# FOR LEASE



## **5000 COMMERCE CENTER DRIVE** *Franklin, Ohio* 45005

- Former Dayton Daily News Building
- 252,000 SF manufacturing/warehouse building
- Incredible signage and visibility off I-75!
- 190,000 +/- SF of manufacturing/warehouse space
- 62,000 +/- SF of office/lab/open space excellent condition
- Built in 1998
- Situated on 56.8 acres
- High ceilings ranging from 26' 60' clear
- Fully air-conditioned (100% of building)
- Heavy electric 6,000 amp service



#### Bill Keefer, SIOR

#### Brokerage Senior Vice President +1 513 562 2235 bill.keefer@colliers.com

## Chuck A. Ackerman, CCIM, SIOR

Brokerage Senior Vice President +1 513 562 2266 chuck.ackerman@colliers.com

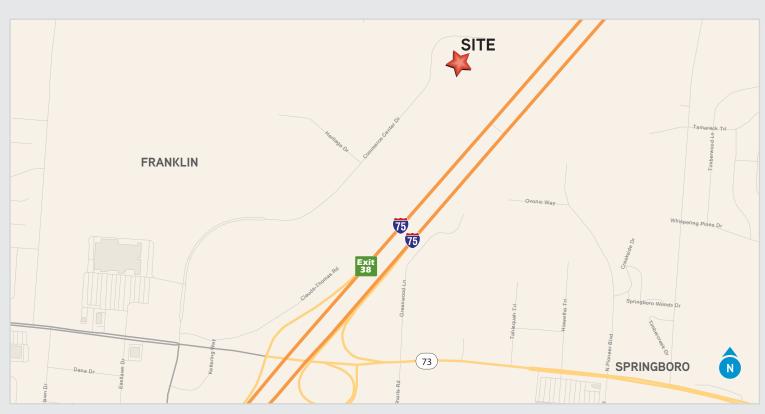
#### Todd Cochran

Brokerage Associate +1 937 723 2913 todd.cochran@colliers.com



AERIAL

## FOR LEASE | 5000 COMMERCE CENTER DRIVE | Franklin, Ohio 45005



LOCATION MAP



DISTANCES (APPROX.)				
Louisville, KY	130 Miles	Nashville, TN	330 Miles	
Columbus, OH	70 Miles	Pittsburgh, PA	280 Miles	
Indianapolis, IN	100 Miles	Chicago, IL	290 Miles	
Detriot, MI	225 Miles	St. Louis, MO	370 Miles	

• Three minutes to I-75

• 60% of US population within a 500 mile radius

## FOR LEASE | 5000 COMMERCE CENTER DRIVE | Franklin, Ohio 45005

County	Warren	
Available Space	252,000 SF	
Plant SF	189,364 SF	
Office/Lab/Tech Space	62,000 SF	
Land	56.8 acres (building is expandable)	
Zoning	I-1/Light Industrial, which permits many other uses besides industrial	
Year Built	1998	
Construction	Steel and Masonry	
Crane	25 tone overhead crane in high bay	
Column Spacing	Varies - Up to 90' and 110'	
Highway Access	I-75 @ Route 73 "Franklin" Exit #38	
Floor	Minimum 6" 3500 PSI Concrete Floors	
Ceiling Height	27' - 60'	
Roof	Warehouse: Rubber Single-Ply Highest Bay Area: Standing Seam Metal	
Loading Faciliies	Truck Docks: 13 Grade-Level Drive-In Doors: 1	
Electric	6000 Amps 480/277 Volts 3 Phase Redundant infrastructure in place for secondary power feed	
Parcel #	04214000230	
Alarm System	One centralized system	
HVAC	100% air-conditioned. HVAC system - a combination of gas, chillers and boiler system	
Lighting	T-8 lights through plant area	
Sprinkler	Wet fire protection system with two seperate water sources	
Utilities	Dual power feed - 1 Franklin 1 - Springboro Both feed from Duke Energy	
Lease Rates	\$3.75/SF NNN	
Operating Expenses	See Agent	

#### Bill Keefer, SIOR Brokerage Sr. VP +1 513 562 2235 bill.keefer@colliers.com

Brokerage Sr. VP +1 513 562 2266 chuck.ackerman@colliers.com Brokerage Associate

+1 937 723 2913 todd.cochran@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or war-ranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

### **PROPERTY PHOTOS**



**Colliers International** 425 Walnut Street | Suite 1200 P: +1 513 721 4200

