

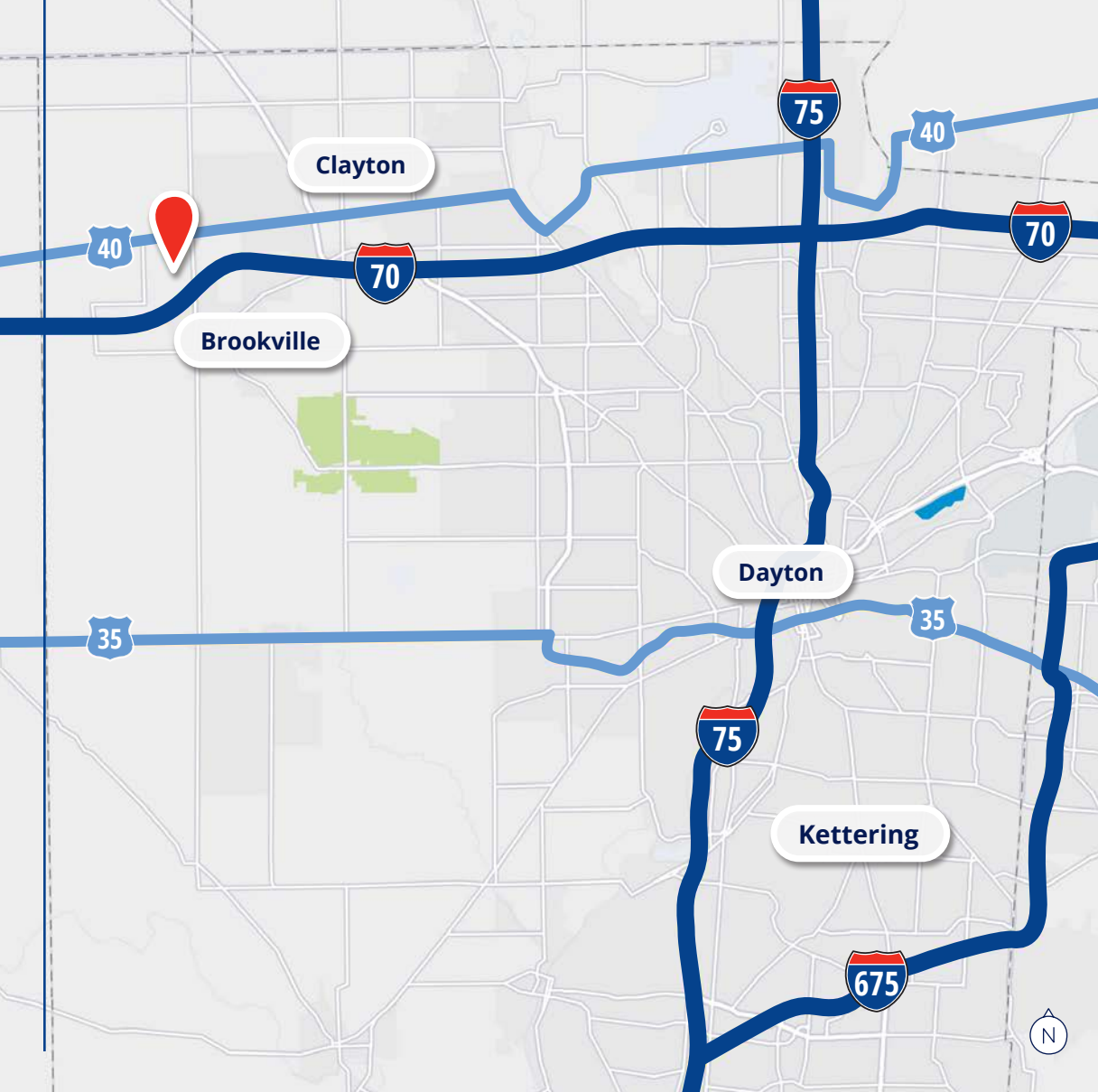


For Lease
200,151 SF

One Collective Way
Brookville, OH 45309



Property Highlights



Building Specifications

Total Building Area	804,470 SF
Available Area	200,151 SF
Office Area	1,700 SF
Year Built	2009
Car Parking	144 Spaces
Trailer Parking	96 Spaces
Clear Height	32'
Construction	Tilt-up reinforced concrete panels
Loading Docks	25 (8'6" x 10')
Column Spacing	52' x 52'
Building Dimensions	295'5¼" x 677'6¼"
Electrical	2000 amps, 480/277 VAC, 3 phase, 4 wire with excess capacity nearby

Distance To



Dayton, OH 22.4 miles via I-70 E and I-75 S

Cincinnati, OH 74.9 miles via I-75 S

Indianapolis, IN 96.8 miles via I-70 W



Dayton International Airport 15.1 miles via I-70 E

CVG International Airport 86.7 miles via I-75 S

Location Highlights

- Located at the "Crossroads of America" with immediate access to Interstates I-70 & I-75
- Access to 7.5 million people within 2 hours of driving
- 25 min. from Dayton

Utility Details*

Electric | AES

Electric at Site:	12kV three phase on site
Distance to nearest distribution electric line (<69kV):	12kV on site
Nearest distribution electric line size:	12kV
Distribution <u>excess</u> capacity:	~3MW currently available
Distance to nearest transmission electric line (>69kV):	69kV line adjacent to property
Nearest transmission electric line voltage:	69kV
Redundant Power?	No
Distance to nearest substation:	~2 miles

Gas | CenterPoint Energy

Gas at Site?	Yes, building being served by CenterPoint at 5 PSIG delivery pressure
Distance to natural gas distribution line:	At site
Distance to natural gas transmission line:	Unknown
Distribution gas line size:	6-inch
Distribution gas line pressure:	Medium pressure ~ under 25 PSIG
Distribution <u>excess</u> capacity at site:	CenterPoint does not release excess capacity data, as amount is not static

Sewer | City of Brookville

Sewer at site?	Yes
Distance to sewer line:	In the building
Sewer line size:	8-inch



* Utility numbers are estimated and subject to change

Water | City of Dayton

Waterline at site?	Yes
Distance to water line:	In the building
Water line size:	12-inch
Water Main pressure:	60-65 PSI



Contact Us

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