

For More Information Contact

Dean Miller

513.383.8351

dmiller@irgicp.com



## MANUFACTURING / DISTRIBUTION

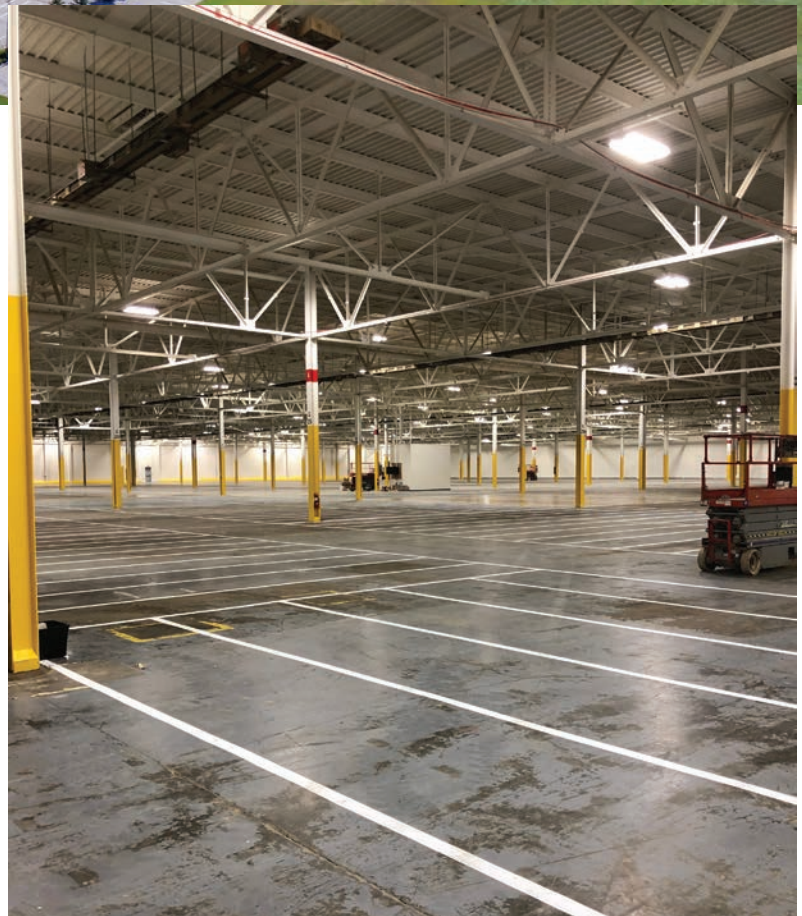
1981 James E. Saul Drive • Batavia, OH 45103



### Property Details

Available	249,205 Sq. Ft.
Acres	170
Ceiling Height	20' - 30'
Column Spacing	45' x 50'
Power	138,000 kVA
Parking	Ample
Sprinkler System	Wet

**Excellent access to I-275. 30 Minutes  
East of Downtown Cincinnati.**





For More Information Contact

Dean Miller

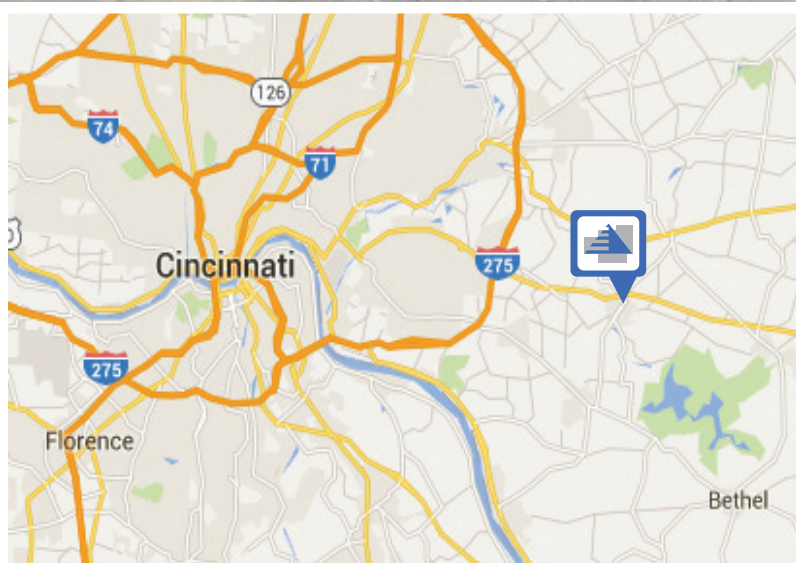
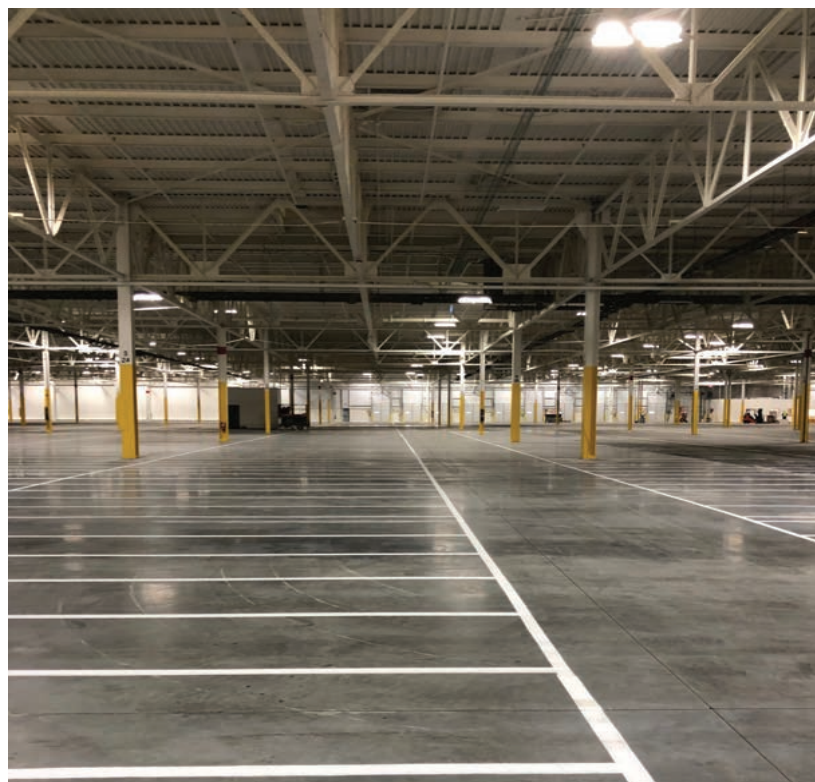
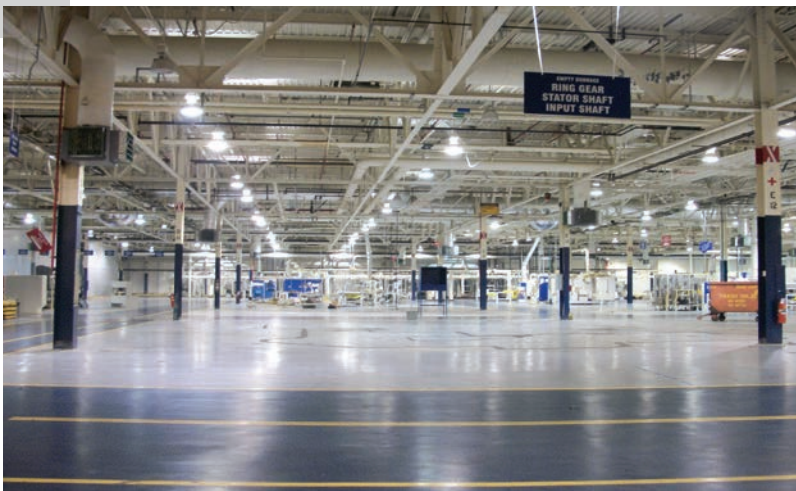
513.383.8351

dmiller@irgicp.com



# MANUFACTURING / DISTRIBUTION

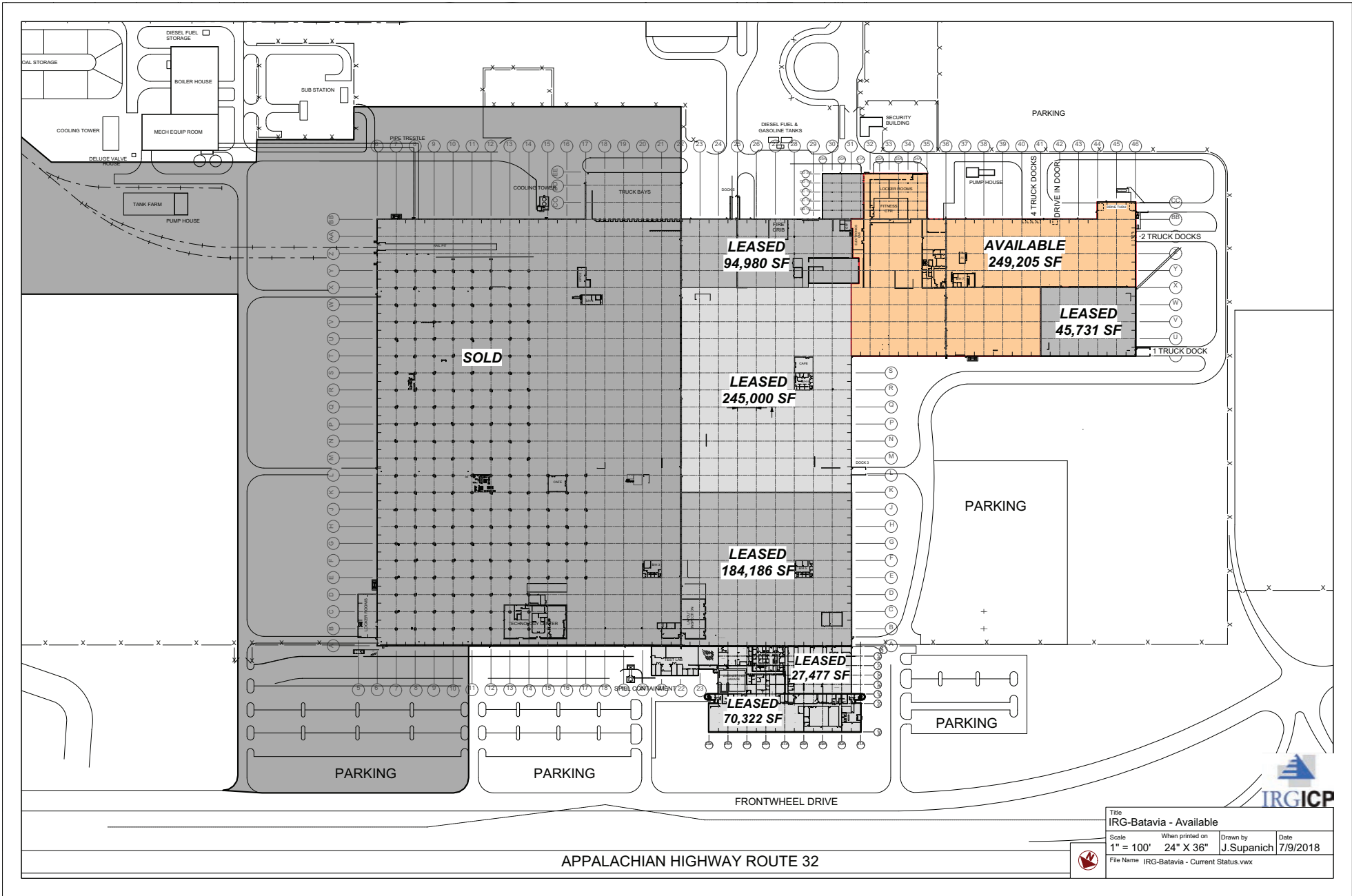
1981 James E. Saul Drive • Batavia, OH 45103



# MANUFACTURING / DISTRIBUTION

1981 James E. Saul Drive • Batavia, OH 45103

For More Information Contact  
**Dean Miller**  
513.383.8351  
dmiller@irgicp.com



For More Information Contact

**Dean Miller**

513.383.8351

dmiller@irgicp.com



# FOR LEASE

## WAREHOUSE / DISTRIBUTION

945,000 SF | 1981 James E Saul, Batavia, Ohio 45103

<b>Location:</b>	Batavia, Ohio in Clermont County	<b>Trailer Parking:</b>	1000+
<b>Available Space:</b>	249,205 SF	<b>Auto Parking:</b>	3500+
<b>Office Size:</b>	To Suit	<b>Restrooms:</b>	Multiple Existing
<b>Warehouse Size:</b>	256,760 SF	<b>Sprinkler:</b>	Wet System, Diesel Pumps
<b>Minimum Divisible:</b>	45,000 SF	<b>Heating:</b>	Gas Forced Air
<b>Land:</b>	170 Acres	<b>Lighting:</b>	LED
<b>Highway Access:</b>	Immediate to US 23	<b>Power:</b>	480/277/3PH
<b>Year Built:</b>	1981, 2010	<b>Electric Power:</b>	Duke
<b>Construction:</b>	Insulated Steel and Concrete	<b>Gas Provider:</b>	Duke
<b>Column Spacing</b>	45x50, 90x50	<b>Water:</b>	County
<b>Bay Size:</b>	2,250 SF	<b>Sewer:</b>	County
<b>Roof:</b>	Rubber	<b>Drive-ins:</b>	6
<b>Clear Height:</b>	20'-30'	<b>Docks:</b>	6
<b>Deck Height:</b>	26'-36'	<b>Taxes/Ins/CAM:</b>	\$.17/\$.08/\$.35
<b>Zoning:</b>	I	<b>Rail:</b>	Active spur on site (NS/CCET)
<b>Asking Rate:</b>	\$2.95		