

# 3000

KENSKILL AVE

WASHINGTON COURT HOUSE, OH 43160



**FOR LEASE**

**±277,992 SF INDUSTRIAL WAREHOUSE  
BUILDING ON A 34.4 ACRE SITE**

**YEAR 1 LEASE RATE: \$2.00/SF NNN\***

**\*ON QUALIFIED LEASES SIGNED BY 8/31/2026**

**NEWMARK**

*Terry* **COYNE**.com

**W** **WESTON**

# PROPERTY HIGHLIGHTS



## OFFICE LAYOUT

Adequate space for corporate and manufacturing operations



## HEAVY POWER

- 5,000-amp capacity
- 5 MW is available



## EXCESS LAND

±19 acres for development or expansion



## DOCKS

Cross dock configuration



## CLEAR HEIGHT

Up to 31.3'



## FREEWAY ACCESS

Access to US-35 & US-62

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## PROPERTY FEATURES



### LEASE RATE

Please Contact Broker for Information



### BUILDING SIZE

±277,992 SF (455' W x 571' D)



### DIVISIBILITY

±75,000 SF



### SITE SIZE

±34.44 Acres



### ZONING

LI – Light Industrial



### YEAR BUILT

1995



### CLEAR HEIGHT

29' – 31.3'



### COLUMN SPACING

40'W x 40'D



### OFFICE SIZE

±30,000 SF Finished Office on 2 floors



### DOCK DOORS

36 Docks Total: 21 Dock Doors East Wall (Rear)  
12 Dock Doors & a Compactor Door on West Wall (Front)



### DRIVE-IN DOOR

One (1) 8' x 10'



### LIGHTING

T5/LED Motion Sensor



### CAR PARKING

+/- 185 Cars



### TRAILER PARKING

±19 Acres Expansion Land Available For Future Trailer Parking



### FIRE SUPPRESSION

Wet



### POWER

- 5,000-Amp Capacity
- 5 MW is Available



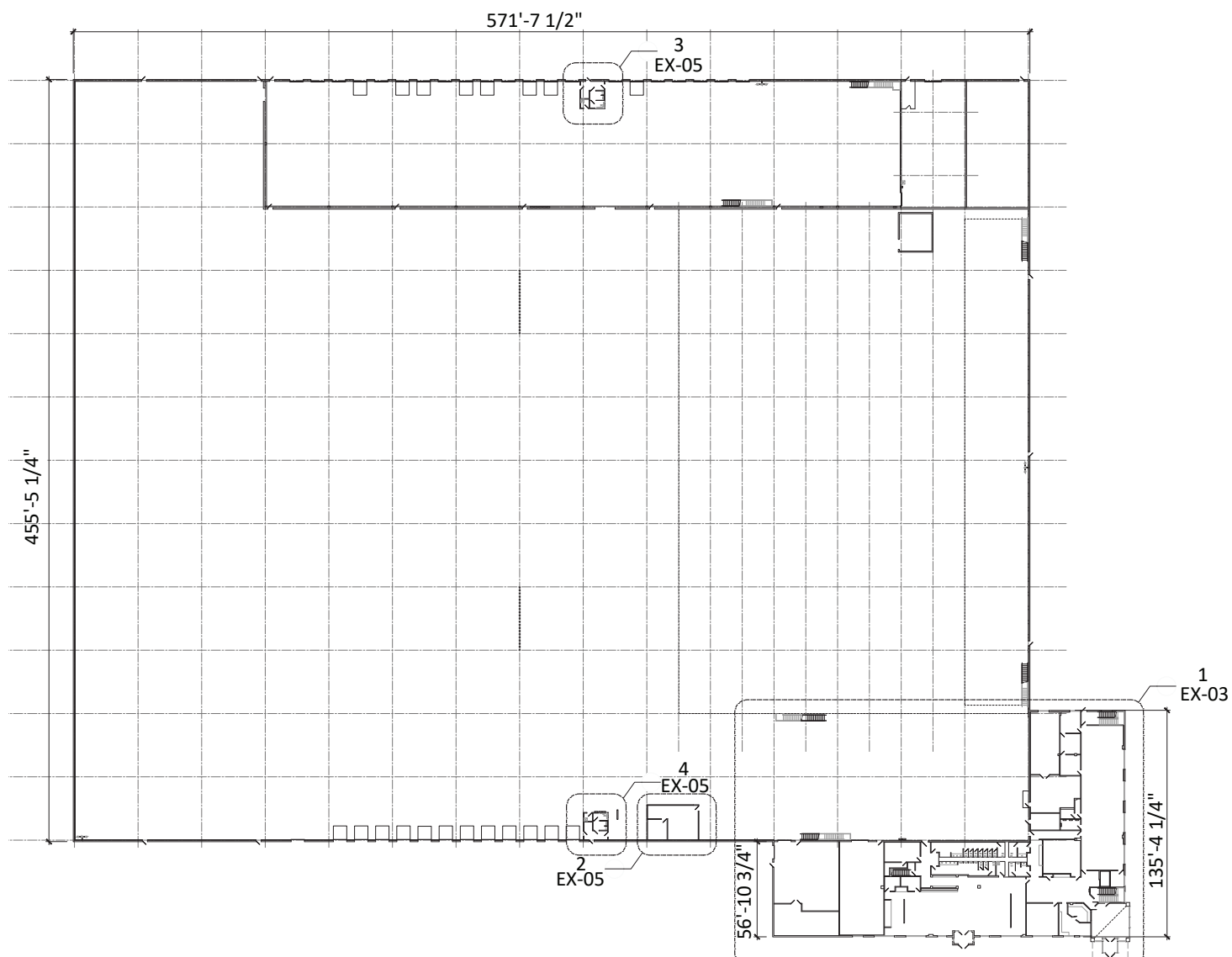
### CONSTRUCTION TYPE

Precast Concrete Tilt-up

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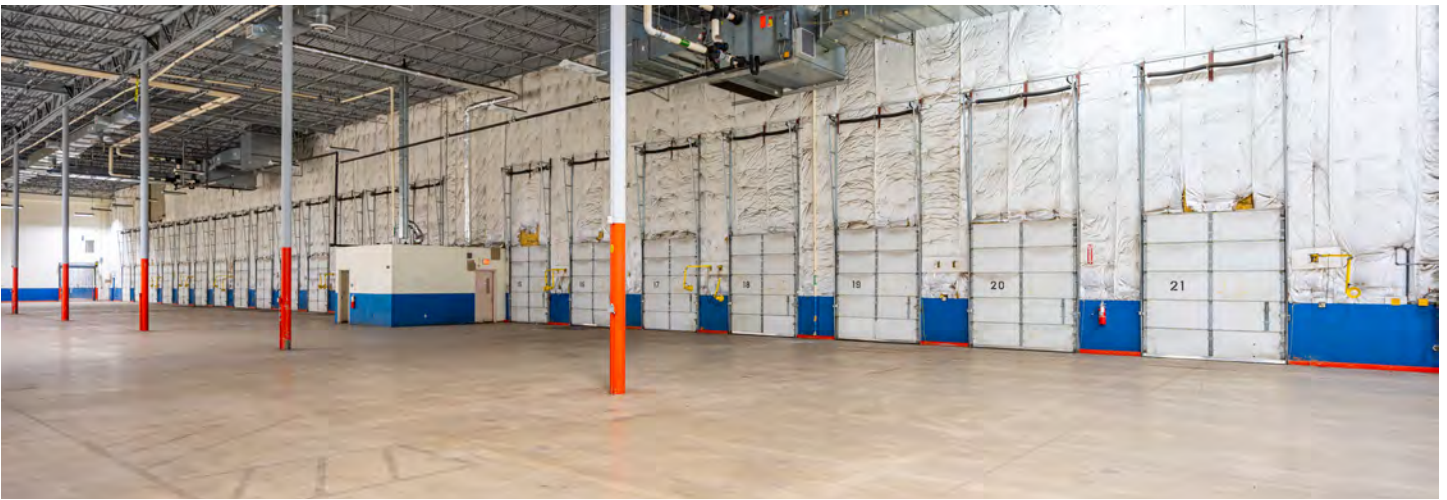
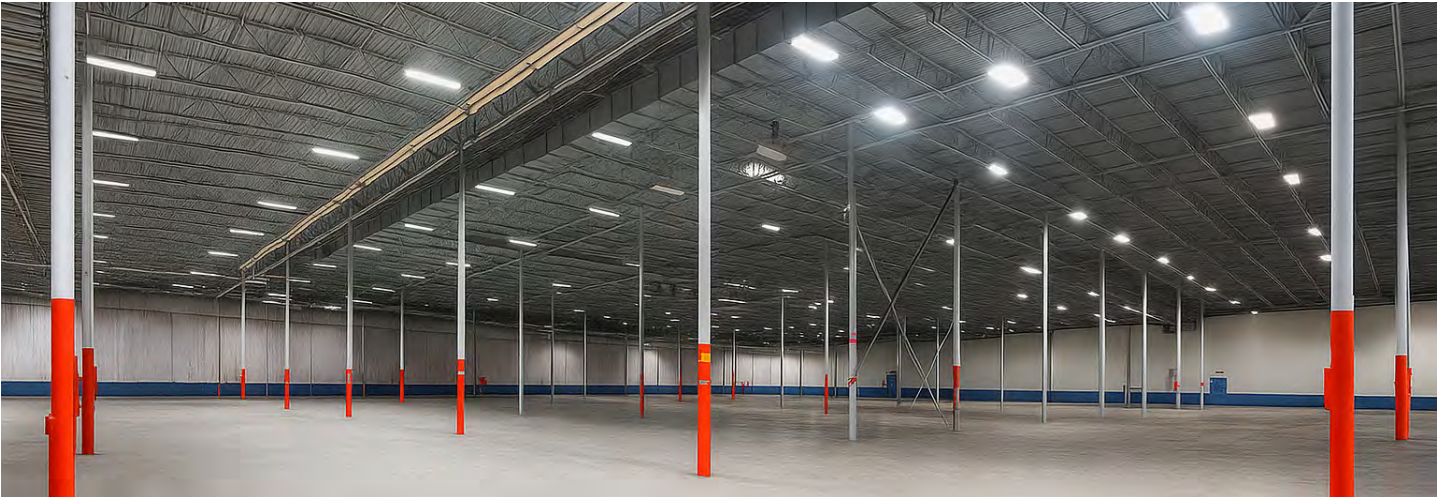
# FLOOR PLANS



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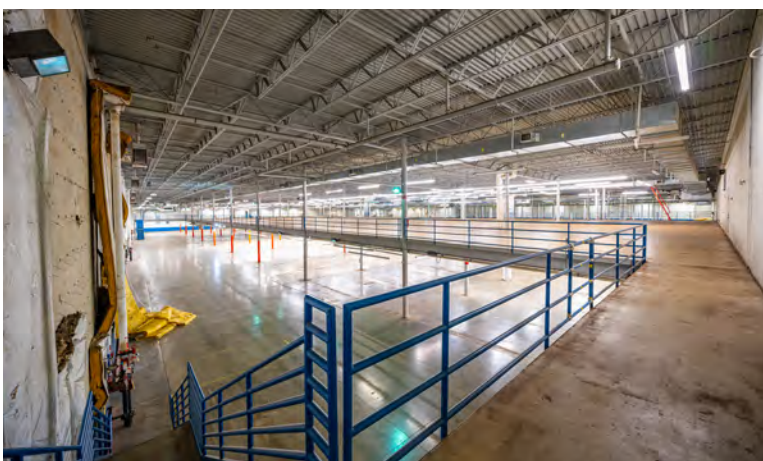
# INTERIOR PHOTOS



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## ADDITIONAL INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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# AERIAL PHOTOS



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## EMPLOYMENT OVERVIEW (15 MILES RADIUS)

| KEY FACTS                                                                                                                          | EDUCATION                                                                                                                                             | INCOME                                                                                                                                                    | EMPLOYMENT                                                                                                                |                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <br><b>311,515</b><br>Population                  | <br><b>27.7%</b><br>High School Diploma                              | <br><b>\$80,606</b><br>Median Household Income                           | <br><b>59.0%</b><br>White Collar       | <br><b>16.7%</b><br>Services            |
| <br><b>43.6</b><br>Median Age                     | <br><b>31.7%</b><br>Some College                                     | <br><b>\$43,050</b><br>Per Capita Income                                 | <br><b>24.3%</b><br>Blue Collar        | <br><b>3.0%</b><br>Unemployment Rate    |
| <br><b>126,850</b><br>Households                | <br><b>28.8%</b><br>Bachelors/<br>Graduate/<br>Professional Degree | COMMUTERS                                                                                                                                                 | BUSINESS                                                                                                                  |                                                                                                                            |
| <br><b>\$66,406</b><br>Median Disposable Income |                                                                                                                                                       | <br><b>15.2%</b><br>Spend 7+ hours commuting to and from work per week | <br><b>8,977</b><br>Total Businesses | <br><b>108,884</b><br>Total Employees |

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# AERIAL LOCATION MAP



## PRIME LOCATION NEAR THE NEW HONDA/LG FACILITY

Honda and LG Energy Solution have broken ground on a new ±2,000,000-square-foot EV battery facility in Fayette County, near the City of Jeffersonville. The plant is expected to create approximately 2,200 jobs, with completion planned for the end of 2024.

## AMAZON WEB SERVICES 2025 DATA CENTER EXPANSION

Amazon Web Services announced plans to invest \$5 billion in data center development in the county by 2030. The project will be located adjacent to the Honda/LG plant on approximately 590 acres, creating an estimated 125 full-time jobs and positively impacting supply chain employment across the county.

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# REGIONAL MAP

## WASHINGTON COURT HOUSE

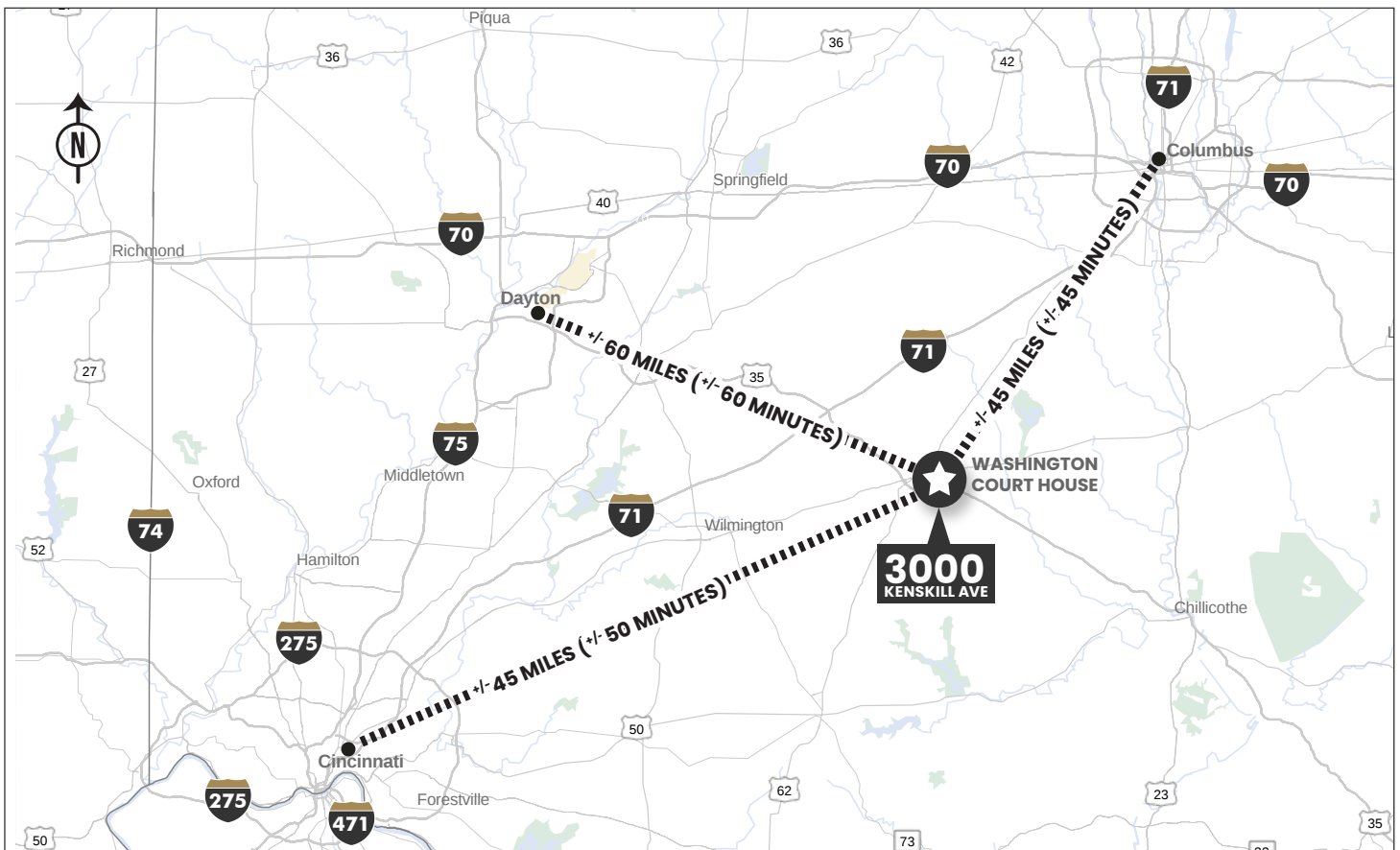
### A Central Ohio Advantage for Living, Business, and Investment

Located in Fayette County, Washington Court House sits along U.S. Route 62 and functions as an accessible hub within Ohio. Its position between three major urban centers—Dayton to the northwest, Cincinnati to the southwest, and Columbus to the northeast—makes it a strategic choice for residents, employers, and investors seeking both connectivity and value.

For residents, this central location offers small-town quality of life with convenient commutes to regional job markets, universities, healthcare systems, and cultural amenities. For businesses and developers, proximity to key transportation corridors and multiple metro areas expands labor pool reach, shortens delivery times, and widens customer trade areas.

### Regional Proximity and Drive-Time Snapshot

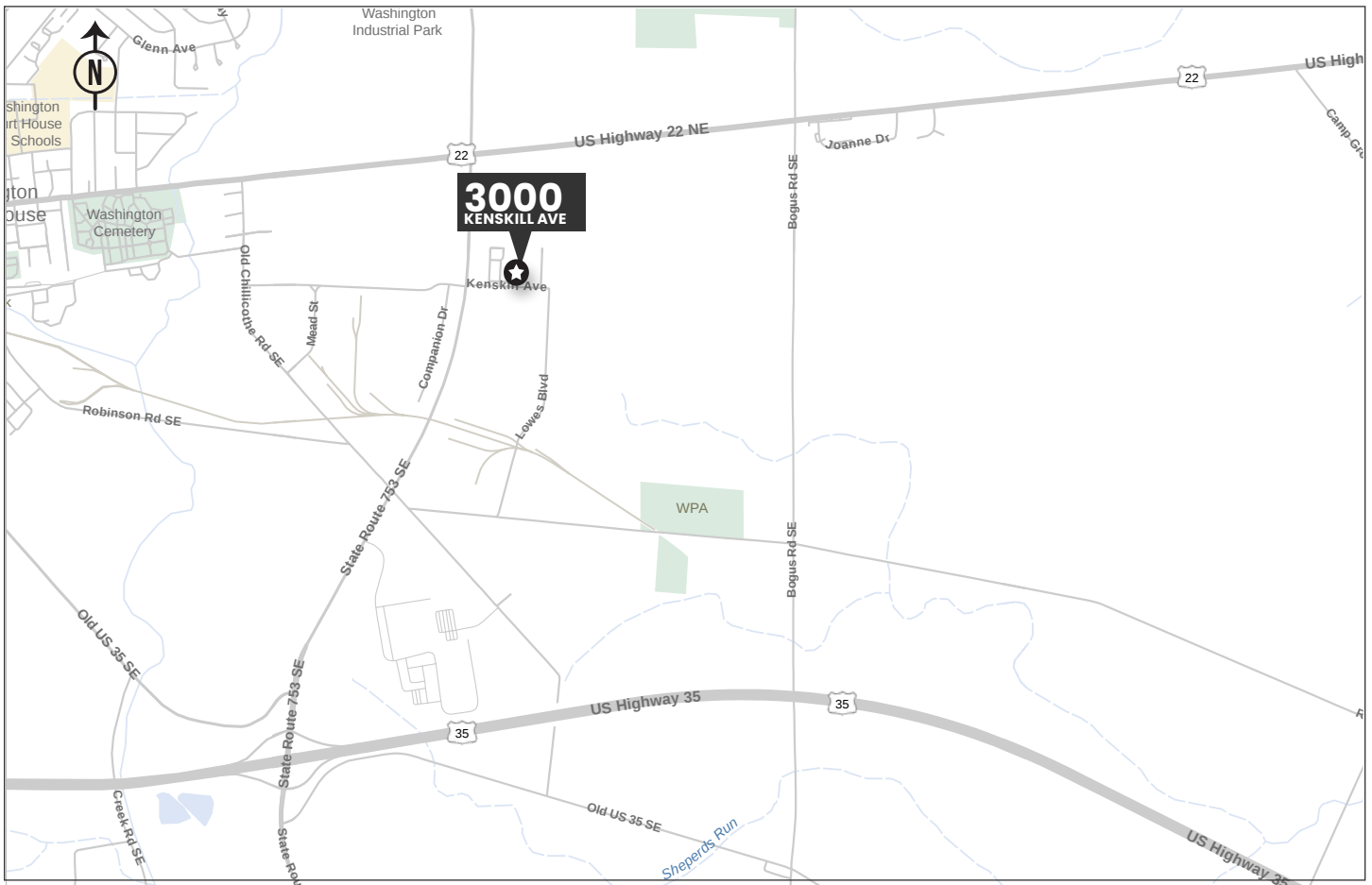
| Destination           | Approx. Distance | Typical Drive Time | Primary Routes                       |
|-----------------------|------------------|--------------------|--------------------------------------|
| Columbus (Downtown)   | 45–50 miles      | 45–60 minutes      | I-71 N connections from local routes |
| Dayton (Downtown)     | 45–50 miles      | 50–60 minutes      | U.S. 35 W toward the Dayton metro    |
| Cincinnati (Downtown) | 60–70 miles      | 60–80 minutes      | I-71 S corridor                      |



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# LOCATION MAP



## CENTRAL WASHINGTON COURT HOUSE LOCATION

For residents, this central location offers small-town quality of life with convenient commutes to regional job markets, universities, healthcare systems, and cultural amenities. For businesses and developers, proximity to key transportation corridors and multiple metro areas expands labor pool reach, shortens delivery times, and widens customer catchment areas.

### Utilities in Washington Court House:

- Water & Sewer: +1mgd capacities
- Electric: +10 MW
- Highway Access: 2 Miles

### Business Assistance:

- Income Tax Rebate - Annual Cash Payment
- Workforce Assistance - Hiring/Training
- Property Tax Abatement - For new construction only

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## CONTACT



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