

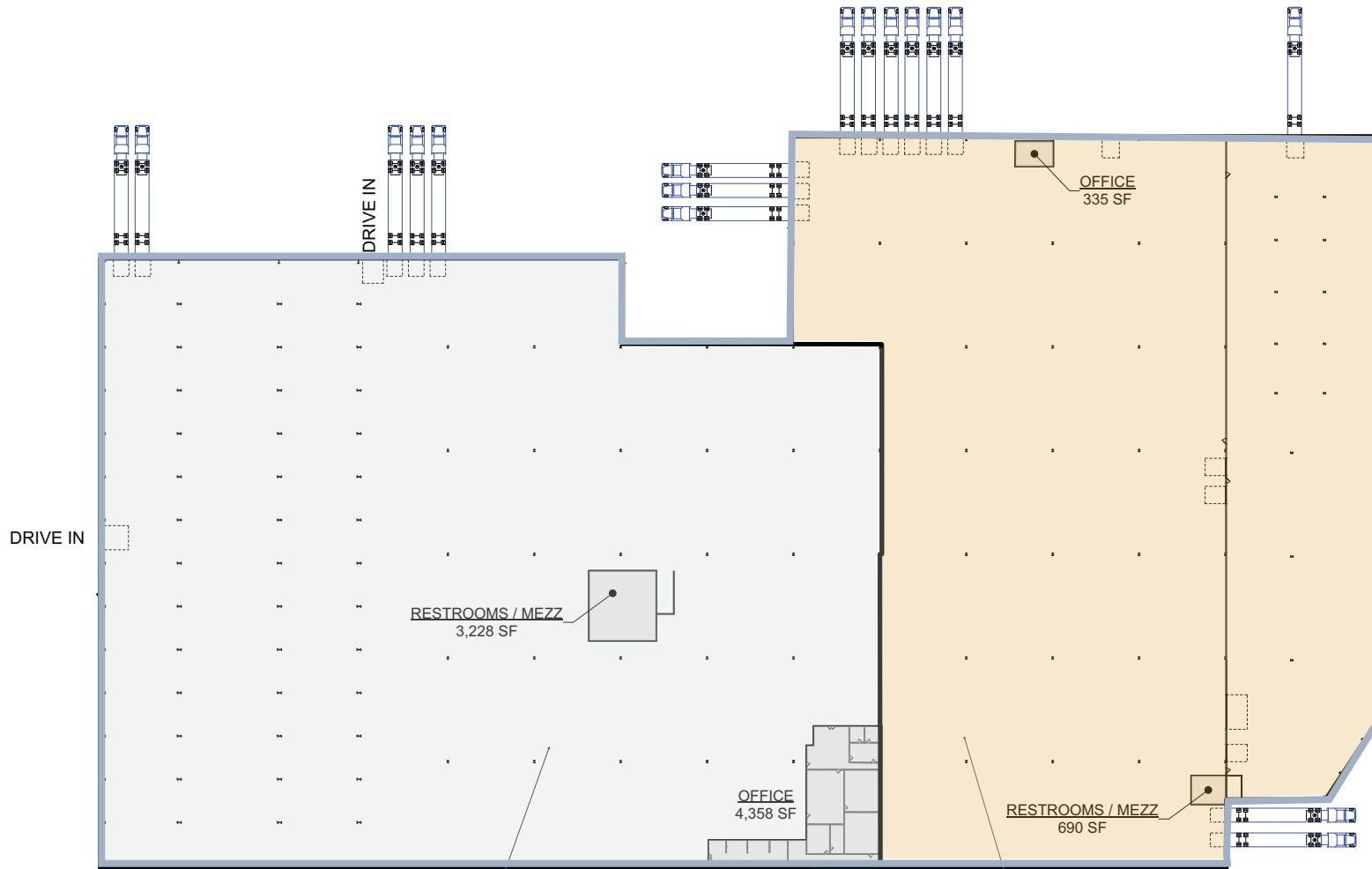
Manufacturing/Distribution Full Interior / Exterior Renovation Planned



Property Features

- 160,448 SF up to 285,205 SF
- Potential for expansion up to 520,000 SF
- Column spacing 50' x 60'
- Ceiling height: 18' - 35'
- Docks/Drive-Ins: 17 / 2 (expandable)
- Power: 12,000 Amps 480V Power

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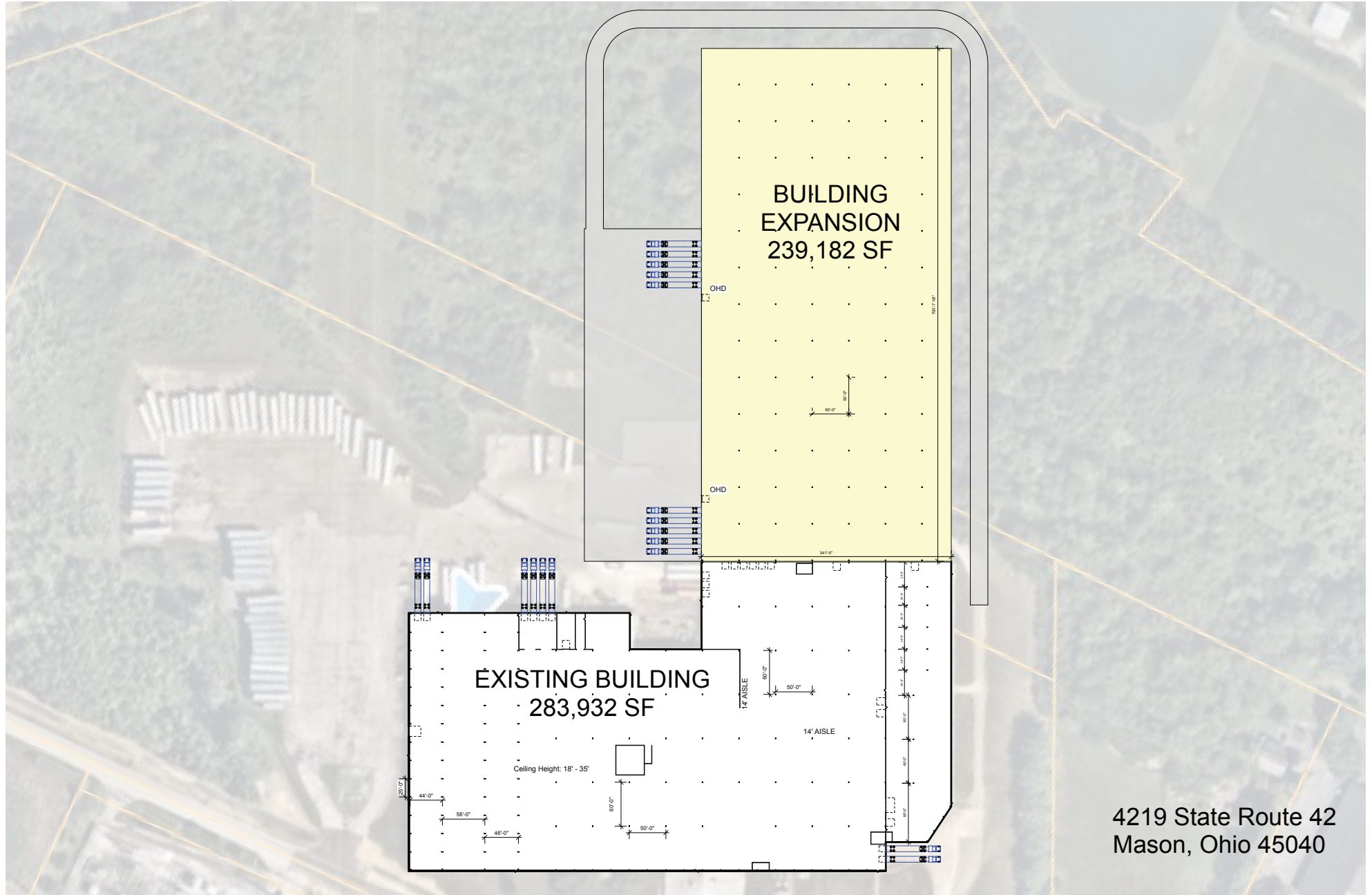
TOTAL BUILDING
OFFICE - 8,611 SF
INDUSTRIAL - 276,594 SF
TOTAL AREA - 285,205 SF

TENANT A
OFFICE - 7,586 SF
INDUSTRIAL - 152,862 SF
TOTAL AREA - 160,448 SF

TENANT B
OFFICE - 1,025 SF
INDUSTRIAL - 123,732 SF
TOTAL AREA - 124,757 SF

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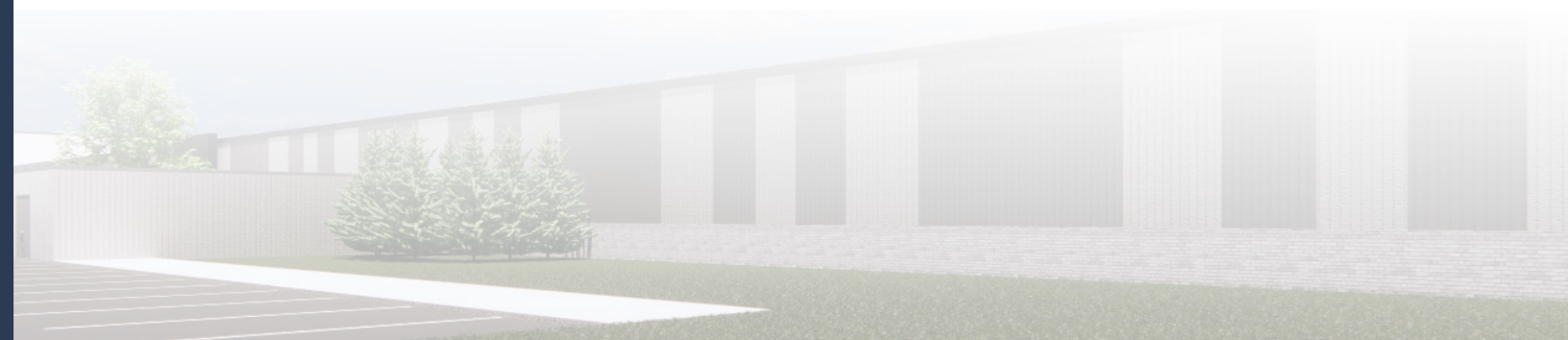
Potential for Expansion - Site Plan



Manufacturing/Distribution

Full Interior / Exterior Renovation Planned

Location	Mason, Ohio, Warren County	Drive-In Doors	2 (expandable)
Total Building Size	285,205	Trailer Parking	50 +
Available Space	285,205	Auto Parking	320+
Office Size	8,611	Restrooms	5 sets existng
Warehouse Size	276,594	Heating	gas fired air rotation units
Minimum Divisible	160,448	Air Conditioning	Office only
Land	30	Lighting	LED
Zoning	Industrial (I-1)	Power	12,000 Amps, 480V, 3 phase
Highway Access	2 Miles to I-71. 5 Miles to I-75	Electric Provider	Duke Energy
Rail	Potential	Gas Provider	Duke Energy
Year Built	1969/1991	Water	Municipal (GCWW)
Construction	Preengineered Steel	Sewer	Municipal (GCWW)
Column Spacing	Various (50x60 & 58x25)	Taxes	0.07
Roof	Recent TPO replacement	Insurance	0.18
Clear Height	18-35	CAM	0.78
Docks	17 (expandable)	Total NNN	1.03



Manufacturing/Distribution Full Interior / Exterior Renovation Planned

4219 State Route 42, Mason, Oh 45040

