



PROUDLY PURSUING
LEED
CERTIFICATION



Heritage Park

up to 1,152,628 SF

Commerce Center Drive, Franklin, OH

 **IDI Logistics**

www.idilogistics.com



Heritage Park is a land/build-to-suit site ideally situated in the convergence of the Cincinnati and Dayton MSA's along I-75 in pro-business Warren County, Ohio. The location offers strategic access to a large and diverse talent pool, as well as proximity to all Midwestern markets from this growing e-commerce and manufacturing hub. Economic Incentives are possible through City of Franklin, Warren County and Jobs Ohio.



ABOUT 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.



Up to
1,152,628 available
square
feet

ACREAGE: 92.495 acres

OFFICE AREA: Build to suit

CLEAR HEIGHT: 36' - 40'



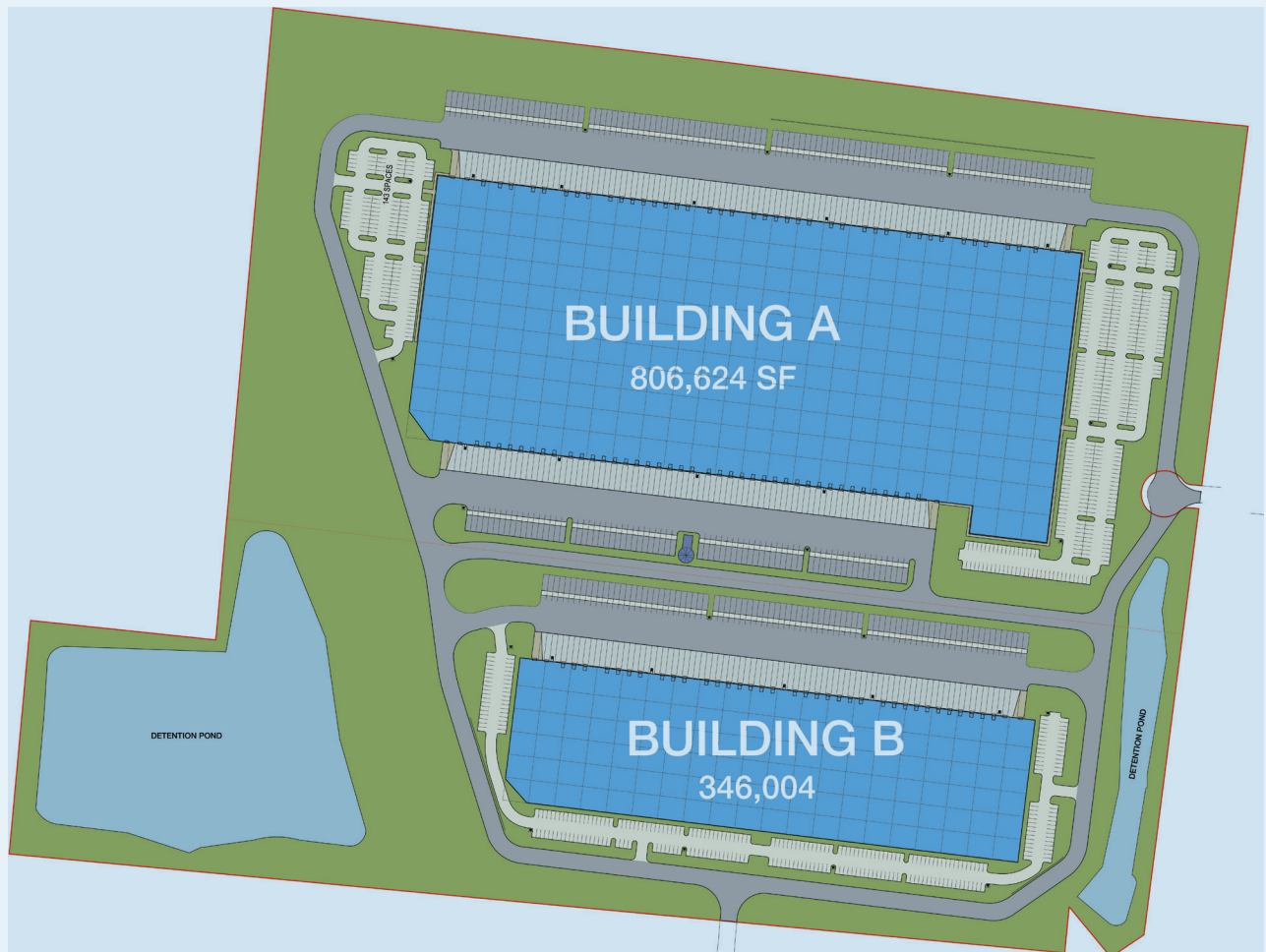
Proposed Building Layouts

BUILDING A

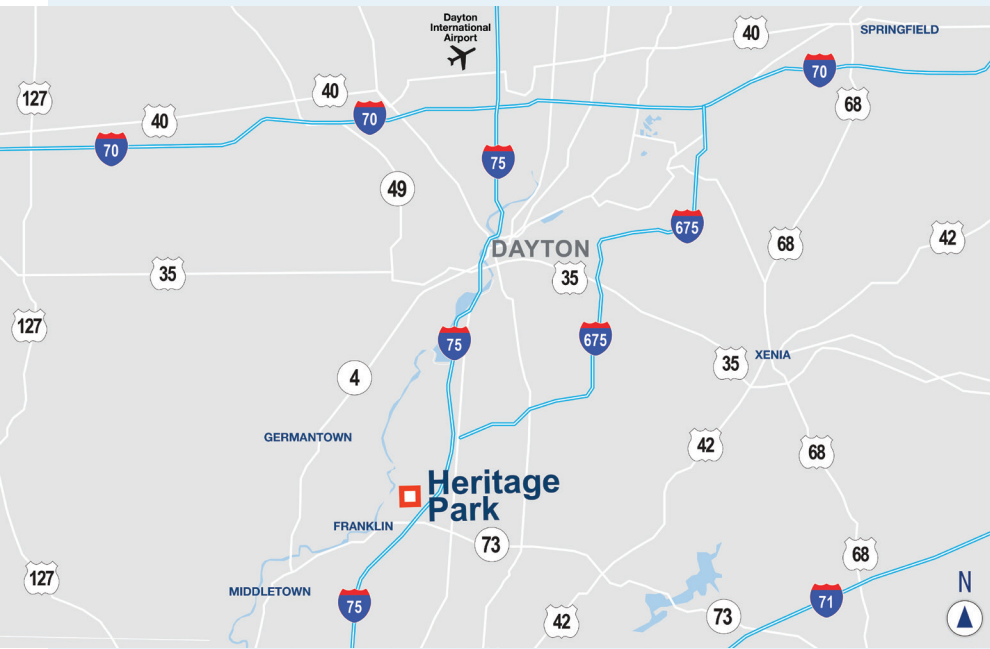
SITE AREA:	53.05 acres
BUILDING AREA:	806,624 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	40'
DOCKS:	80 (expandable)
AUTO PARKING:	507 spaces
TRAILER PARKING:	188 stalls

BUILDING B

SITE AREA:	39.69 acres
BUILDING AREA:	346,004 SF
POTENTIAL OFFICE:	To suit
CLEAR HEIGHT:	36'
DOCKS:	35 (expandable)
AUTO PARKING:	289 spaces
TRAILER PARKING:	86 stalls



DRIVING DISTANCES



I-75	0.7 miles
I-275	6 miles
Dayton.....	16 miles
Cincinnati.....	39 miles
Columbus.....	87 miles
Indianapolis, IN.....	113 miles
Lexington, KY	121 miles

SHIPPING

FedEx	7.7 miles
UPS	14 miles
DHL	23 miles

INTERMODAL

Norfolk Southern	12 miles
CSX	20 miles

AIRPORT

Dayton Int'l Airport (DAY)	28 miles
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For more information, or to set up a tour, please contact:

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