

AVAILABLE Q3 2023



C5 ENCORE LOGISTICS CENTER BUILDING 1

Encore Road, Turtlecreek, Ohio

1,183,475 SF Available for Lease

CBRE

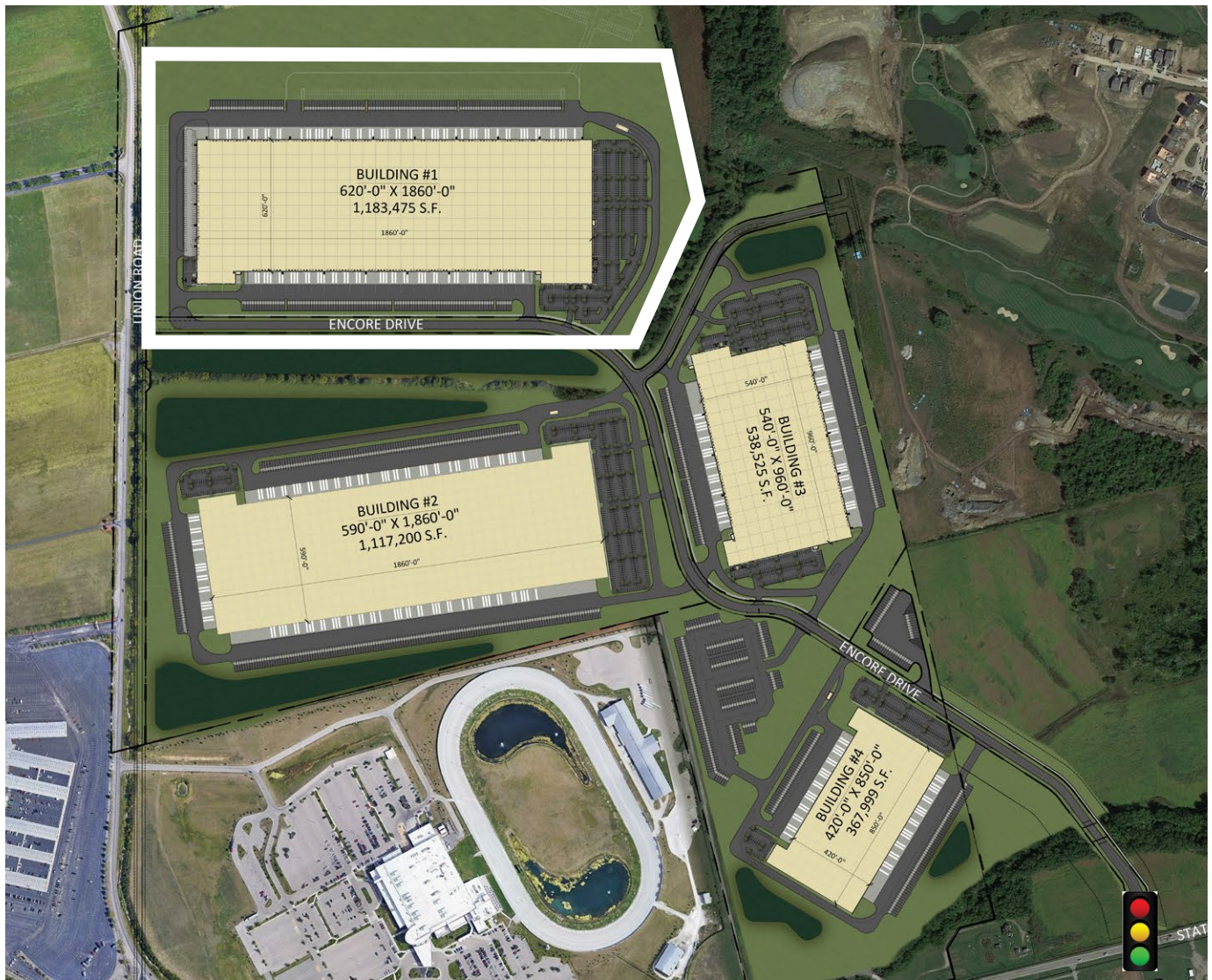
LEASING AGENT

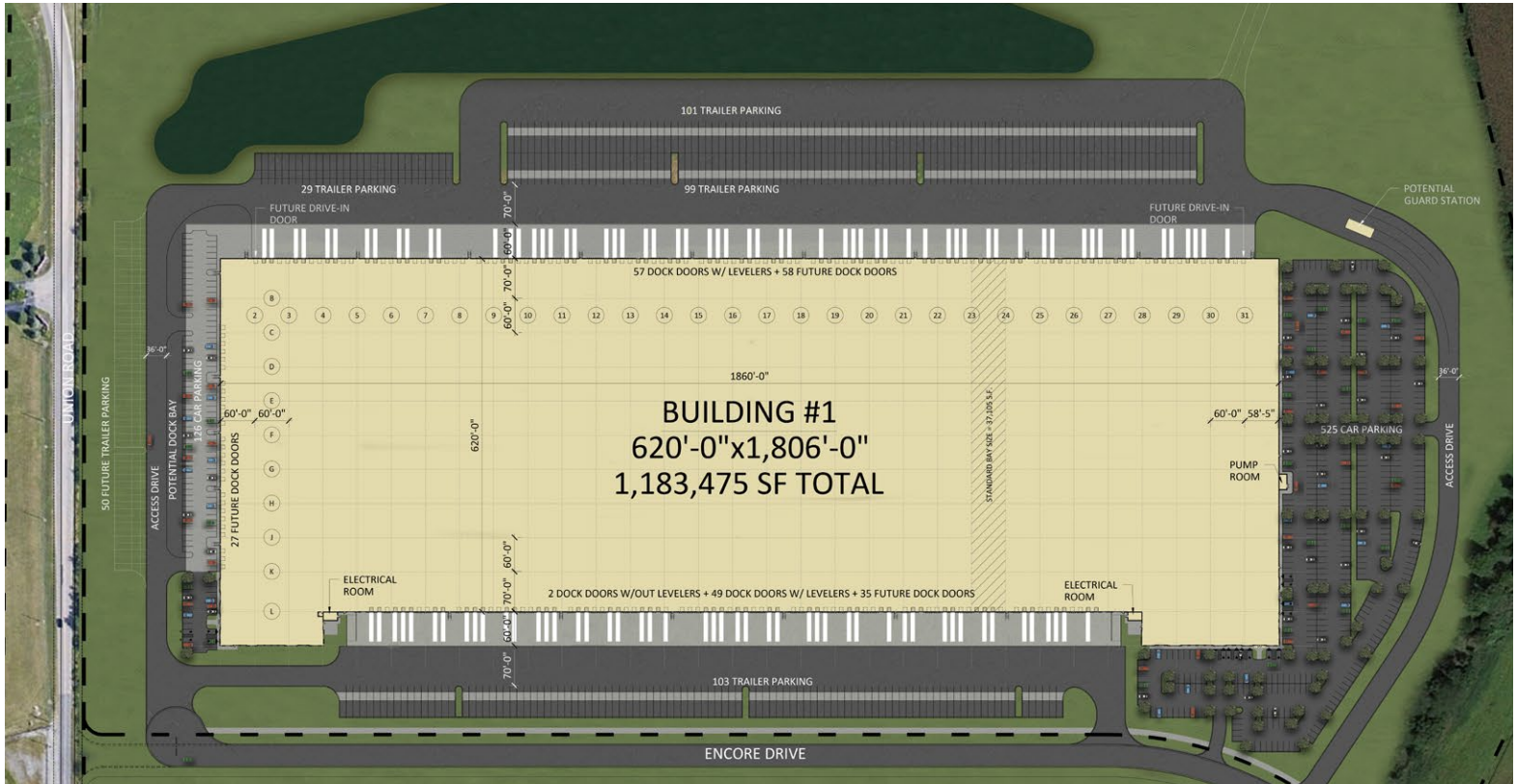


DEVELOPER

C5 ENCORE LOGISTICS CENTER

C5 Encore Logistics Center is a master-planned logistics campus strategically located 1.1 miles from I-75 (exit 29) via a high volume SPUI (single point urban interchange) interchange, mid-way between the Cincinnati and Dayton MSA's. The park's location allows companies to draw from high quality, competitively priced labor pools while also providing 2-day access to 60% of the U.S. population. End users may qualify for a variety of incentives, including up to 15-years of real estate tax abatement on improvements via the in-place incentives agreements with Turtlecreek Township and Warren County. With strong corporate occupiers nearby, Encore Logistics Center offers its occupants an undeniable logistical advantage in this growing e-commerce hub of the Central U.S. With sites available to accommodate occupiers from 100,000 SF up to 1,200,000 SF, Encore Logistics Center is an ideal location for local, regional and national distribution operations.





BUILDING SPECIFICATIONS

Square Footage	1,183,475 SF
Office Area	14,400 SF
Configuration	620' x 1,806' Cross-dock configuration with potential for 3-sided loading
Column Spacing	60' wide x 60' deep with 70' deep staging bays
Clear Height	40'
Dock Doors	108 (106 w/levelers) expandable by 120 doors
Drive-In Doors	2 (Expandable)
Truck Court Depth	130'-185'
Auto Parking	651
Trailer Parking	332 (Up to 546)
Electrical	2 x 3,000 amp 480/277V service
Sprinkler	ESFR sprinkler system
Lighting	LED with Motion Sensors - 30FC at 36" A.F.F. with automation
Sustainability	White TPO roof, clerestory windows
Tax Abatement	Up to 75% Tax Abatement for 15 years



METRO AREA

I-75.....	<.5 miles
I-71.....	10 miles
I-275 (Cincinnati).....	13.4 miles
I-675 (Dayton).....	18.4 miles
Crossroads of America	
I-70 at I-75.....	37 miles

AIR

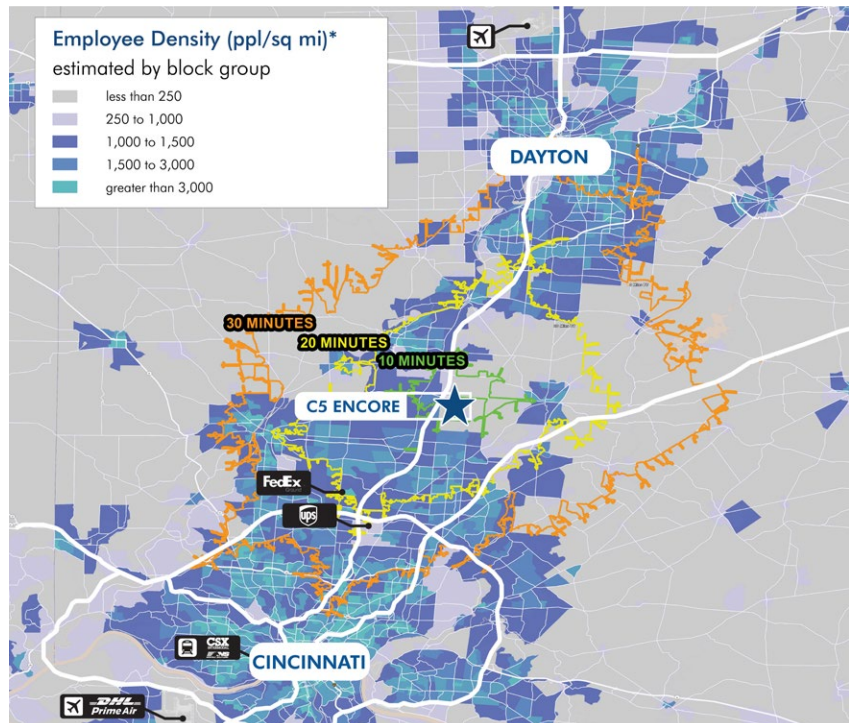
Cincinnati Int'l.....	40.8 miles
Dayton Int'l.....	37.5 miles
DHL Super Cargo Hub	
at CVG.....	40.8 miles
Prime Air Hub at CVG.....	40.8 miles

GROUND

FedEx Ground.....	12.3 miles
UPS.....	16.5 miles

INTERMODAL

CSX.....	34 miles
Norfolk Southern.....	34 miles



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