

3000 KENSILL 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**

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



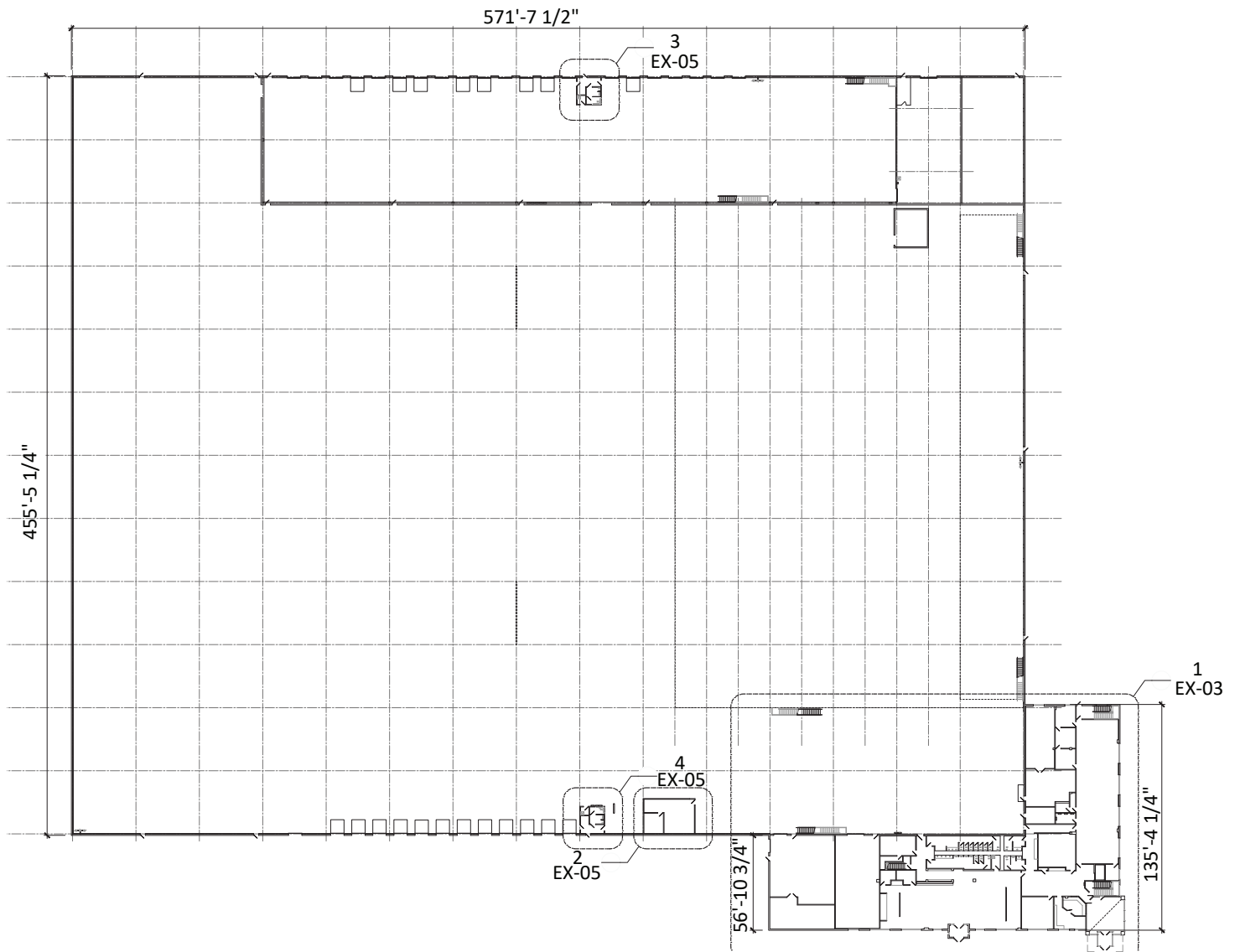
CONSTRUCTION TYPE

Precast Concrete Tilt-up

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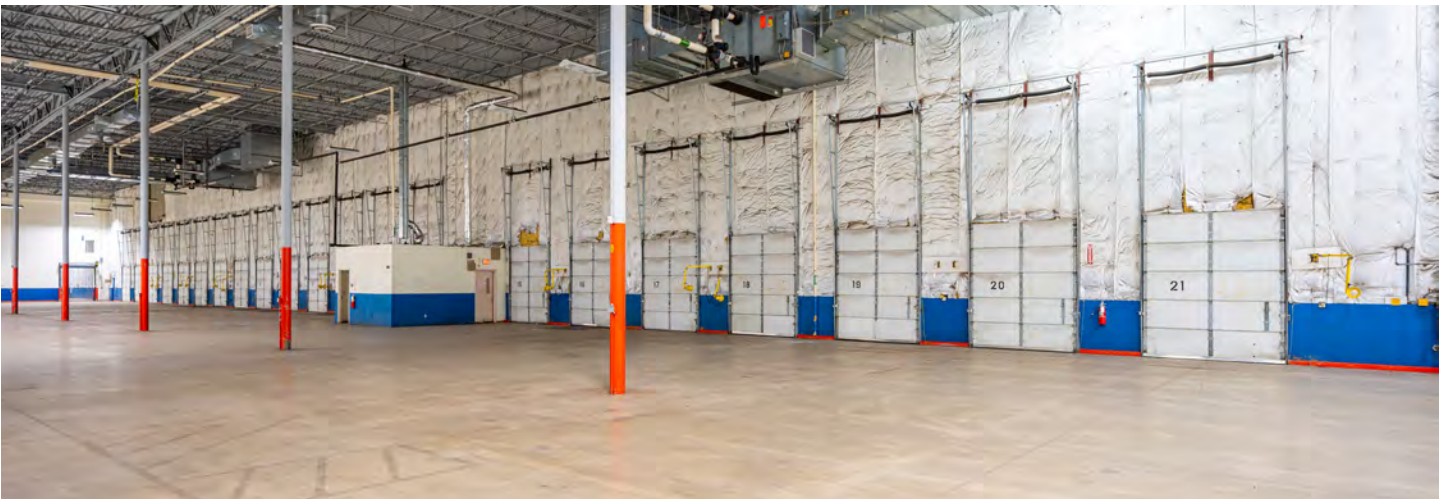
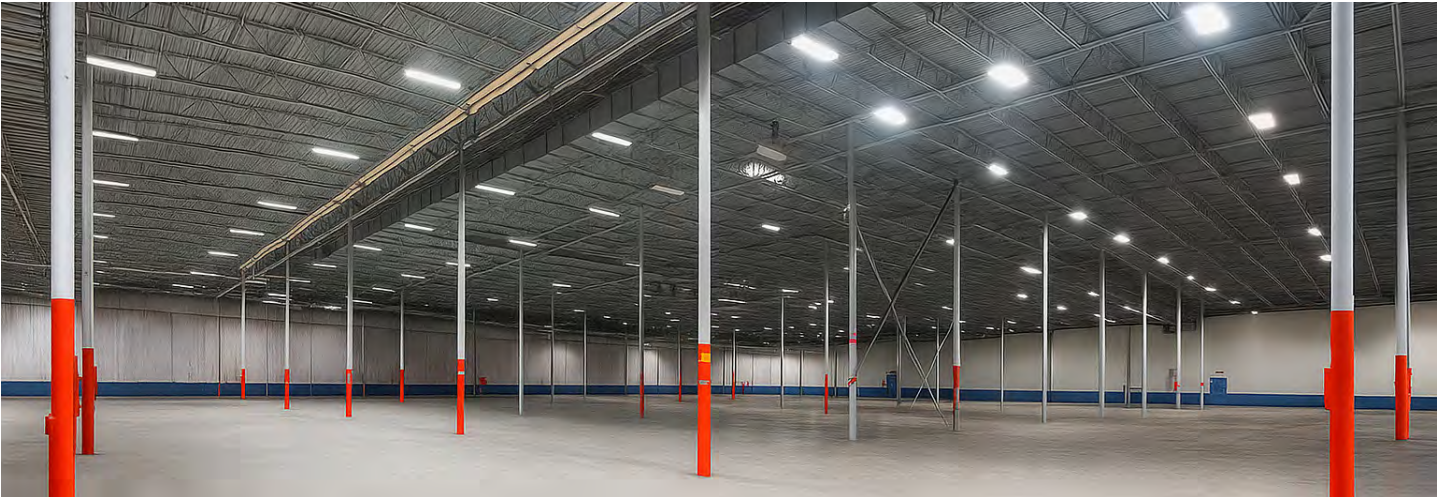
FLOOR PLANS



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

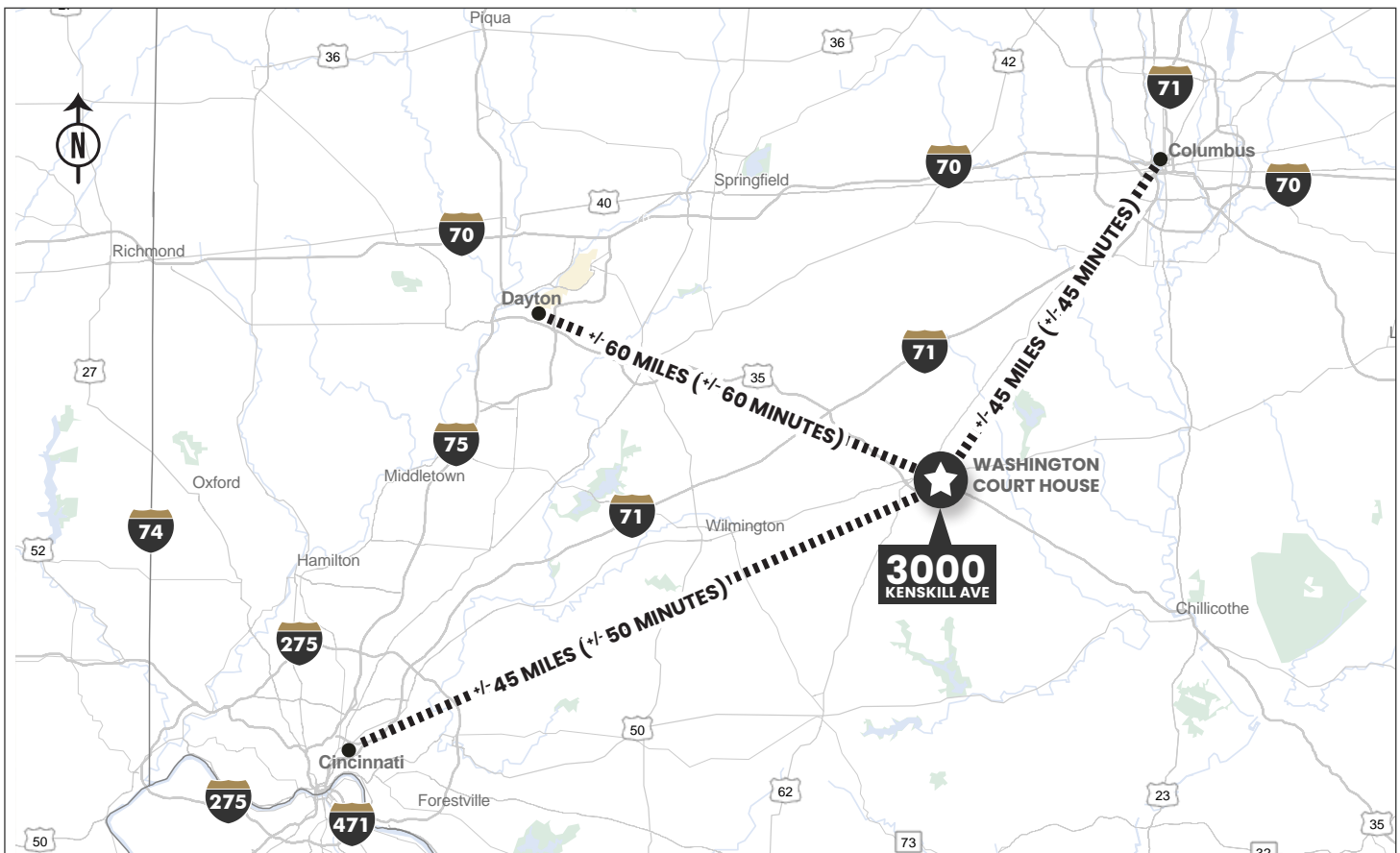
A Central Ohio Advantage for Living, Business, and Investment

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

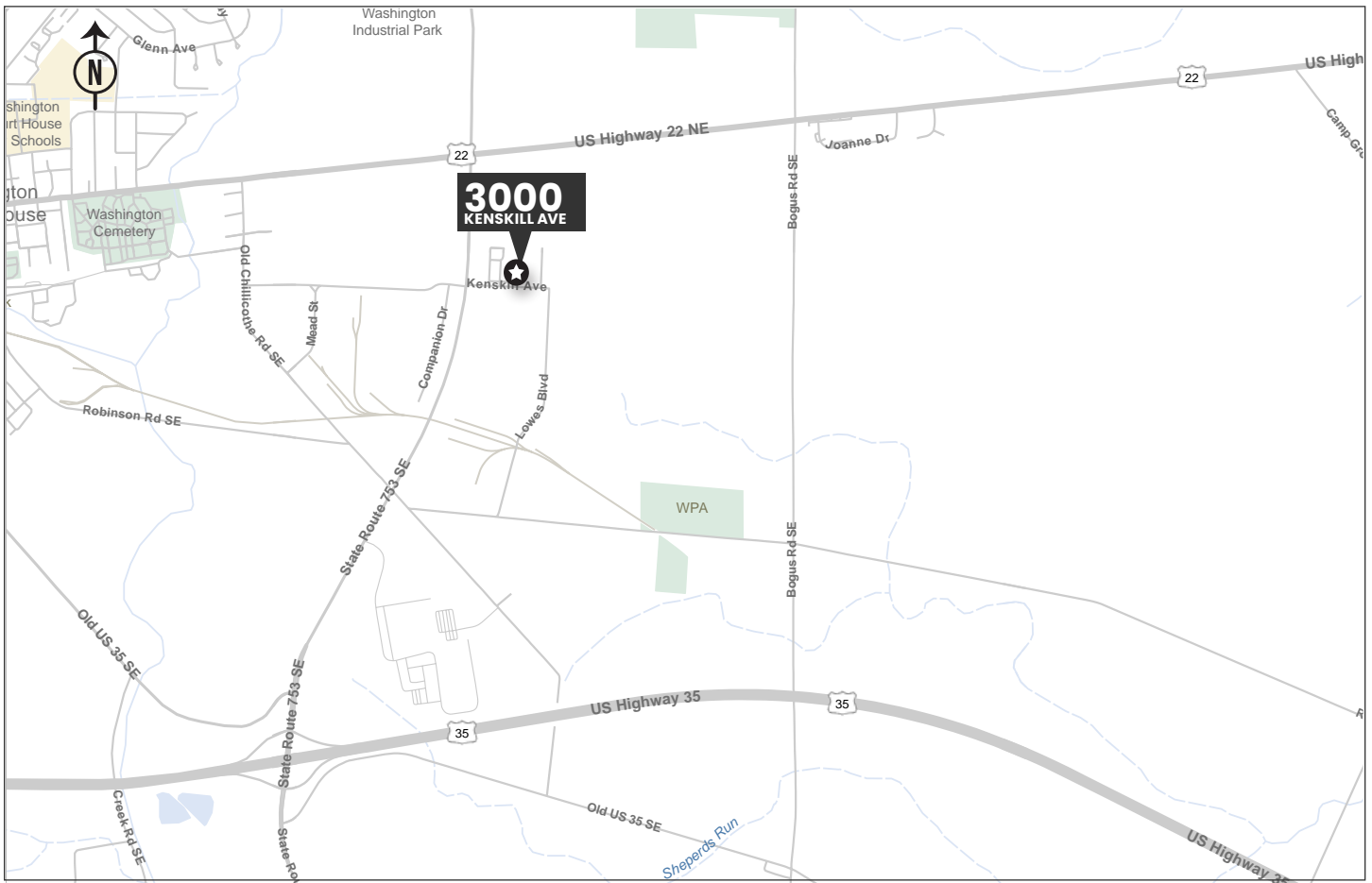
Destination	Approx. Distance	Typical Drive Time	Primary Routes
Columbus (Downtown)	45–50 miles	45–60 minutes	I-71 N connections from local routes
Dayton (Downtown)	45–50 miles	50–60 minutes	U.S. 35 W toward the Dayton metro
Cincinnati (Downtown)	60–70 miles	60–80 minutes	I-71 S corridor



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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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