

SOUTH PIONEER BOULEVARD

LAND/
BUILD TO SUIT
SITES

15 ACRES AVAILABLE | up to 180,080 SF

Springboro, OH 45066



- Convenient access to I-75 corridor via SR 73/I-75 interchange and exit 38
- One exit from Austin Road interchange with significant amenities
- Pro-business Warren County, Ohio

 **IDI Logistics**

 Colliers

SOUTH PIONEER BLVD.

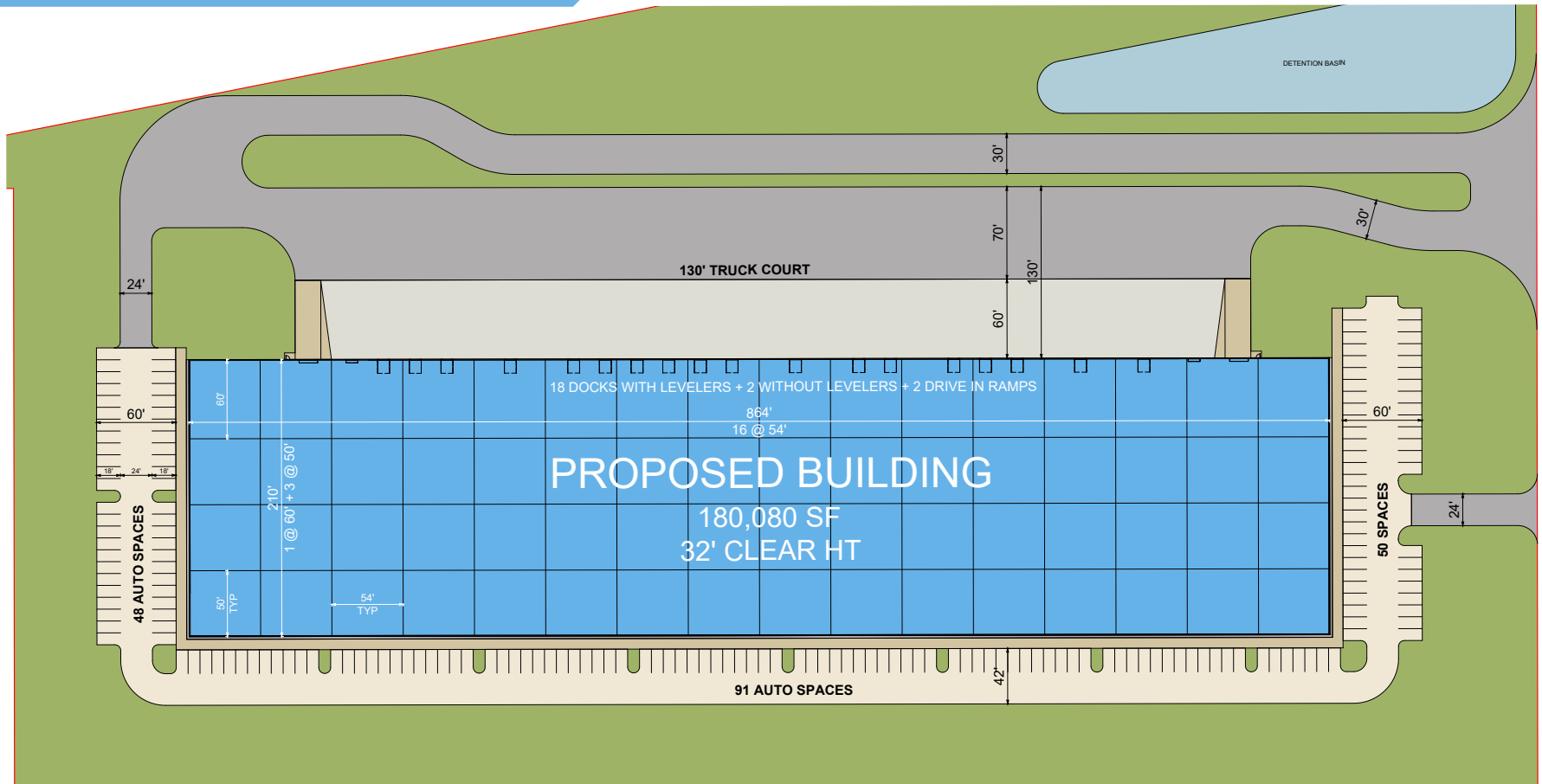


SITE BENEFITS

- Convenient access to I-75 corridor via SR 73/I-75 interchange and exit 38
- One exit from Austin Road interchange with significant amenities
- All utilities to site
- Substantial tax incentives available including CRA
- Excellent transportation infrastructure
- Pro-business Warren County, OH
- Diverse and affordable labor availability
- Affordable housing in region

PROPOSED BUILDING

up to 180,080 SQUARE FEET



CLEAR HEIGHT:	32'	DOCK DOORS:	18
OFFICE AREA:	Build to suit	DRIVE-IN DOORS:	2
DIMENSIONS:	864' x 210'	AUTO PARKING:	189 spaces
COLUMN SPACING	54' x 50'	TRUCK COURT:	130'

BUILDING LOCATION



DRIVING DISTANCES

MAJOR ROADS & CITIES

I-75	1.2 miles
I-675	6 miles
I-71	18 miles
Downtown Dayton	16 miles
Downtown Cincinnati	40 miles

INTERMODAL

Norfolk Southern	27 miles
CSX	37 miles

AIRPORT

Dayton Int'l (DAY)	28 miles
Northern KY Int'l (CVG)	28 miles

SHIPPING

UPS	1.4 miles
FedEx	6 miles
DHL Global Hub	51 miles
Amazon Air Hub	52 miles

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For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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