

AVAILABLE BTS



C5 ENCORE LOGISTICS CENTER BUILDING 5

Encore Road, Turtlecreek, Ohio

Available for BTS

CBRE

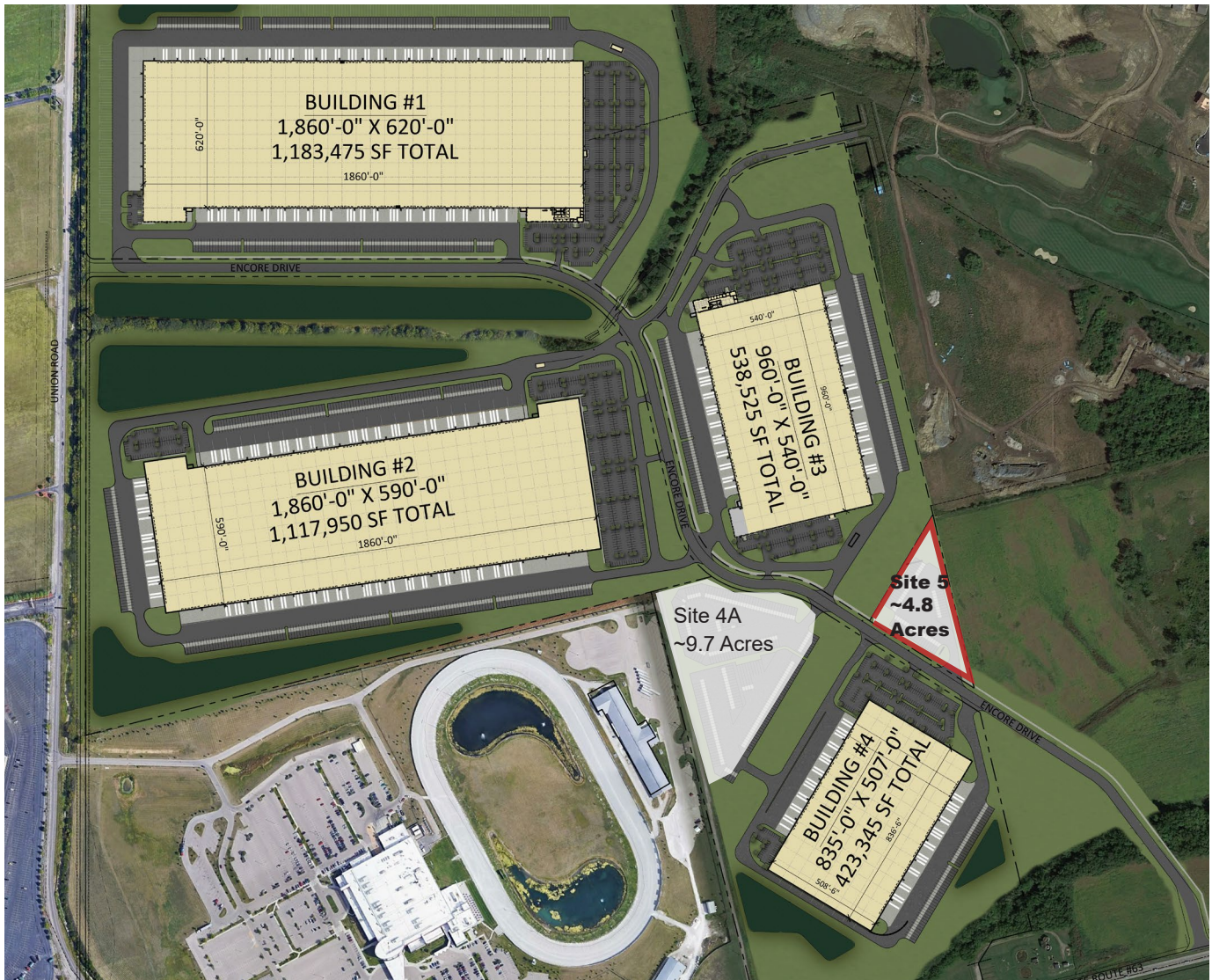
LEASING AGENT



DEVELOPER

C5 ENCORE LOGISTICS CENTER

C5 Encore Logistics Center is a master-planned logistics campus strategically located 1.1 miles from I-75 (exit 29) via a high volume SPUI (single point urban interchange) interchange, mid-way between the Cincinnati and Dayton MSA's. The park's location allows companies to draw from high quality, competitively priced labor pools while also providing 2-day access to 60% of the U.S. population. End users may qualify for a variety of incentives, including up to 15-years of real estate tax abatement on improvements via the in-place incentives agreements with Turtlecreek Township and Warren County. With strong corporate occupiers nearby, Encore Logistics Center offers its occupants an undeniable logistical advantage in this growing e-commerce hub of the Central U.S. With sites available to accommodate occupiers from 25,000 SF up to 1,200,000 SF, Encore Logistics Center is an ideal location for local, regional and national distribution operations.



ENCORE DRIVE



BUILDING SPECIFICATIONS

Square Footage	25,000 SF
Configuration	100' x 250'
Column Spacing	50' wide x 50' deep
Clear Height	To Suit
Dock Doors	4 (Expandable)
Truck Court Depth	130'
Auto Parking	15
Trailer Parking	22
Electrical	To Suit
Sprinkler	ESFR sprinkler system
Lighting	LED with Motion Sensors - 30FC at 36" A.F.F. with automation
Sustainability	White TPO roof, clerestory windows
Tax Abatement	Up to 75% Tax Abatement for 15 years

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