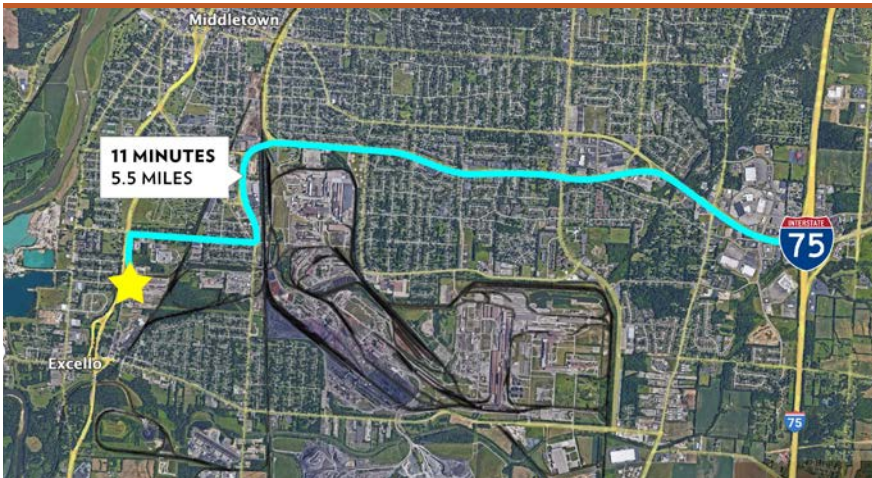




**2601 SOUTH VERITY PARKWAY MIDDLETOWN, OH 45044 - BLDG. 25, 26, 27**  
 AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**



**5,700 SqFt - 17,360 SqFt**

- Located in City of Middletown 5.5 miles from I-75
- Outdoor storage (1-10+ acres) and expansion available
- Clear span storage building with grade level access
- \$4.95/SqFt NNN - \$6.25/SqFt NNN + \$0.85/SqFt OpEx/CAM pending suite size
- Spaces available for 5,700 SqFt - 17,360 SqFt
- Available 1/1/2023



**CLICK HERE FOR AERIAL VIDEO**

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# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## PROPERTY DETAILS (BLDG. 25)

<b>Total SqFt:</b>	5,700 (69' x 81')
<b>Office SqFt:</b>	None; To Suit
<b>Clear Height:</b>	8'-21'
<b>Lighting:</b>	Metal Halide/Fluorescent
<b>Column Spacing:</b>	Clear span
<b>Drive-in Door:</b>	One (1) - 16'x16'
<b>Heat:</b>	Natural gas-fired unit heaters
<b>Electric Service:</b>	120/240 volt, 3-phase, 100+ amps
<b>Restrooms:</b>	None; To Suit

## PROPERTY DETAILS (BLDG. 26)

<b>Total SqFt:</b>	5,700 (69' x 81')
<b>Office SqFt:</b>	+/- 1,500
<b>Clear Height:</b>	8'-21'
<b>Lighting:</b>	Metal Halide/Fluorescent
<b>Column Spacing:</b>	Clear span
<b>Drive-in Door:</b>	One (1) - 10'x10'
<b>Heat:</b>	Natural gas-fired unit heaters
<b>Electric Service:</b>	120/240 volt, 3-phase, 100+ amps
<b>Restrooms:</b>	None; To Suit

## PROPERTY DETAILS (BLDG. 27)

<b>Total SqFt:</b>	5,960 (68.7' x 85.6')
<b>Office SqFt:</b>	None; To Suit
<b>Clear Height:</b>	8'-21'
<b>Lighting:</b>	T-5's
<b>Column Spacing:</b>	Clear span
<b>Drive-in Door:</b>	One (1) - 16'x14'
<b>Heat:</b>	Natural gas-fired radiant heaters
<b>Electric Service:</b>	120/480-volt, 3-phase, 400 amps
<b>Restrooms:</b>	One (1)



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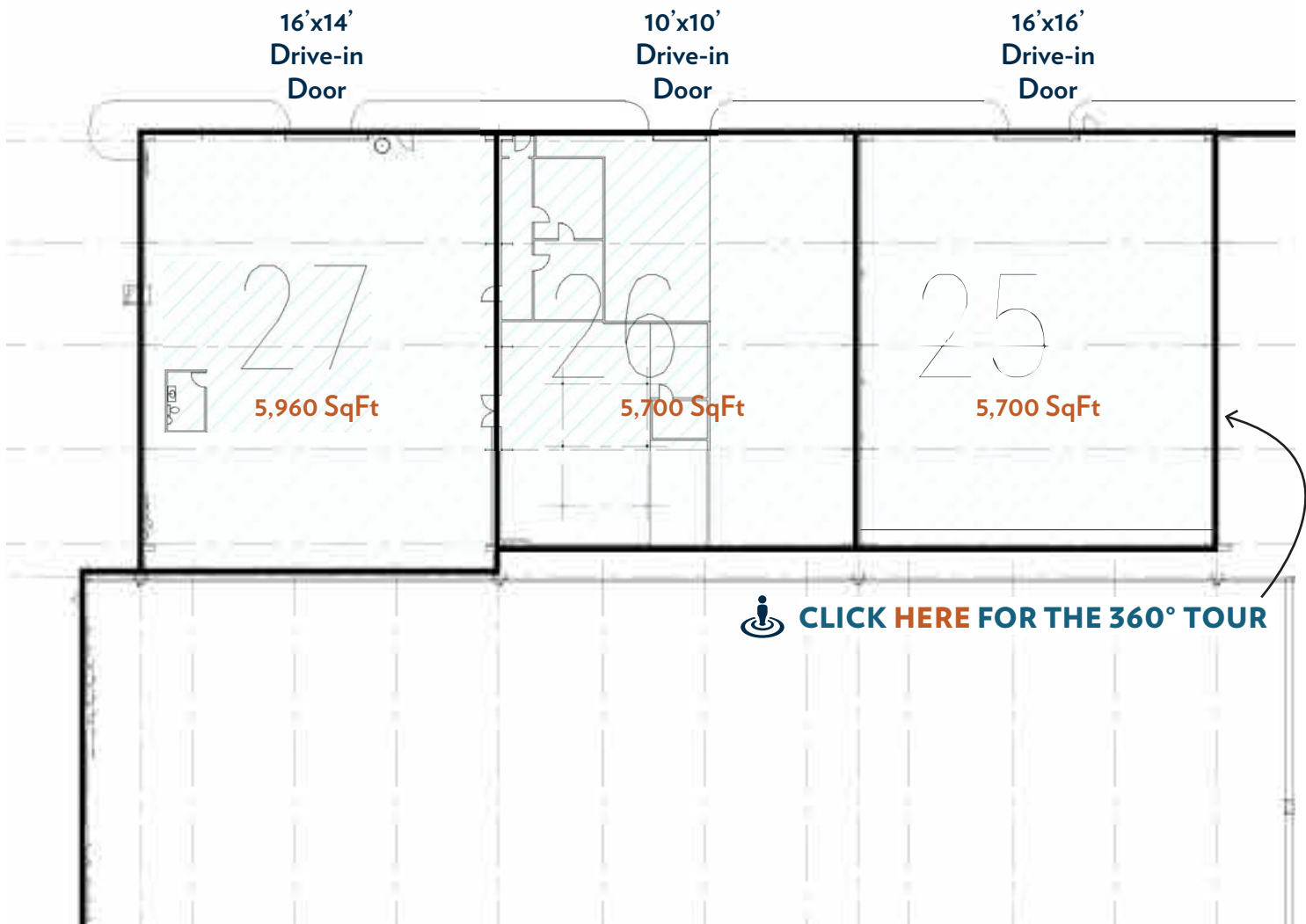
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# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## FLOOR PLAN



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# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

SITE PLAN



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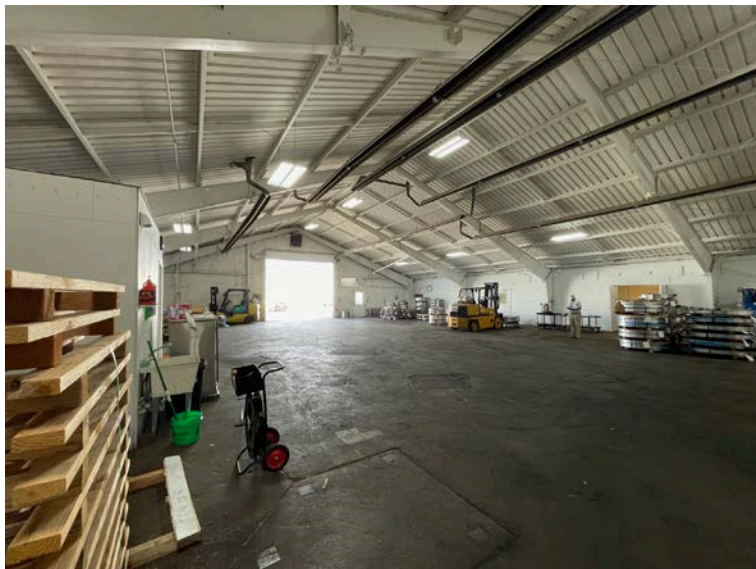
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# MIDD CITIES INDUSTRIAL PARK

BUILDINGS 25, 26, 27

## PROPERTY PHOTOS



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