

For Lease

# Tylersville

Logistics  
Center

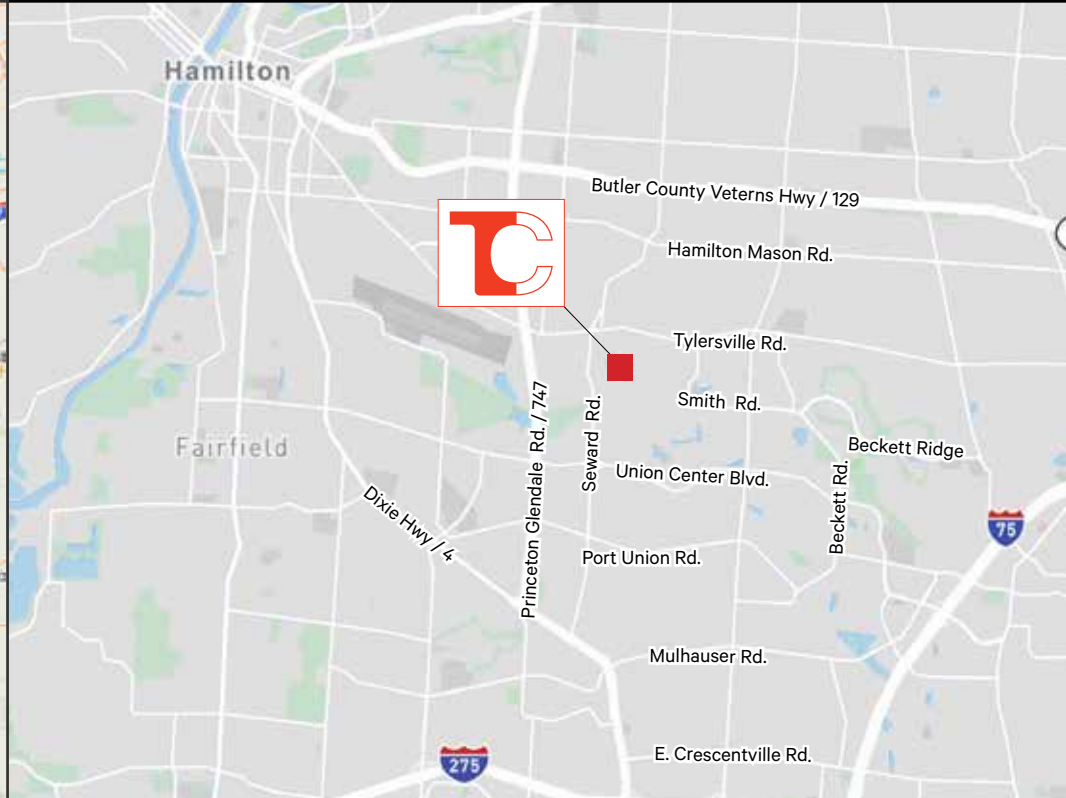
±208,320 - 734,877 SF  
Build-to-Suit  
Options Available

3985 Tylersville Road, Fairfield Township, OH 45011

**MERUS**

**CBRE**





With easy access to I-275, I-75, and I-71, the property is at the center of Cincinnati's proven manufacturing and distribution hub

5.2 miles to I-275 | 5.6 miles to I-75 | 12.2 miles to I-71

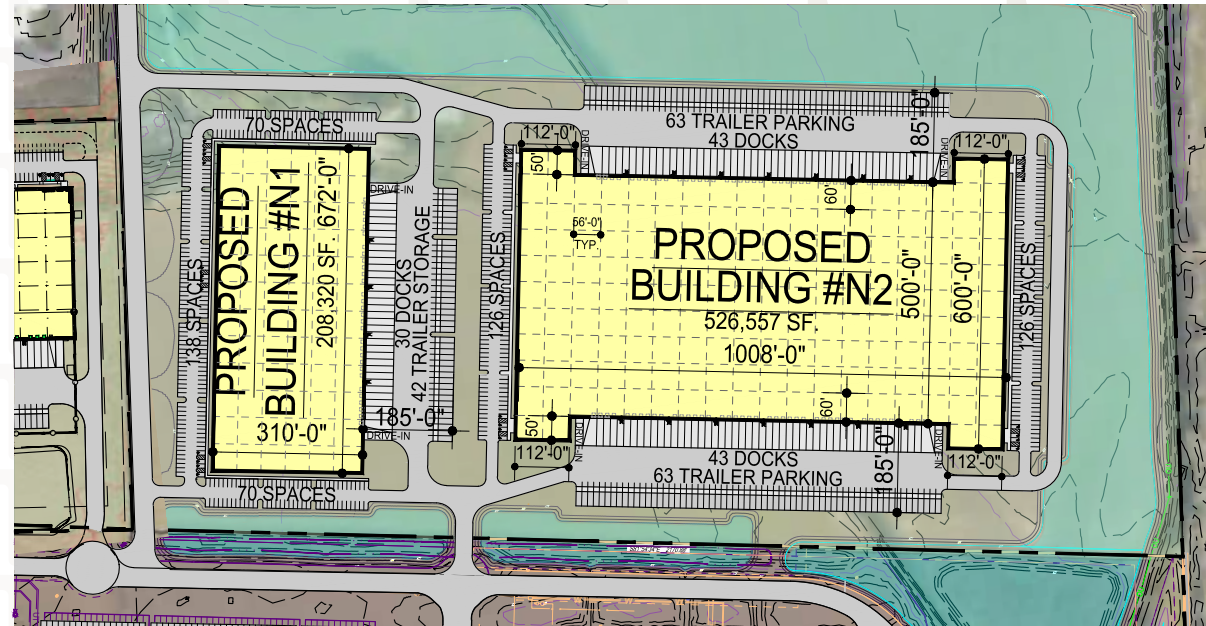
36 miles to CVG Airport / Prime Air / DHL Superhub

Within a 1-day drive time to over 60% of the US and CA populations

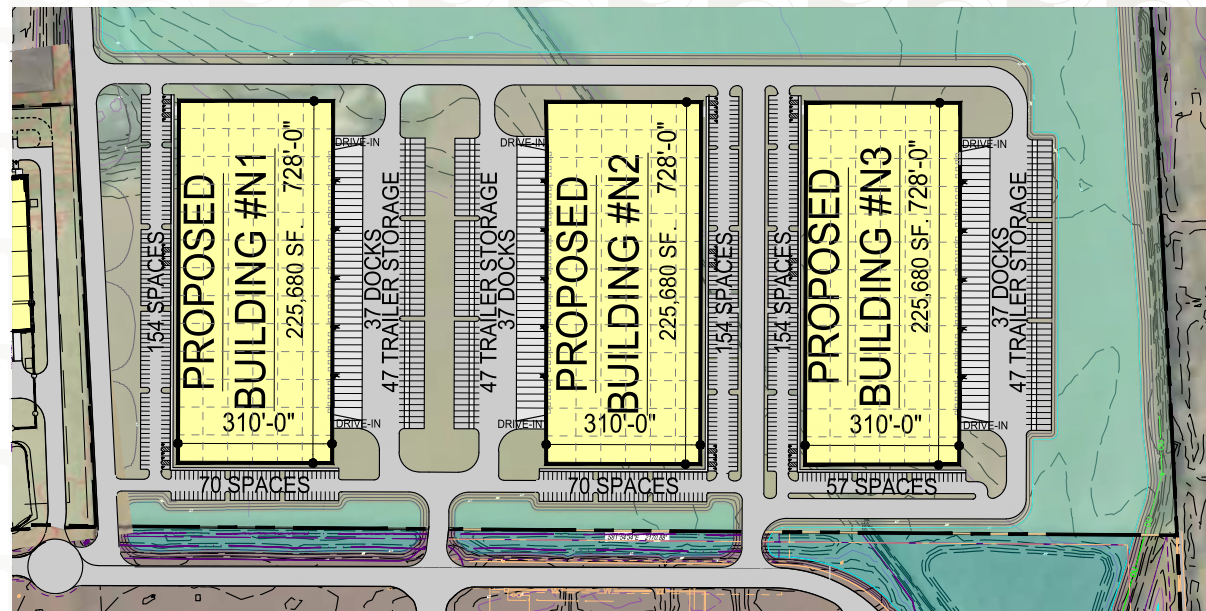
Located in the heart of Cincinnati's largest industrial submarket, allowing companies to draw from high-quality, competitively-priced labor pools

# Property Highlights

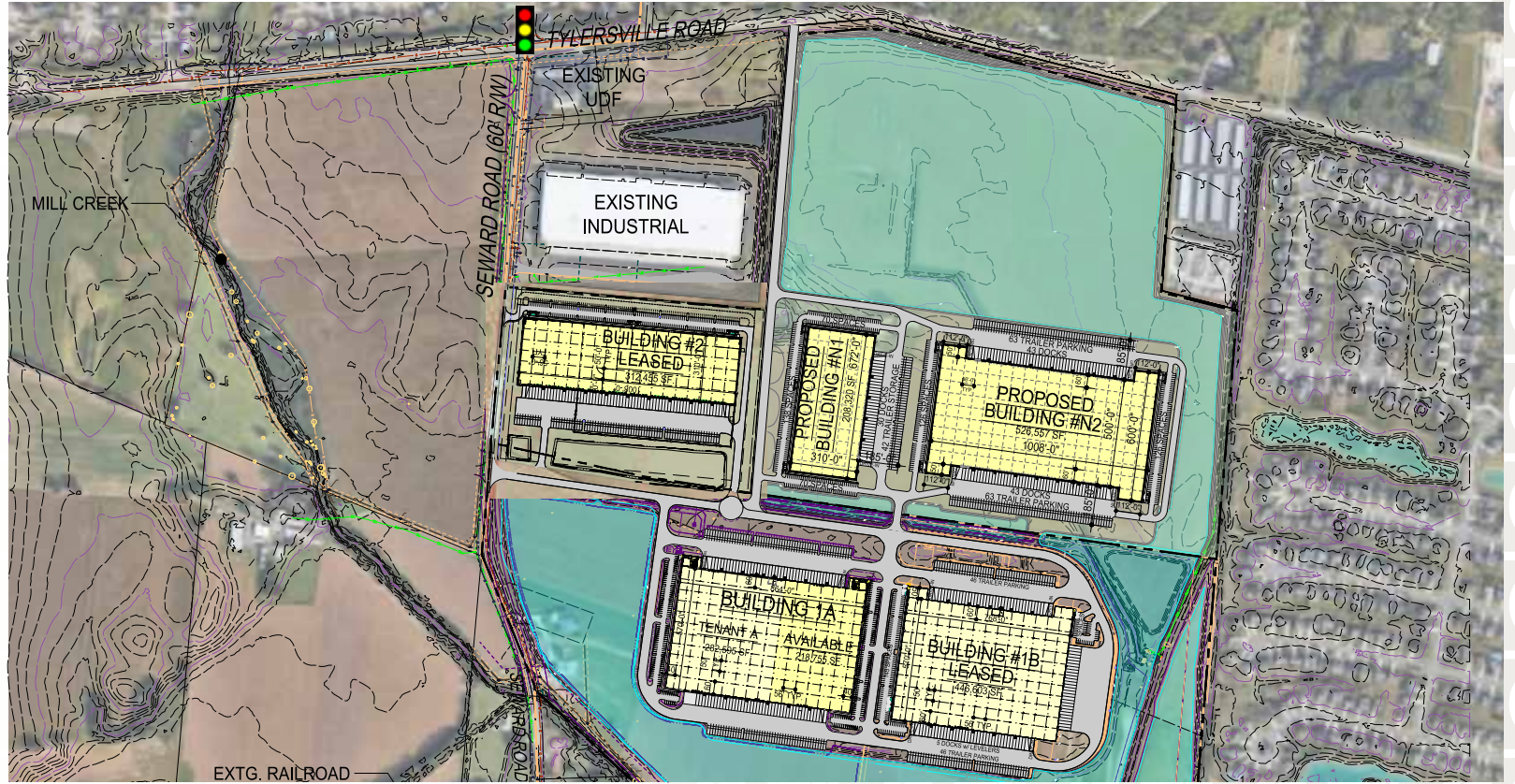
BUILDING	N1	N2
DOCK DOORS	30	86
DRIVE-IN DOORS	2	4
COLUMN SPACING	Warehouse Bays: 56' x 50' Loading Bays: 56' x 60'	
BUILDING SIZE	310' x 672'	500' x 1008'
PARKING	278 Auto 42 Trailer	252 Auto 126 Trailer
TRAILER COURT DEPTH	185'	
ELECTRICAL	2,000 Amps	3,000 Amps
CONSTRUCTION	Precast Concrete	
ROOF	TPO	
FLOOR SLAB	7" Unreinforced Concrete	
SPRINKLER	ESFR	



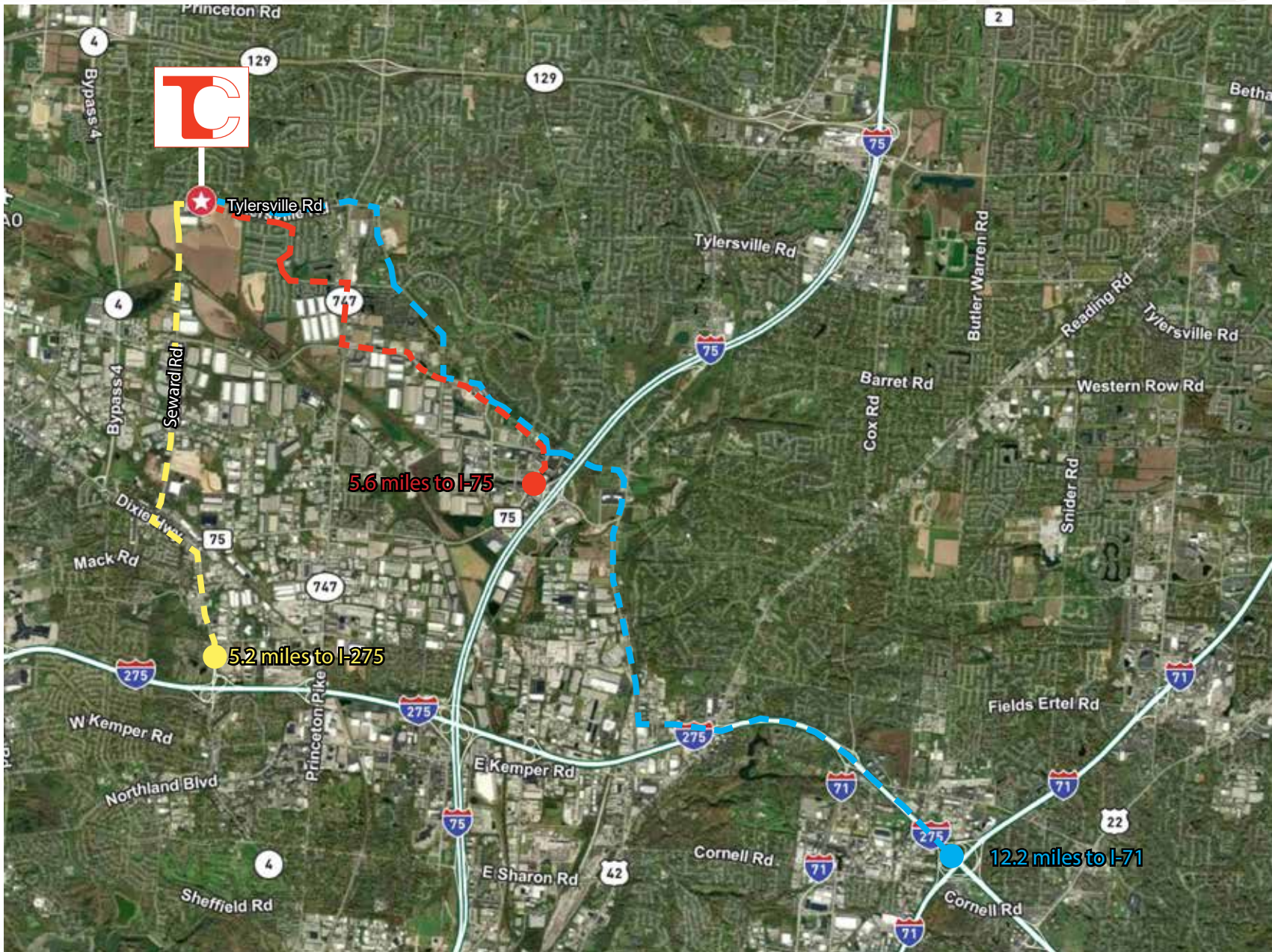
BUILDING	N1	N2	N3
DOCK DOORS	37	37	37
DRIVE-IN DOORS	2	2	2
COLUMN SPACING	Warehouse Bays: 56' x 50' Loading Bays: 56' x 60'		
BUILDING SIZE	310' x 728'		
PARKING	224 Auto 47 Trailer	224 Auto 47 Trailer	211 Auto 47 Trailer
TRAILER COURT DEPTH	185'		
ELECTRICAL	2,000 Amps		
CONSTRUCTION	Precast Concrete		
ROOF	TPO		
FLOOR SLAB	7" Unreinforced Concrete		
SPRINKLER	ESFR		



# Master Plan



# Highway Access



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**CBRE**



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