



- 244,000 SF building for lease (divisible by 60,000 SF) with drive-in access
- 32' minimum clear height (expandable to 36')
- ESFR sprinkler system
- 52' x 54' column spacing - 60' speed / dock bay
- LED lighting
- Trailer storage & ample car parking
- Adjacent to newly renovated mixed-use business park
- Business friendly Clermont County, Batavia Township
- Located within minutes of I-275
- Zero Earnings Tax
- 15 year 100% tax abatement in place

1981 JAMES E. SAUL DRIVE | BATAVIA, OH 45103

#### For More Information Contact

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.



Batavia Road

Proposed  
244,000 SF

Detention

James E. Saul Sr. Dr.

32

 **PURINA**

 GE Aviation

**Verst**  
LOGISTICS

**Huhtamaki**

**ATW** 

  
MATERIALS, INC.

 **Industrial**  
COMMERCIAL PROPERTIES  
*Transforming the Way We Work*

Batavia-Williamsburg Pike

# NEW CONSTRUCTION

# INDUSTRIAL / MANUFACTURING



exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

load bearing, insulated, concrete panels with decorative reveals and textured paint.

52'-0" x 54'-0" typical structural bay spacing

32' clear height

45 mil TPO roof with R-23 insulation

ESFR fire sprinkler system with K-16.8 heads

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

prefinished 9' x 10' insulated overhead doors with view panels, 40,000lb levelers and seals and 12' x 14' drive-in doors

metal grate stairs and railings

concrete truck apron

storefront glazing and entrances

fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

52'-0" x 60'-0" speed bay structural spacing

