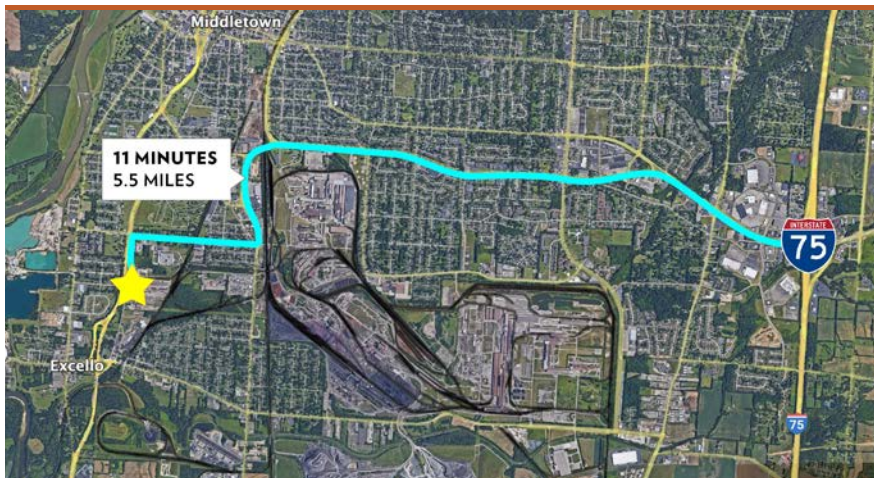




2601 SOUTH VERITY PARKWAY, MIDDLETOWN, OHIO 45044—BLDG 2

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

33,810 SqFt

- Located in City of Middletown 5.5 miles from I-75
- CSX rail service
- Outdoor storage available
- Designated HUB and Enterprise Zone
- \$4.50/SqFt NNN + \$0.85/SqFt OpEx/ CAM

CLICK HERE FOR THE 360° TOUR

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

MIDD CITIES INDUSTRIAL PARK

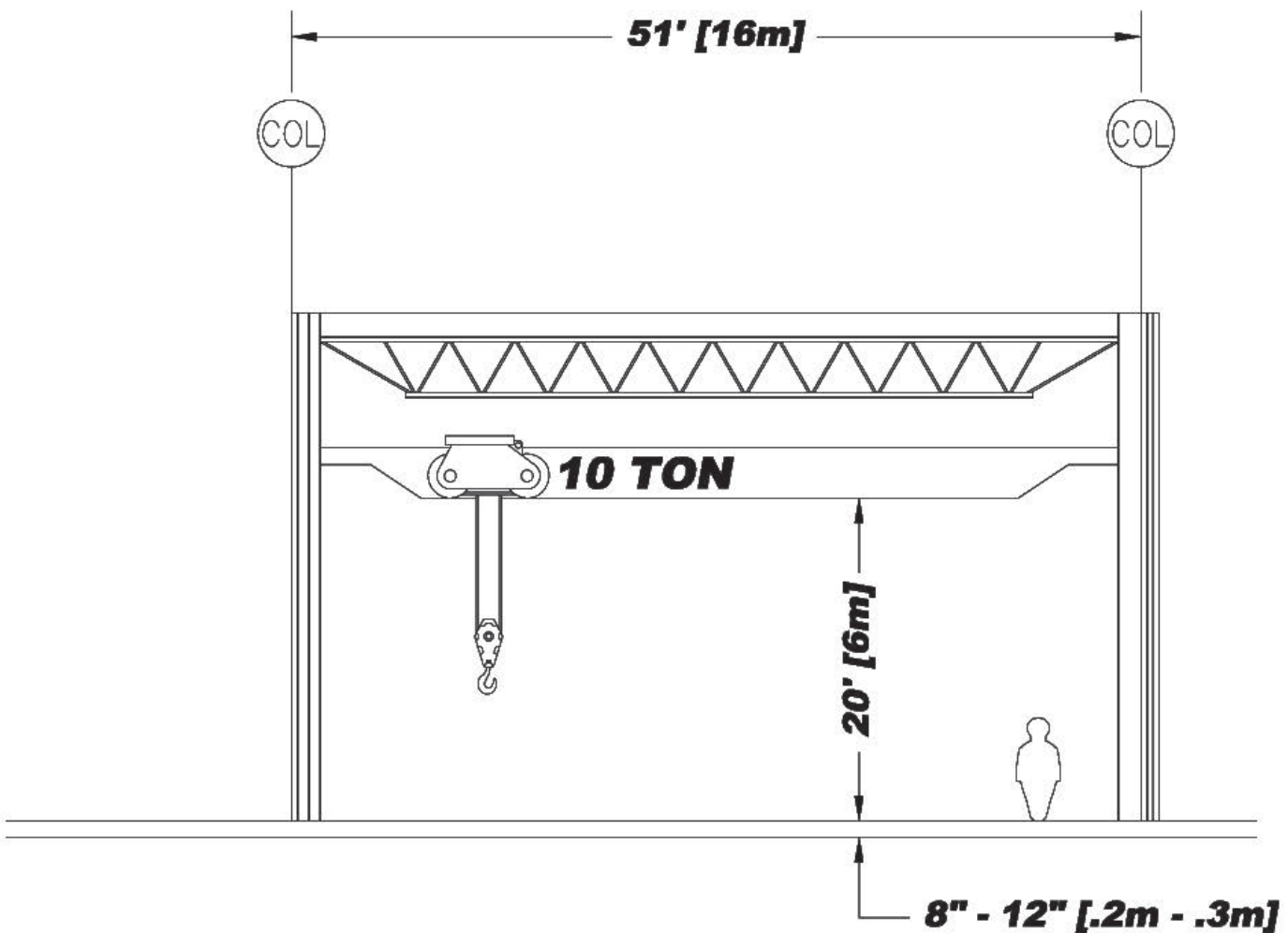
BUILDING 2

PROPERTY DETAILS

Total SqFt:	33,781
Office SqFt:	250
Length:	640'
Width:	51'
Eave Height:	28'
Clear Height:	24'
Crane Hook Height:	20'

Heat:	None
Drive-in door:	Two (2) - 14'x16' and 14'x12'
Electric Service:	480-volt, 3-phase, 400+ amps
Rail Siding:	Spur can be reactivated inside building
Crane Service:	One (1) 10-ton bridge crane
Restrooms:	one (1)

CRANE SERVICE



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768 | Jared@SqFtCommercial.com

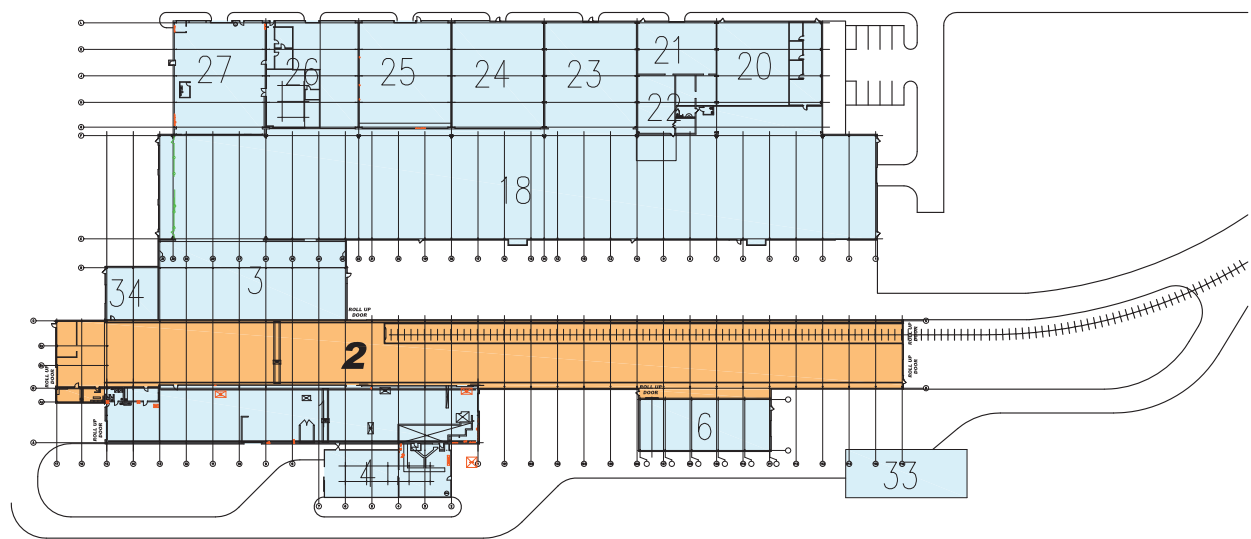
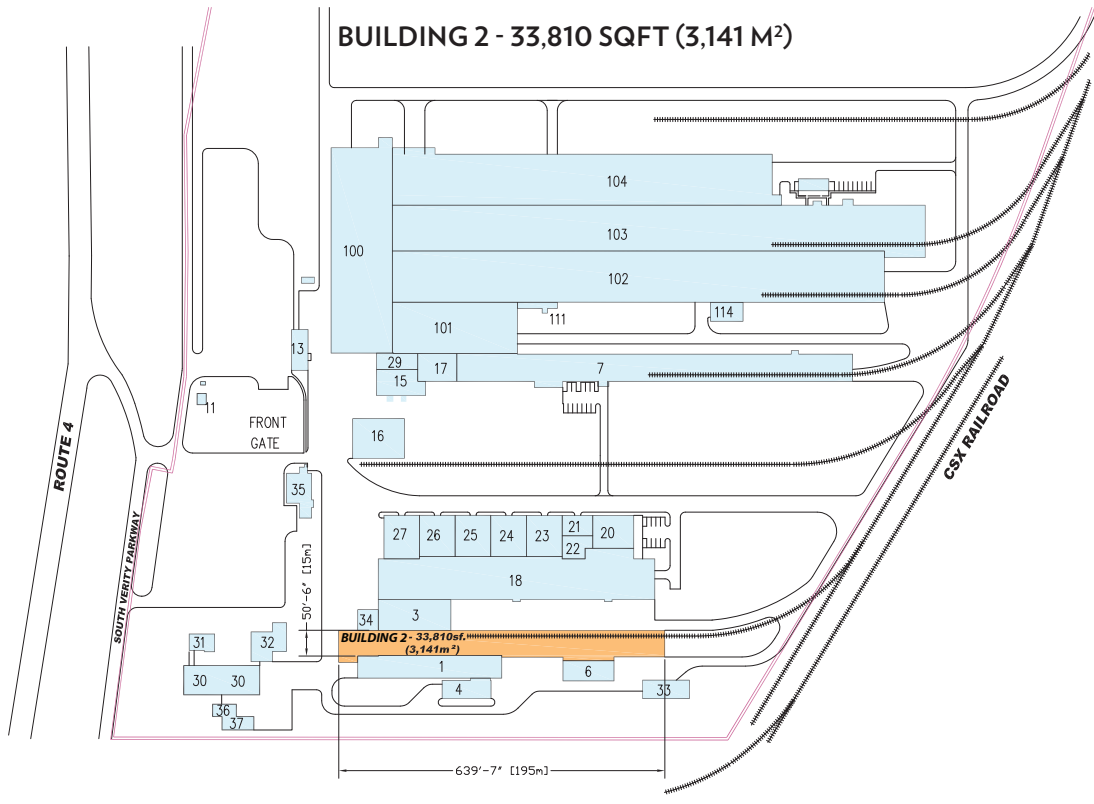
Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

MIDD CITIES INDUSTRIAL PARK

BUILDING 2

SITE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



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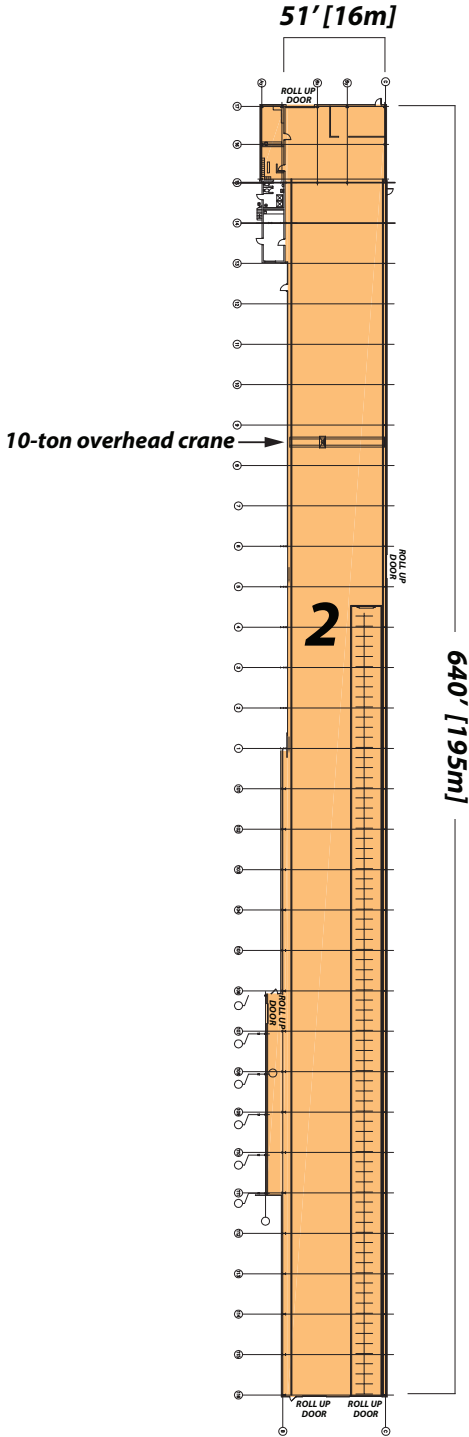
Sarah Kern
 (513) 426-4864 | Sarah@SqFtCommercial.com

Jared Wagoner
 (812) 890-1768 | Jared@SqFtCommercial.com

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MIDD CITIES INDUSTRIAL PARK BUILDING 2

FLOOR PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



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(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen
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(503) 310-9768 | Amy@SqFtCommercial.com

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MIDD CITIES INDUSTRIAL PARK BUILDING 2

INTERIOR PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



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