

**FAIRFIELD COMMERCE CENTER**



**Property Features:**

- 176,800 Total Square Feet
- Estimated Second Quarter 2018 Delivery
- Located in pro-business Butler County; City of Fairfield
- In the core of northern Cincinnati's manufacturing and distribution hub
- Multiple sustainability features to reduce operating costs
- Zoned: M-2 (General Industrial)
- Accessible from multiple I-75 and I-275 Interchanges
- Located within 600 miles of more than 60% of U.S. manufacturing
- 1.7 million potential employees are situated within a 30 mile radius

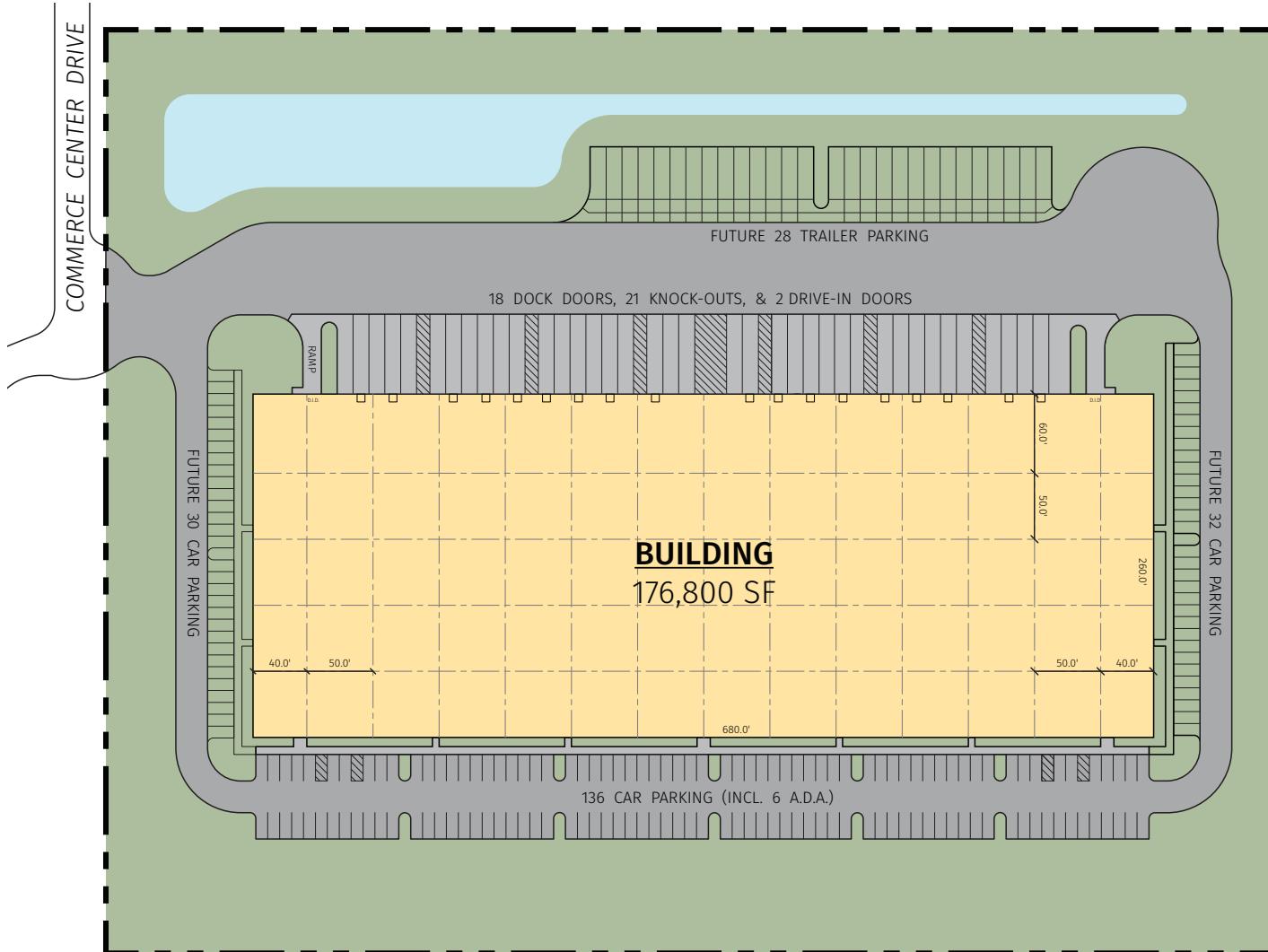


**FOR MORE INFORMATION CONTACT:**

**Pete Anderson**  
EVP Investments  
Becknell Industrial  
T: 317.669.6013 C: 317.213.5125  
panderson@becknellindustrial.com

**Katrina Cupp**  
Assistant VP - Investments  
Becknell Industrial  
T: 317.669.6018 C: 317.431.8437  
kcupp@becknellindustrial.com

**Jeremy Kraus**  
Vice President  
CBRE  
T: 513.369.1307  
jeremy.kraus@cbre.com



### PROPOSED BUILDING SPECIFICATIONS

- Building Size: 176,800 Total Square Feet
- Office: Build-to-Suit
- Building Dimensions: 260' x 680'
- Clear Height: 32'
- Docks: 18 (9' x 10') (expandable by 21)
- Drive-in Doors: 2 (12' x 14')
- Dock package: Dock seals, bumpers, and 40,000 lb. airbag leveler
- Construction: Pre-cast Concrete
- Column Spacing:
  - 50' x 50' typical
  - 50' x 60' staging
- Truck Court: 130' Truck Court plus Trailer Parking
- Parking: 136 Auto Parking Spaces (Expandable to 198)
- Sprinkler: ESFR
- Lighting: LED Motion Sensor Lighting
- Electric: 1200 amps
- Roof: White TPO
- Interior: White Interior Warehouse Walls
- Clerestory glass on all walls
- Monument & Facade Signage Available

## THE CINCINNATI ADVANTAGE

### LOCATION, LOCATION, LOCATION

#### Economic Strength and Stability

- Cincinnati is the **25th largest metro area** in the United States with a population of 2.2 million
- More than **370 Fortune 500 Firms** have a presence in Cincinnati, and seven have their headquarters there
- Cincinnati has over **450 foreign investments from over 20 countries** employing over 45,000 people in the region
- Forbes ranked Cincinnati as one of “**America’s Most Affordable Cities**”

#### Key Transportation Hub

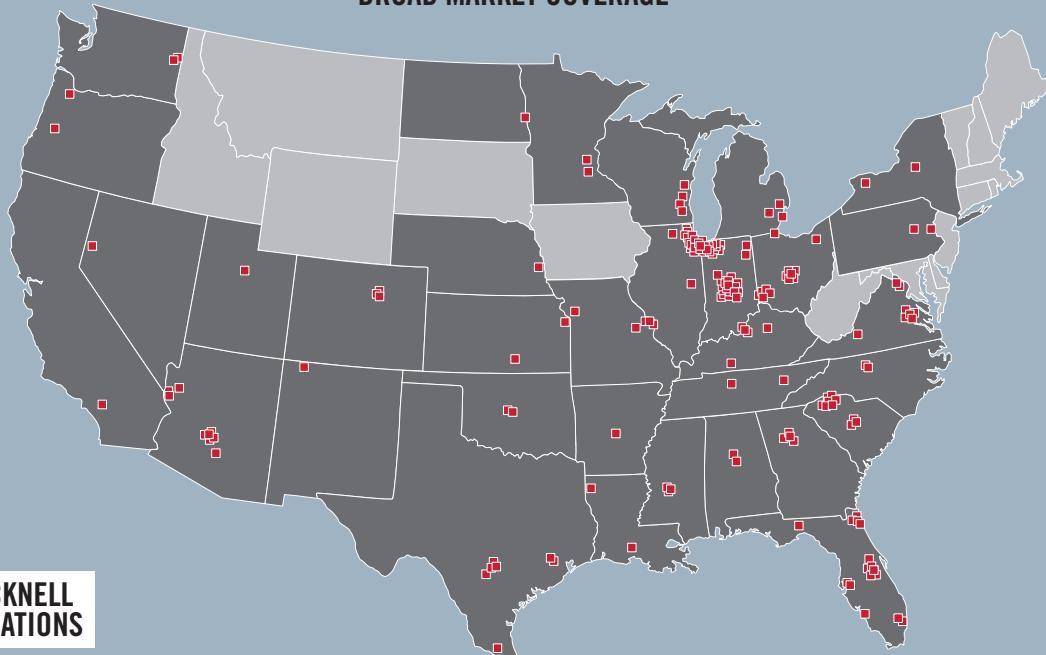
- Three interstate highway systems (I-75, I-74, and I-71) and two interstate-connectors (I-275 and I-471) serve the Cincinnati region
- Cincinnati/Northern Kentucky International Airport (CVG) is a key cargo destination with nine carriers providing service to **60,000 markets in 183 counties**
- DHL’s North American hub is located at CVG, handling roughly **90% of their domestic volume**
- Amazon’s Prime Air Hub is located at CVG, a \$1.5 billion investment
- Cincinnati is the **fifth largest inland port** in the United States, handling 220 million tons of cargo per year

#### Top Tier Industrial Market

- Cincinnati’s industrial market contains over **282 million square feet**
- The Greater Cincinnati Industrial market availability is at a historic low
- Net absorption for Q1 2017 was 3.02 million sq. ft.



## BROAD MARKET COVERAGE



## REPRESENTATIVE CLIENTS:



## ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 21 million square feet of industrial properties representing nearly \$1.5 billion
- Long-term owners—not merchant builders
- Portfolio Characteristics
  - 158 industrial properties
  - Located in 33 states
  - 96% leased (in-service)
  - Average building age 14 years
- Services provided
  - Site Selection/Site Design
  - Architecture/Building & Interior Design
  - Engineering
  - Construction
  - Property Management
- Access to capital
  - No financing contingencies
  - \$100 million unsecured line of credit