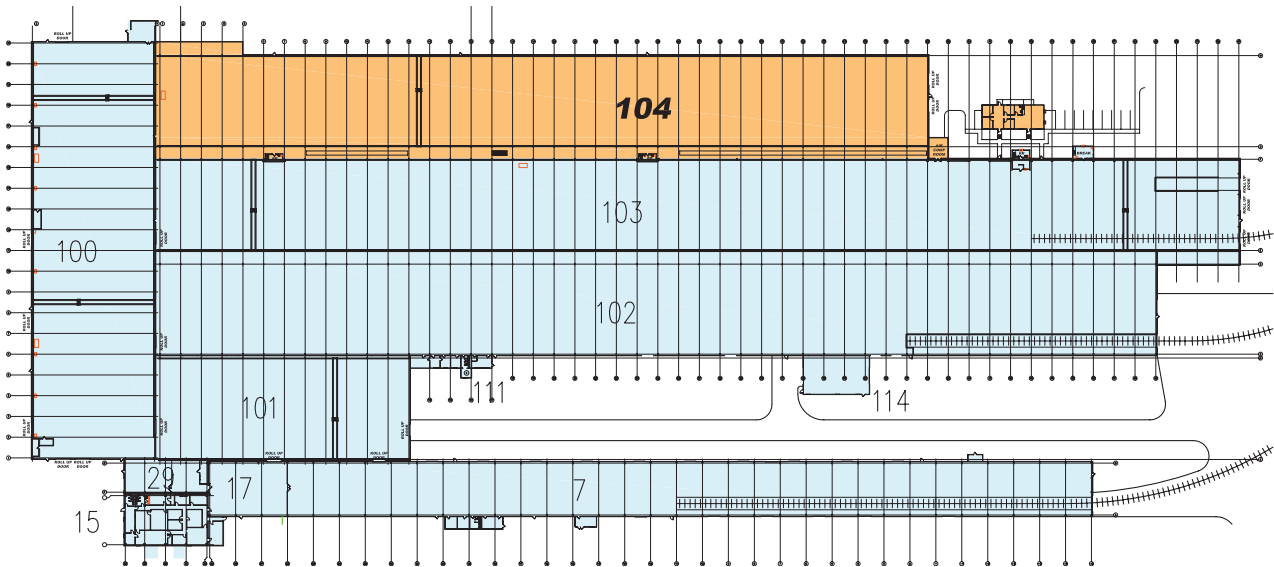
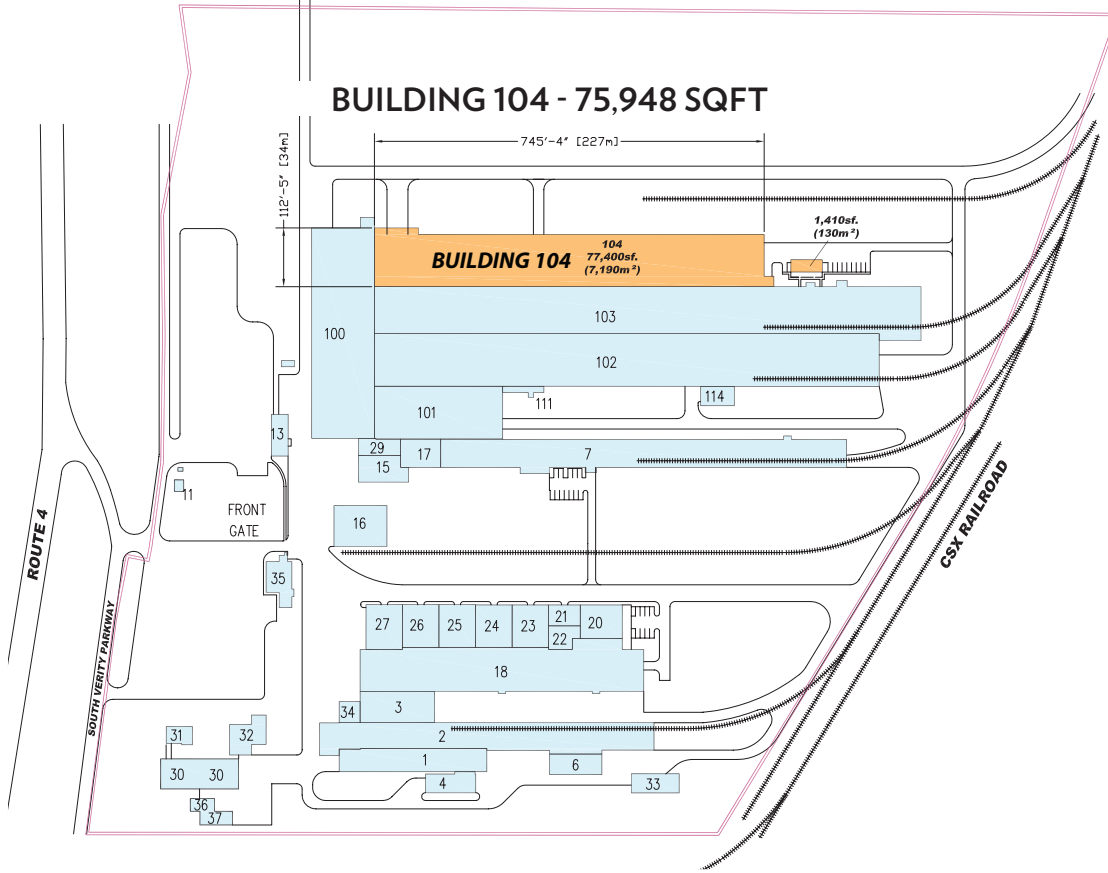
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MIDD CITIES INDUSTRIAL PARK

BUILDING 104

SITE MAP



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



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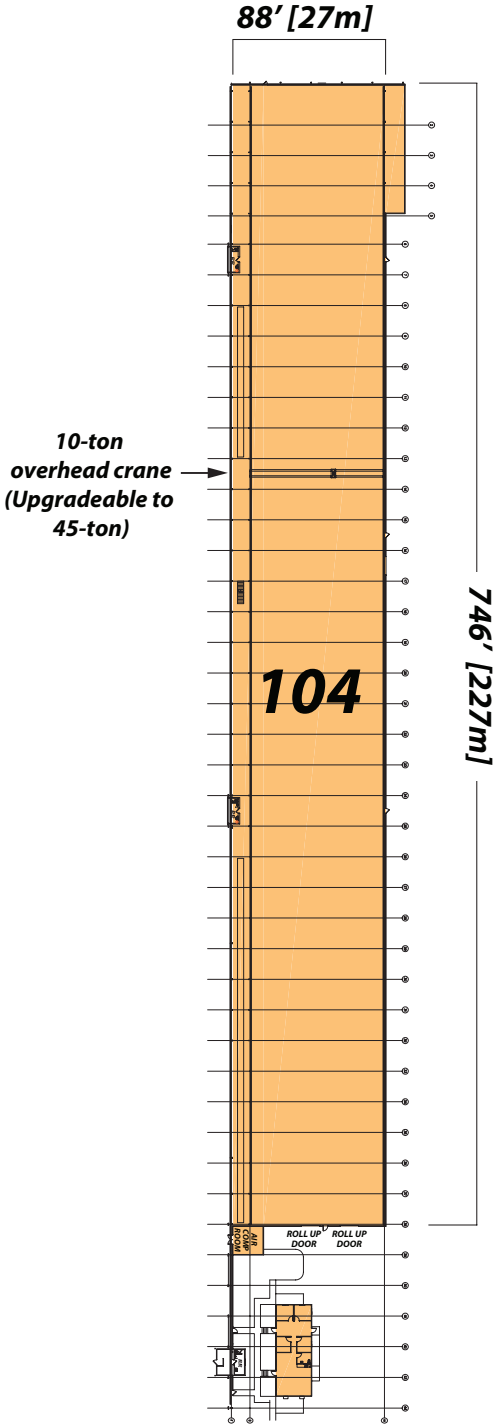
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MIDD CITIES INDUSTRIAL PARK

BUILDING 104

FLOOR PLAN



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



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MIDD CITIES INDUSTRIAL PARK

BUILDING 104

INTERIOR PHOTOS



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



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MIDD CITIES INDUSTRIAL PARK

BUILDING 104

INTERIOR PHOTOS



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