



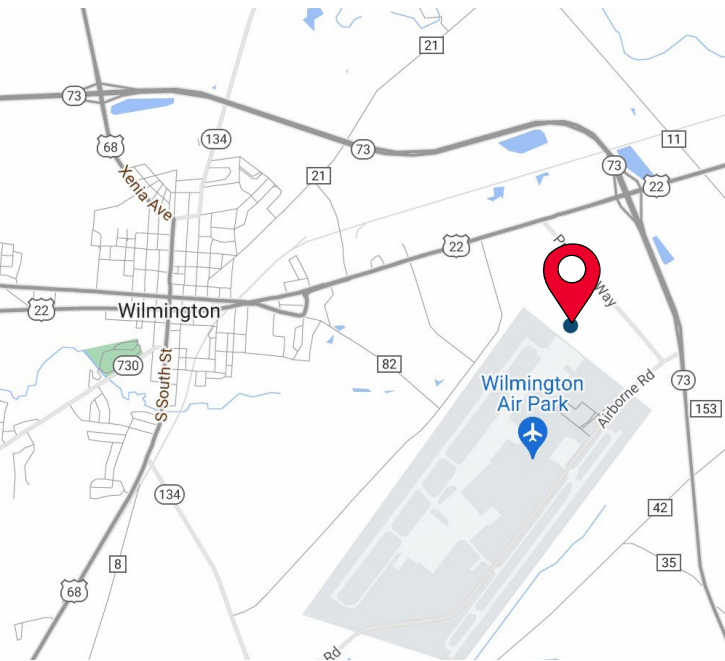
FOR LEASE

**3188
PROGRESS WAY**

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:

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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	www.aes-ohio.com 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

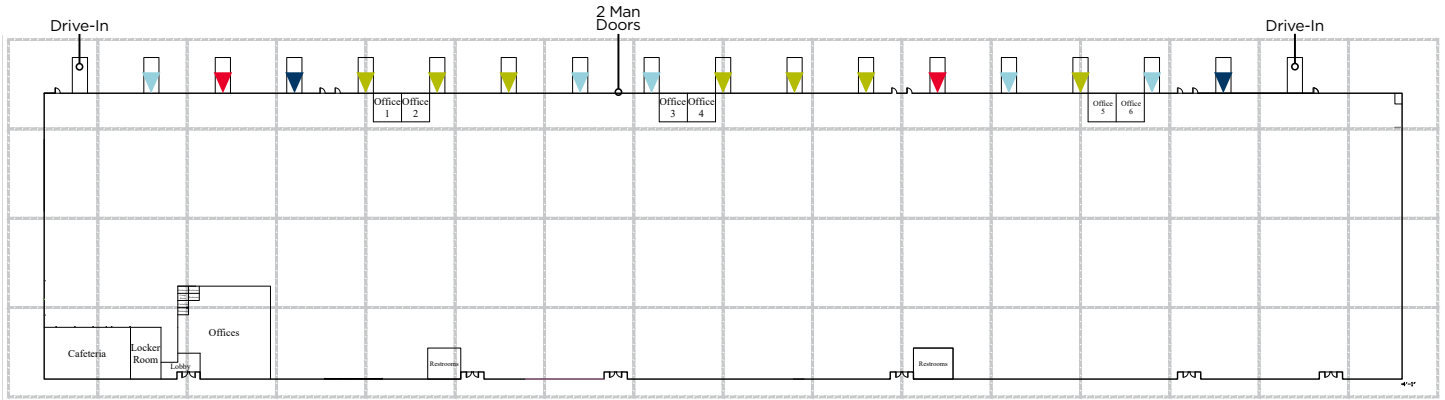


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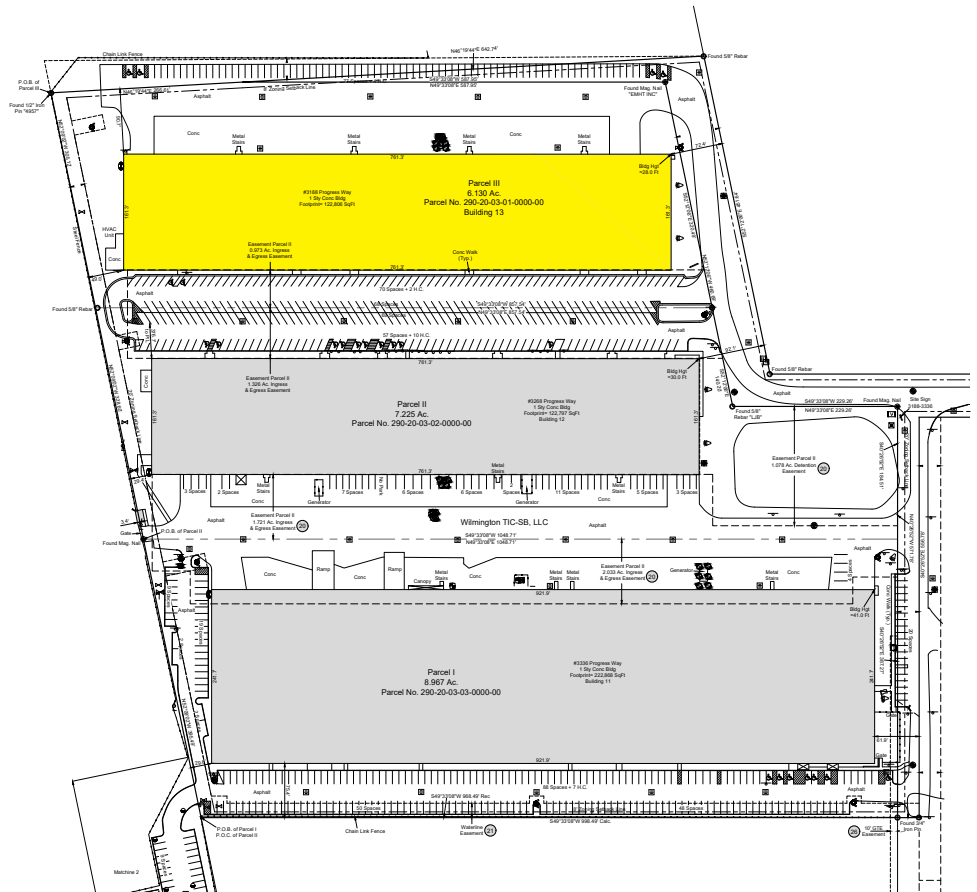
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FLOOR PLAN

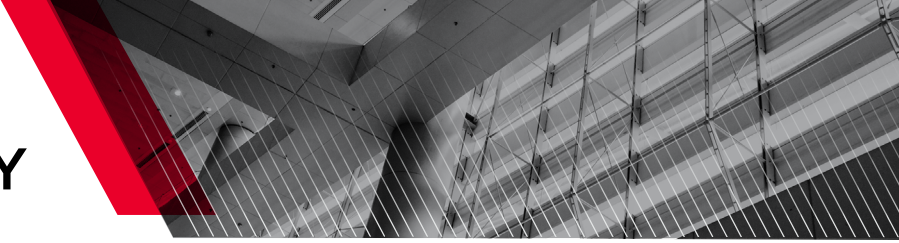


Key

- ▼ - Dock with Leveler
- ▼ - Dock with Leveler & Seal
- ▼ - Dock with Leveler & Lock
- ▼ - Dock with Leveler, Seal & Lock



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BUILDING PHOTOS



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AERIAL IMAGES



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