

AVAILABLE

651,492 SF



Corridor 75 - Premier Logistics Park 535 Gateway Blvd. Monroe, OH 45050

- Easy Access High Volume Interchange
- Less than one mile to I-75
- 15-Year 100% Tax Abatement
- Ready for Racking 10/08
- 32' Clearance
- ESFR Sprinklers

**COLLIERS
INTERNATIONAL**

**TURLEY
MARTIN
TUCKER**

Commercial Real Estate Services

For more information, contact:

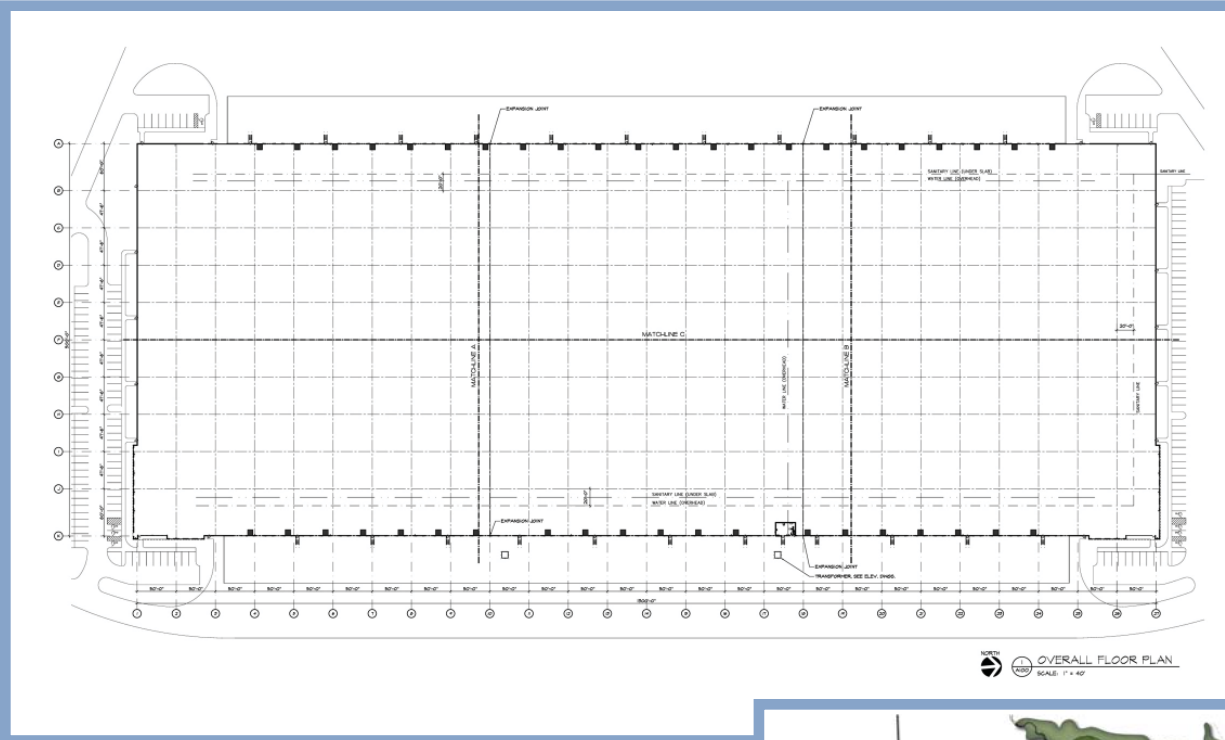
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Information contained herein has been obtained from reliable resources. We do not doubt its accuracy, but we do not guarantee it.

**Corridor 75 -
Premier Logistics Park
535 Gateway Blvd.
Monroe, Ohio 45050**



Property Specifications

Total Building Area	651,492 SF
Total Office Area	To Suit
Year Built	2008
Ceiling Height	32'
Truck Doors	83 (up to 150) 4 drive-ins
Sprinkler	ESFR
Car Parking	180 (up to 370)
Truck Parking	67 (up to 150+)
Zoning	Industrial
City/County	City of Monroe/Warren County

Corridor 75 - Premier Logistics Park 535 Gateway Blvd. Monroe, Ohio 45050

Total Building Area:	651,492 square feet (1300' x 500')
Office Area:	To Suit
Land Area:	48 acres (approximate)
Year Built:	2008
Construction Type:	Concrete (precast, insulated)
Ceiling Height:	32'
Column Spacing:	
Typical:	50' x 47'6"
Staging:	50' x 60'
Roof:	TPO Membrane (white, R-14)
Floor:	7" concrete
Truck Doors:	83 (up to 150) dock doors, cross docked 4 drive-in doors
Truck Court:	130' concrete. Up to 190' available.
Electric:	4000 amp/480V/3 phase (up to 6000 amp)
Lighting:	T-5 Fluorescent (motion sensors available)
Heat:	Gas (55°F at 0°F outside)
Sprinkler:	ESFR Sprinkler system
Utilities:	Electric: Duke Energy (513.421.9500). Gas: Duke Energy (513.421.9500) Water: Butler County Dept. of Environmental Services (513.887.3066) Sewer: Butler County Dept. of Environmental Services (513.887.3066) Telephone: AT&T
Zoning:	Industrial
Governing Jurisdiction:	City of Monroe/Warren County



**Estimated Operating
Expenses:**

\$0.22/SF