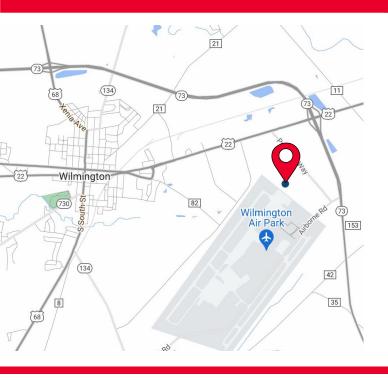


WILMINGTON, OH 45177

MANUFACTURING/DISTRIBUTION

FOR LEASE: \$5.45/PSF NNN



PROPERTY HIGHLIGHTS

- 121,600 SF
- 5,100 SF Office
- (16) 9'x10' Docks
- (2) 12'x14' Drive-in Doors
- 22'-25' Clear
- Wet System
- Located in the Wilmington Industrial Park at the Wilmington Air Park.
- Available April 2025

For more information, contact:

Tom McCormick, SIOR, CCIM Managing Director +1 513 763 3025 tom.mccormick@cushwake.com Ben McNab, SIOR, CCIM Managing Director +1 513 763 3019 ben.mcnab@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 cushmanwakefield.com

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WILIMINGTON, OH 45177

BUILDING SPECIFICATIONS

\$5.45/PSF NNN (\$1.50/PSF OPEX)

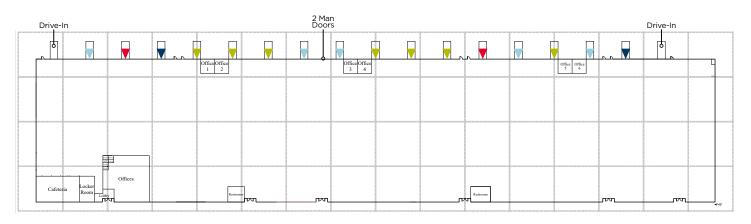
LOCATION	Wilmington, OH	SPRINKLERS	Wet System
BUILDING SIZE	121,600 SF (760' x 160')	DOCK DOORS	(16) 9'x10' Docks w/ levelers
OFFICE SIZE	5,100 SF	DRIVE-IN DOORS	(2) 12'x14' Drive-in Doors
WAREHOUSE SIZE	116,500 SF	ELECTRIC	480/277 volt, 2000 amps, 3 Phase
CONSTRUCTION	Tilt-up concrete	HVAC	(2) 10-ton roof top package units
CLEAR HEIGHT	22' - 25'	ELECTRIC GAS	<u>www.aes-ohio.com</u> www.centerpointenergy.com
FLOORS	6" Concrete	WATER/SEWER	www.wilmingtonoh.org
ROOF	Ballasted EPDM (Original)	TELEPHONE	www.go.frontier.com
LIGHTING	Metal Halide & LED	DATA	www.go.frontier.com

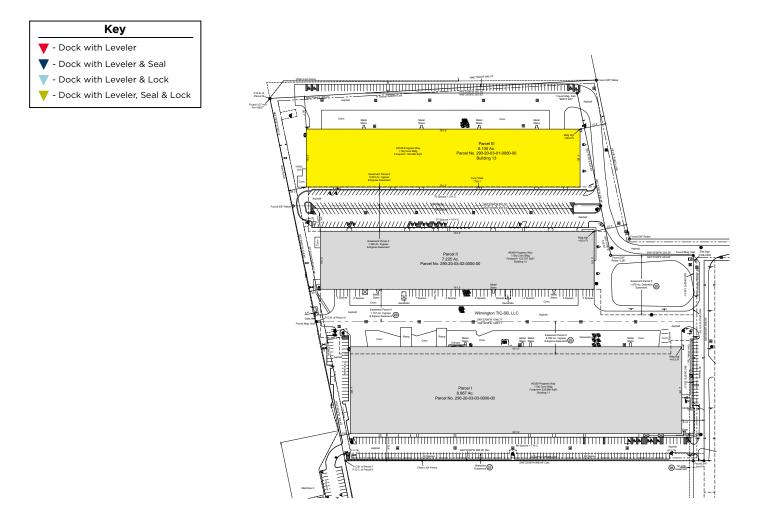


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FLOOR PLAN



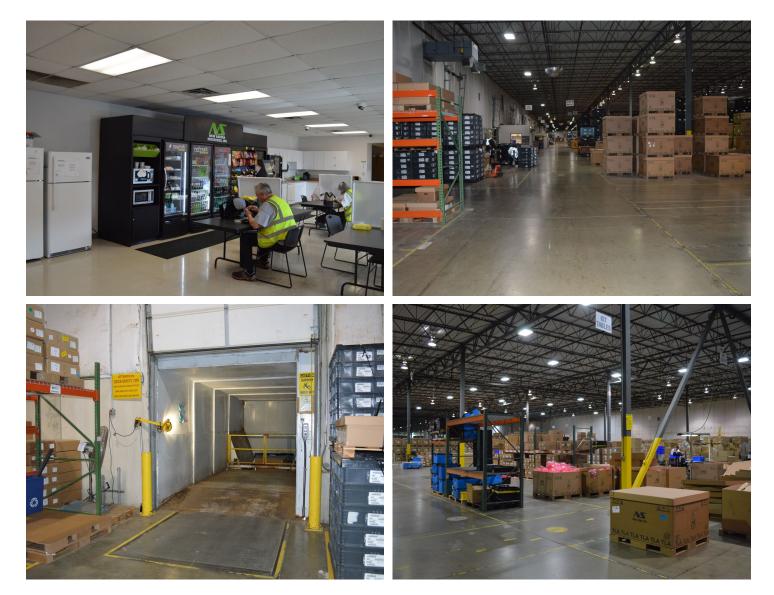


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BUILDING PHOTOS



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AERIAL IMAGES



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