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# EXCLUSIVE: Developer starts \$35 million industrial project along I-75

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A new-to-Cincinnati developer and owner of industrial properties has started construction on its first speculative project in the region.

Core5 Industrial Partners has started work on 75/71 Logistics Center at Walton, a more than 630,000-square-foot industrial building at 950 Wenstrup Lane. The building will boast nearly 14.5 acres under roof.



COURTESY CORE5 INDUSTRIAL PARTNERS

A rendering of 75/71 Logistics Center at Walton, a more than 630,000-square-foot

Doug Armbruster, senior vice president and managing director for Core5, said this spec building — meaning it does not have a signed user before construction started — will have 40-foot clear-height ceilings. With a building that size and ceilings that high, Core5 will be targeting logistics users for the building.

distribution facility that is being developed by Core5 Industrial Partners.

“We’re targeting the super state-of-the-art guys who can utilize the additional clear height of the building,” Armbruster told me.

The building is designed to be divisible to about 300,000 square feet, with planned office spaces of more than 9,000 square feet on two corners. The total investment for the project is more than \$35 million.

Kajima Building & Design Group is the general contractor on 75/71 Logistics Center at Walton, with Atlanta-based Macgregor Associates Architects serving as the architect. Doug Whitten, senior vice president with CBRE, is the listing agent for 75/71 Logistics Center at Walton.

75/71 Logistics Center is being built on nearly 54 acres along Interstate 75. It will have 66 dock high doors, four drive-in doors, parking for 118 trailers and 432 automobiles, and LED lighting. The site is 4 miles from UPS’ hub, 11 miles from FedEx’s Ground Hub, and 13 miles from Cincinnati/Northern Kentucky International Airport and the under construction Amazon Prime Air facility. A two-day drive reaches nearly 60% of the U.S. population.

75/71 Logistics Center at Walton is scheduled to be delivered at the end of the second quarter 2020.

Core5 is headquartered in Atlanta with a local office headed up by Armbruster. Since its founding in 2015, it has developed 10 million square feet of space and plans to begin development on another 10

million square feet in 2019. Armbruster, who joined Core5 at the beginning of 2019 after 24 years with IDI Logistics, said Core5 will be “very aggressive” in looking for more local development projects.

“We’re looking for other opportunities to continue to expand,” Armbruster said.

**Tom Demeropolis**

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