

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

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CUR-

WILIMINGTON, OH 45177

BUILDING SPECIFICATIONS

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

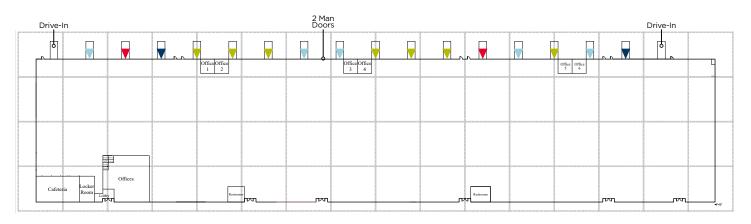
LOCATION	Wilmington, OH	SPRINKLERS	Wet System
BUILDING SIZE	121,600 SF (760' x 160')	DOCK DOORS	(16) 9'x10' Docks w/ levelers
OFFICE SIZE	5,100 SF	DRIVE-IN DOORS	(2) 12'x14' Drive-in Doors
WAREHOUSE SIZE	116,500 SF	ELECTRIC	480/277 volt, 2000 amps, 3 Phase
CONSTRUCTION	Tilt-up concrete	HVAC	(2) 10-ton 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

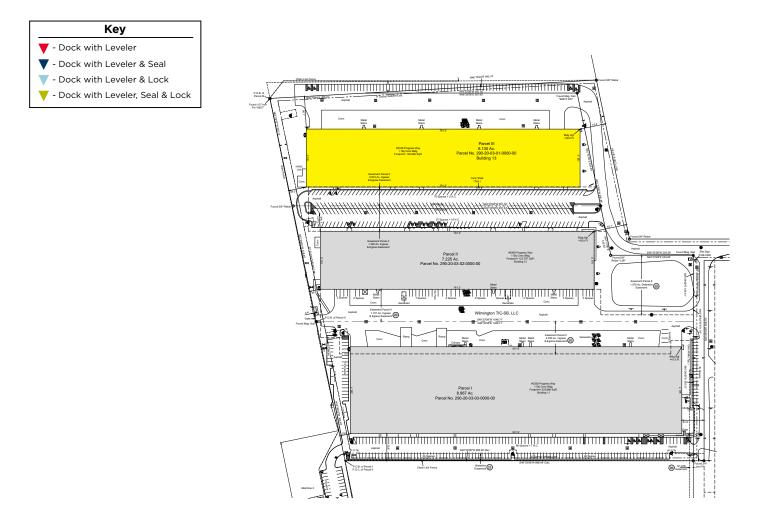


^{©2022} Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CUR-RENT OR FUTURE PROPERTY PERFORMANCE.

WILIMINGTON, OH 45177

FLOOR PLAN



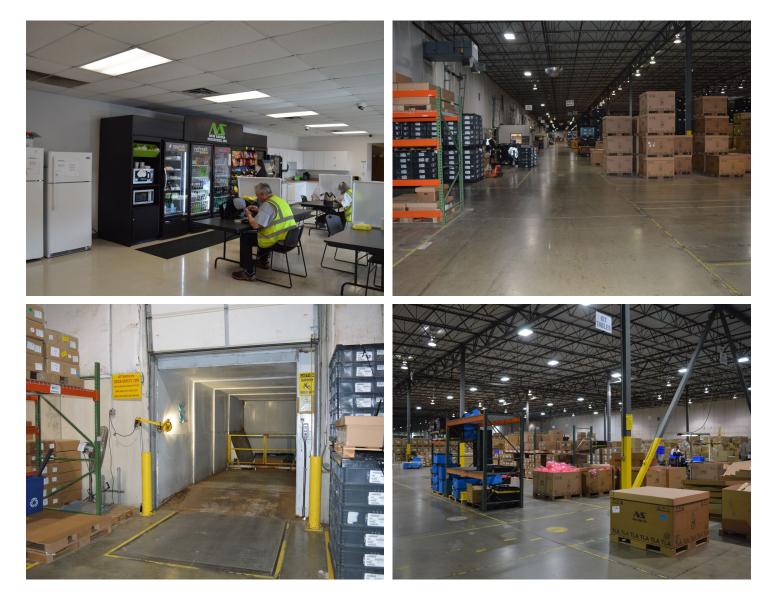


©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CUR-RENT OR FUTURE PROPERTY PERFORMANCE.

WILIMINGTON, OH 45177



BUILDING PHOTOS



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CUR-RENT OR FUTURE PROPERTY PERFORMANCE.

WILIMINGTON, OH 45177



AERIAL IMAGES



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

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPUED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY ES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CUR-RENT OR FUTURE PROPERTY PERFORMANCE.