



www.middcities.com

Strategically located five miles from

I-75 between Cincinnati and Dayton, Ohio

# Midd Cities Industrial Park

2601 South Verity Parkway, Middletown, Ohio 45044



### Industrial Complex Features Include:

- Crane service up to 60-ton capacity
  - Clearance height 20' to 35'
  - CSX rail service
  - On-site Trackmobile and rail car storage
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- Heavy industrial infrastructure
  - 90,000+ SF immediately available for lease
  - 12.4 AC Available for outdoor storage
  - 13,500 KVA electric
  - 8" High-pressed natural gas
  - Sewer and water
  - High-speed, fiber-optic Internet
  - Highly skilled workforce
  - Gated entrance and video surveillance
  - Truck ramps, docks and storage
  - Ample parking

### Immediately Available!

- Designated Enterprise Zone
- Designated HUB Zone
- Incentives available
- Competitive market rates
- Short- and long-term leases
- Will co-op with brokers



Midd Cities Industrial Park is the ideal Midwest site to relocate or expand your heavy industrial, manufacturing or distribution operations.

*"Southwest Ohio offers efficient and diverse logistic capabilities; an established heavy industrial infrastructure; abundant available natural resources; both a skilled and educated workforce; and attractive tax and incentive packages to businesses looking to expand or relocate in the region."*

**Howard Jackson,**  
Managing Partner, Midd Cities Partners

