

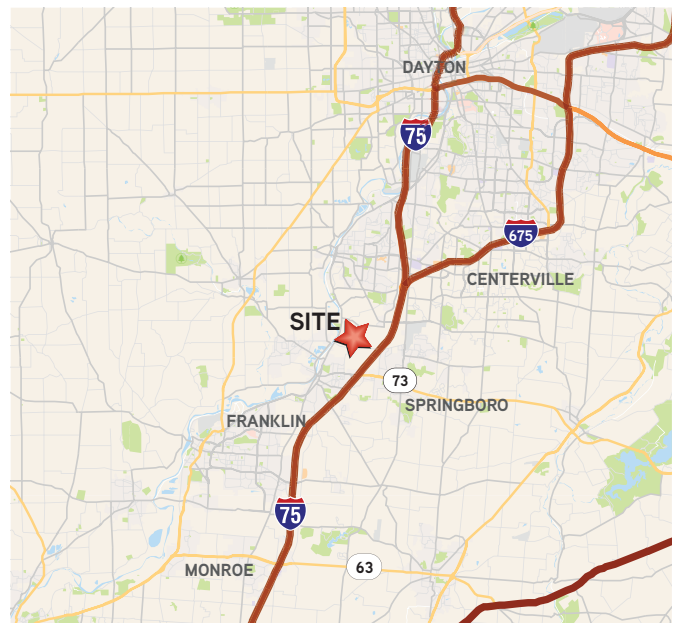
FOR LEASE



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



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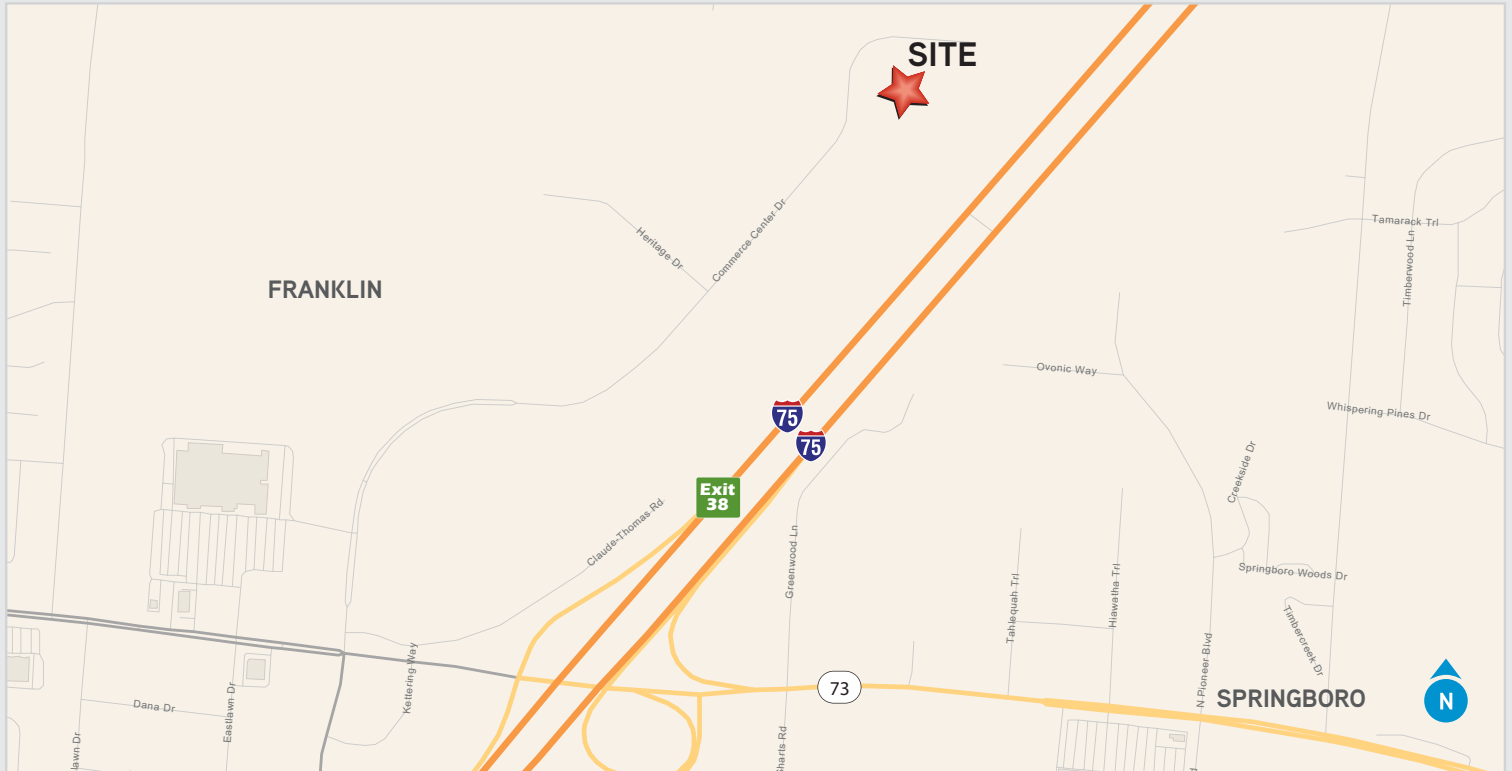
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AERIAL



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
Detroit, MI	225 Miles	St. Louis, MO	370 Miles

- Three minutes to I-75
- 60% of US population within a 500 mile radius

100 Miles
200 Miles
300 Miles
500 Miles

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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 Facilities	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 separate 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

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PROPERTY PHOTOS



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Accelerating success.