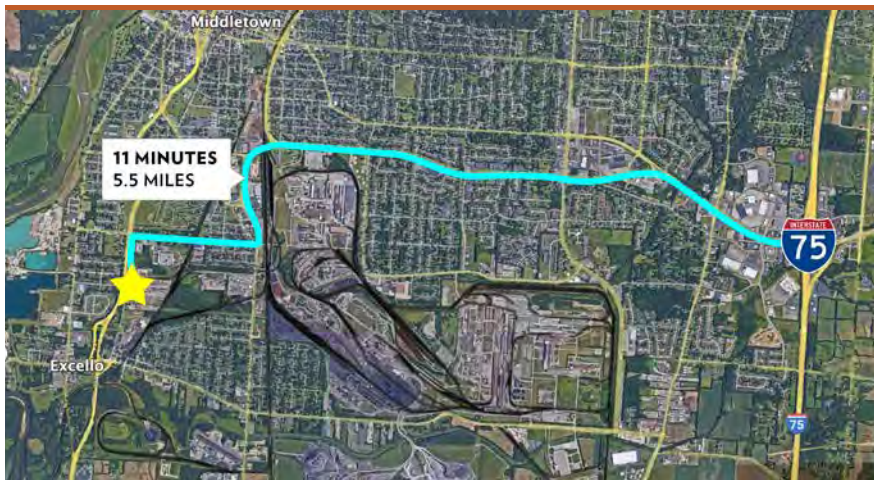




**2601 SOUTH VERITY PARKWAY, MIDDLETOWN, OHIO 45044—BLDG 104**  
AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**

 **75,948 SqFt**

- Located in City of Middletown 5.5 miles from I-75
- Available within 90 days' notice
- Additional docks/drive-in's To Suit
- Crane capacity expandable
- CSX railed service
- Outdoor storage and expansion available
- Designated HUB and Enterprise Zone
- \$5.50/SqFt NNN + \$0.85/SqFt OpEx/ CAM

 **CLICK HERE FOR THE 360° TOUR**

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# MIDD CITIES INDUSTRIAL PARK

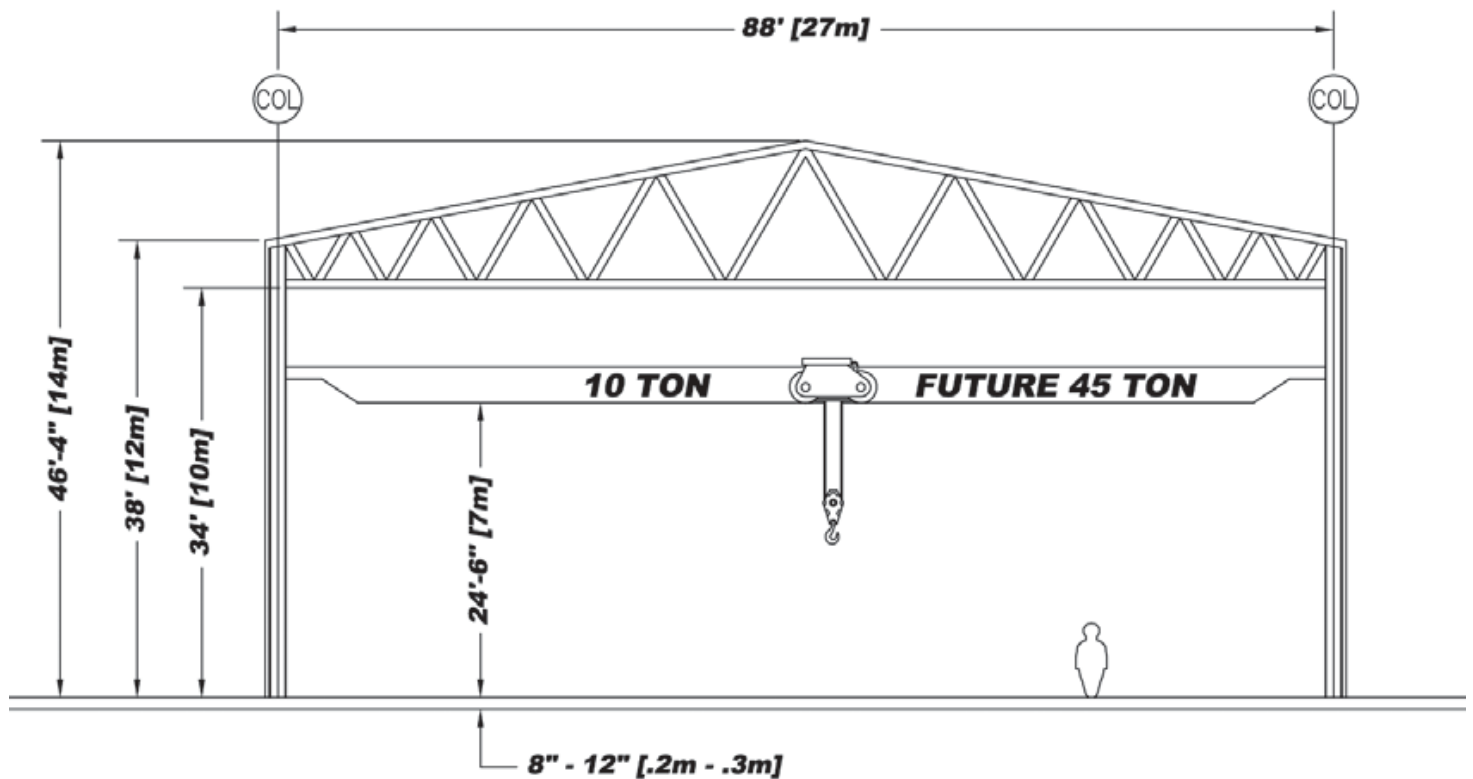
## BUILDING 104

### PROPERTY DETAILS

Total SqFt:	75,948
Office SqFt:	1,410 SqFt (Detached outbuilding not included in Total SqFt)
Length:	746'
Width:	88' + Adjacent space
Eave Height:	38'
Clear Height:	34'
Crane Hook Height:	25'
Heat:	Gas/Air Rotation Systems
Floor Depth:	Varies 8"-12"

Drive-in door:	One (1) - 14'x16'
Dock door:	None - To Suit
Rail Siding:	Adjacent
Crane Service:	10-Ton Crane Upgradable to 45-Ton Additional Crane Available Up to 45-Ton
Electricity:	220/440 volts, 600 amps
CSX Rail Access:	Adjacent
Outdoor Storage:	Available
Sprinkler:	None

### CRANE SERVICE



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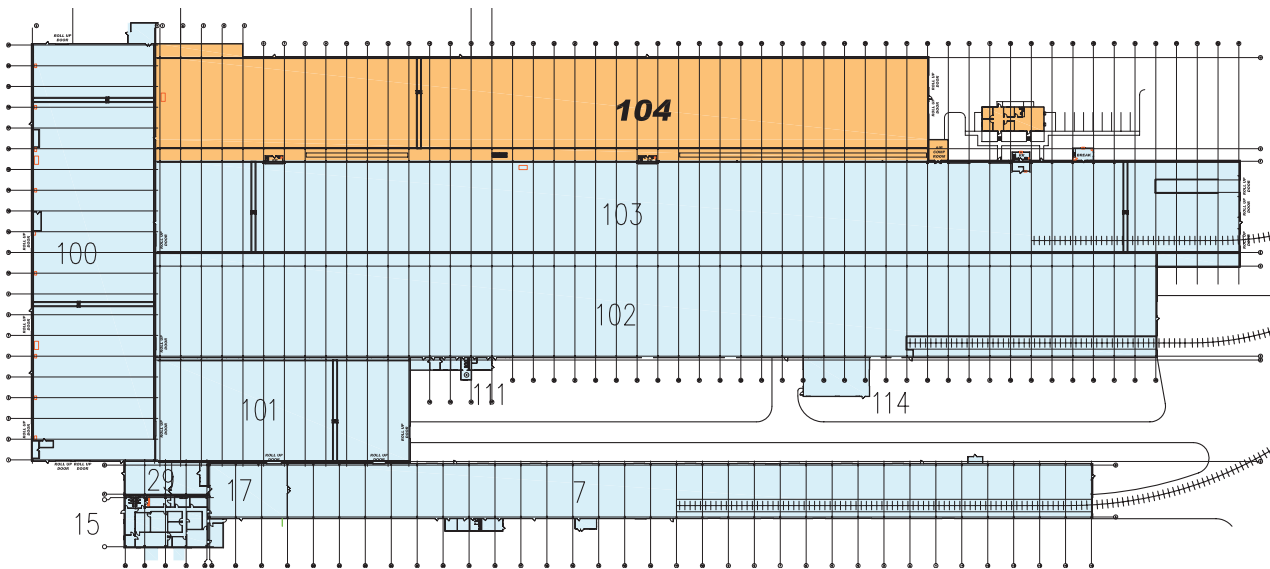
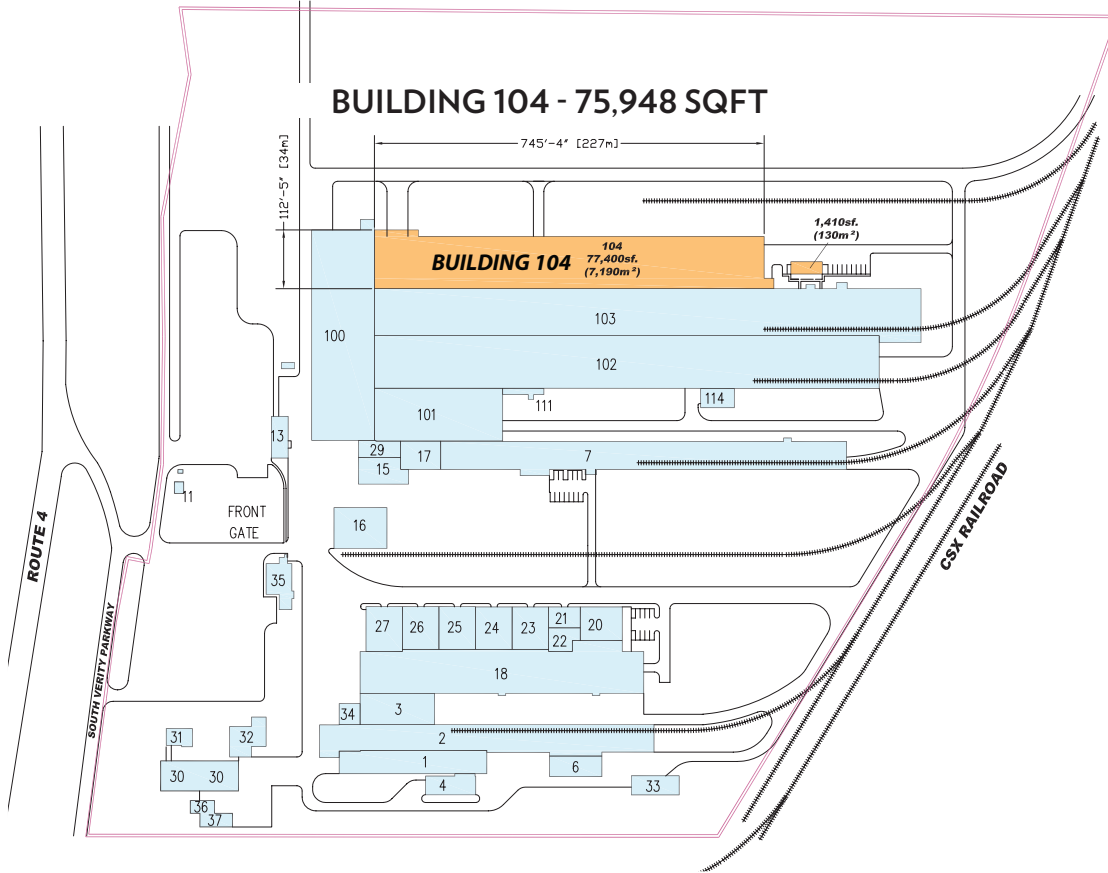
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# MIDD CITIES INDUSTRIAL PARK

## BUILDING 104

SITE MAP



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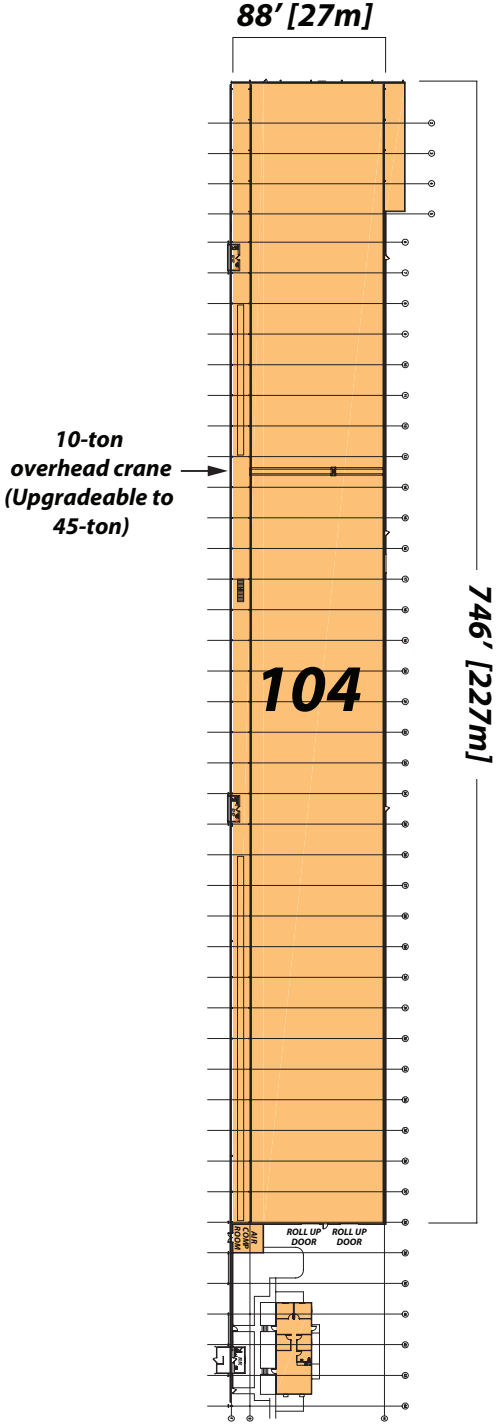
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## BUILDING 104

### FLOOR PLAN



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# MIDD CITIES INDUSTRIAL PARK

## BUILDING 104

### INTERIOR PHOTOS



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# MIDD CITIES INDUSTRIAL PARK

BUILDING 104

## INTERIOR PHOTOS



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