



KINGSVIEW

COMMERCE
CENTER

Summit
Real Estate Group

CBRE

KINGSVIEW DRIVE, LEBANON, OHIO

**UP TO 314,925 SF
INDUSTRIAL
SPACE FOR LEASE**

EXPECTED Q1 2028



THE OPPORTUNITY



001

2,500 SF spec office



004

36' clear



007

3,000 amps
expandable to 10
MW total capacity



010

315 auto &
66 trailer parking



013

190' truck court,
inclusive of 135'
x 55' trailer parking



002

built Q1 2028



005

2 drive-ins



008

ESFR sprinkler



011

52' x 48'
column spacing



003

314,925 SF - divisible
to $\pm 75,000$ SF



006

floor - 7" non-reinforced
concrete at 4,000 PSI



009

LED lighting with motion
sensors - 30 footcandles



012

32 docks (expandable to
60) with 40,000 lb levelers,
bumpers, and seals



015

concrete tilt-up construction
with insulated wall panel,
interior walls painted white,
clerestory windows and four
tenant entries



Additional economic incentives may be available through Jobs Ohio and the City of Lebanon

IN GOOD COMPANY



EASY HIGHWAY
ACCESS



APPROXIMATELY
1.32 MILES



EXCELLENT LABOR ACCESS



2025 POPULATION: TOTAL

WITHIN 15 MINUTES

122,457

WITHIN 30 MINUTES

932,563

WITHIN 45 MINUTES

2,247,158



2025 16+ LABOR FORCE: TOTAL

WITHIN 15 MINUTES

63,698

WITHIN 30 MINUTES

483,830

WITHIN 45 MINUTES

1,142,058



2025 16+ LABOR FORCE: EMPLOYED IN SERVICE ROLES

WITHIN 15 MINUTES

8,024

WITHIN 30 MINUTES

69,067

WITHIN 45 MINUTES

178,889



2025 16+ LABOR FORCE: EMPLOYED IN BLUE COLLAR ROLES

WITHIN 15 MINUTES

8,471

WITHIN 30 MINUTES

78,884

WITHIN 45 MINUTES

215,456



2025 16+ LABOR FORCE: PERCENT EMPLOYED IN SERVICE AND BLUE COLLAR ROLES

WITHIN 15 MINUTES

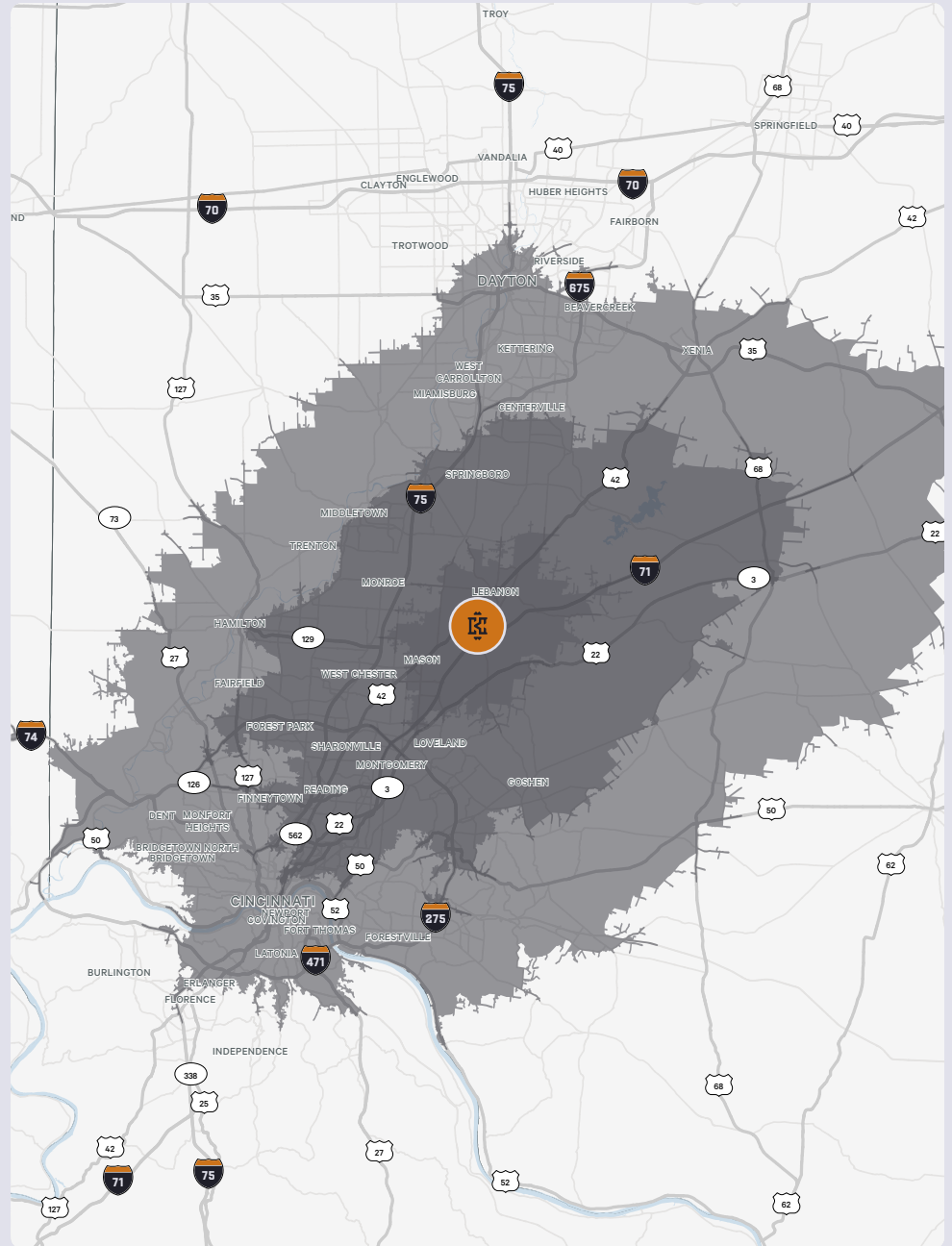
25.4%

WITHIN 30 MINUTES

30.6%

WITHIN 45 MINUTES

34.4%



THE REGION WITHIN REACH



I-71 - 1.32 MI



**CINCINNATI &
NORTHERN KENTUCKY
INTERNATIONAL AIRPORT
(CVG) / PRIME AIR / DHL
SUPERHUB - 39.9 MI**



**DAYTON INTERNATIONAL
AIRPORT (DAY) - 43.4 MI**



**JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT
(CMH) - 88 MI**



UP TO 314,925 SF INDUSTRIAL SPACE FOR LEASE

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