LAND

IRG
Industrial Realty Group, LLC

FOR LEASE

V/L James E Sauls Sr Drive, Batavia OH 45103



IRG Batavia IV

- 244,000 SF building for lease (divisible by 60,000 SF) with drive-in access
- 32’ minimum clear height (expandable to 36’)
- ESFR sprinkler system
- 52’ x 54’ column spacing - 60’ speed / dock bay
- LED lighting
- Trailer storage & ample car parking
- Adjacent to newly renovated mixed-use business park
- Business friendly Clermont County, Batavia Township
- Located within minutes of I-275
- Zero Earnings Tax
- 15 year 100% tax abatement in place



Property Details

Acres	21

Dean Miller • 513-383-8351 • dmiller@irgra.com

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