

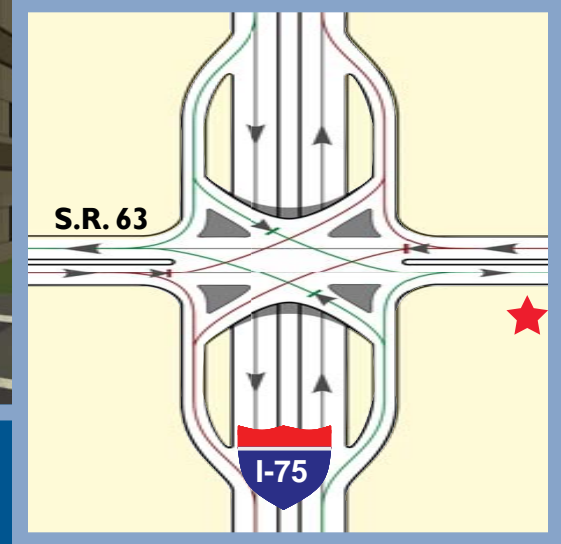


# AVAILABLE

## 187,000 SF

Divisible to 40,000 SF

Proposed for Late '08 Construction



TURLEY  
MARTIN  
TUCKER

Commercial Real Estate Services

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## 3 Corridor 75 Parkway Monroe, OH 45050

- Automatic 15 year 100% tax abatement on the building
- New Single Point Urban Interchange (SPUI) at I-75
- Conveniently located between Cincinnati and Dayton
- Low Gross Lease Rates
- 32' Clearance
- T-8 Lighting
- ESFR Sprinklers
- 20 Docks, 4 Drive-ins

**3 Corridor 75 Parkway  
Monroe, OH 45050**



**Automatic 15 year, 100% tax abatement**  
Compared to an annual tax rate of \$1.00 per square foot (land and building tax combined) a full building tenant would save over **\$700,000** in tax over five years.