



# EMERALD WAY LAND SITE

## MIDDLETOWN, OH



**INDUSTRIAL BUILD TO SUIT LAND SITES  
AVAILABLE FOR LEASE**

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(513) 843-1600  
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### PROPERTY HIGHLIGHTS

#### 12,000 - 30,000 SqFt

- Class A New Construction located in Middletown
- Minutes to I-75 at SR-63 (Monroe) and SR 122 (Middletown)
- Spaces divisible to 3,000 SqFt – 30,000 SqFt with potential for outdoor storage yards
- Pre-engineered metal buildings and fully insulated
- Construction services by JTF Construction, Inc.
- I-2 General Industrial Zoning
- Site is pad / shovel ready for development and all utilities onsite.
- Planned speculative construction starting Q1 2026
- Potential incentives with City of Middletown
- Lease Rates: \$8.95/SqFt NNN - \$12.50/SqFt NNN + approximately \$2.00/SqFt OpEx/CAM. Outdoor storage +/- \$4,000/month NNN per acre.

 [CLICK HERE FOR AERIAL VIDEO](#)

### PROPERTY DETAILS

Total SqFt:	12,000 - 30,000
Office SqFt:	To Suit
Acreage:	6.78 acres
Clear Height:	22'-24'
Year Built:	2025/2026
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	One (1) per bay, additional to suit
Drive-in door:	One (1) per bay, additional to suit
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase, 400 amps. Additional to suit
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty (30) spaces per building, additional to suit
Restrooms:	To Suit
Butler County Parcel ID:	Q6542059000043

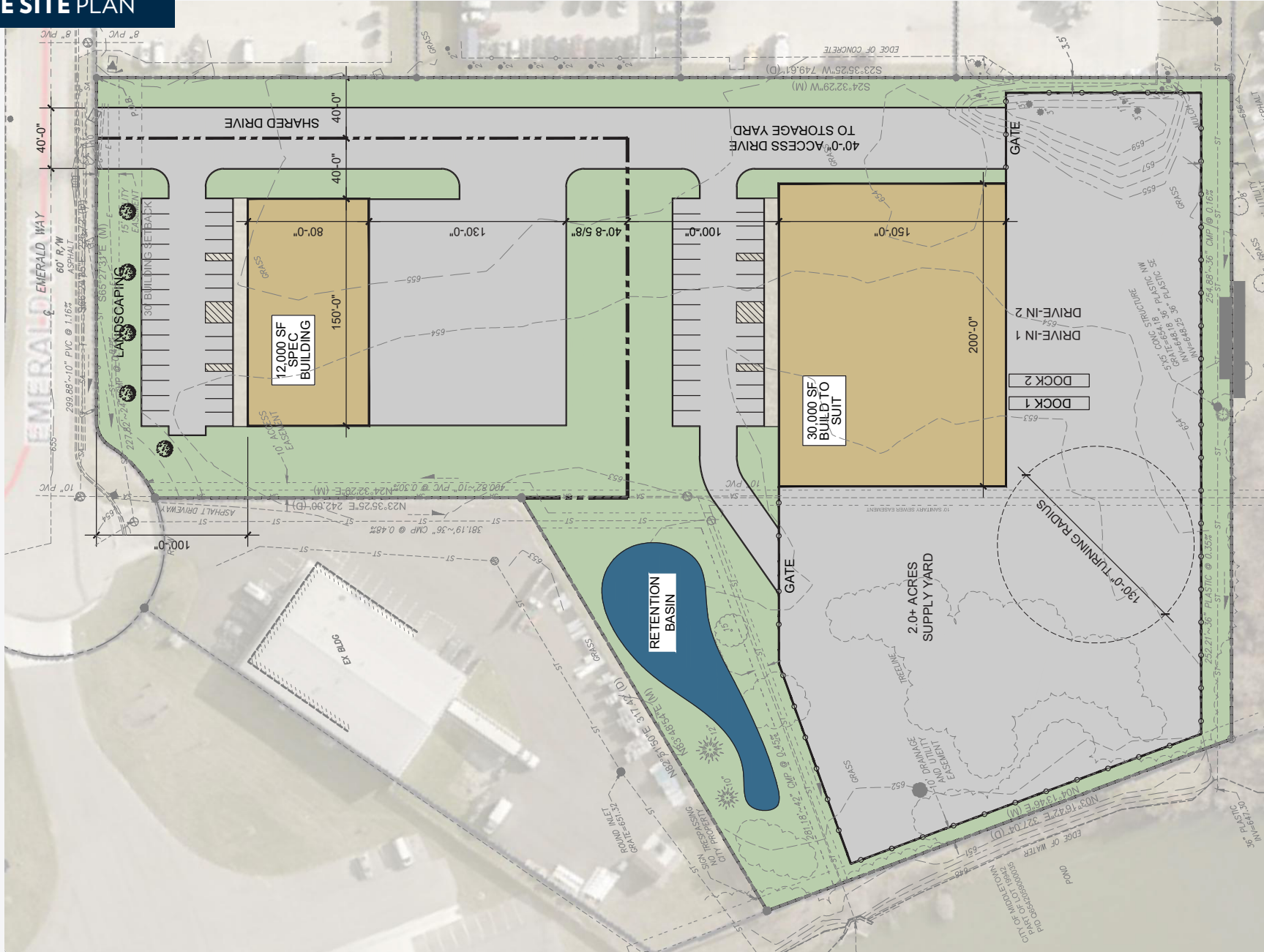
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## SAMPLE SITE PLAN



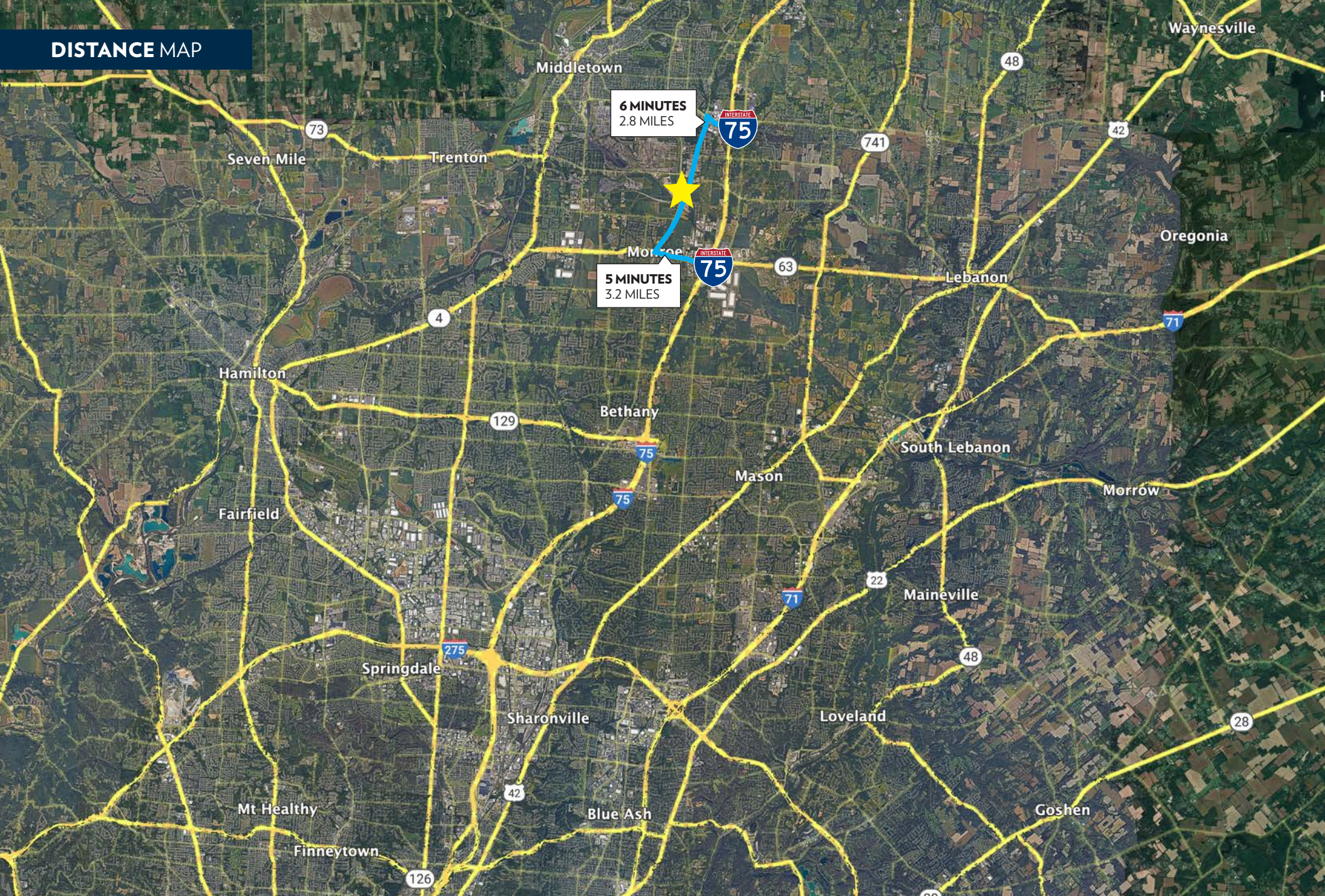
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## DISTANCE MAP



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PARCEL OUTLINE

6.78 Acres



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## RENDERINGS



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