

**BTS SITE
AVAILABLE**



SOUTH PIONEER BLVD.

SPRINGBORO, OH 45066

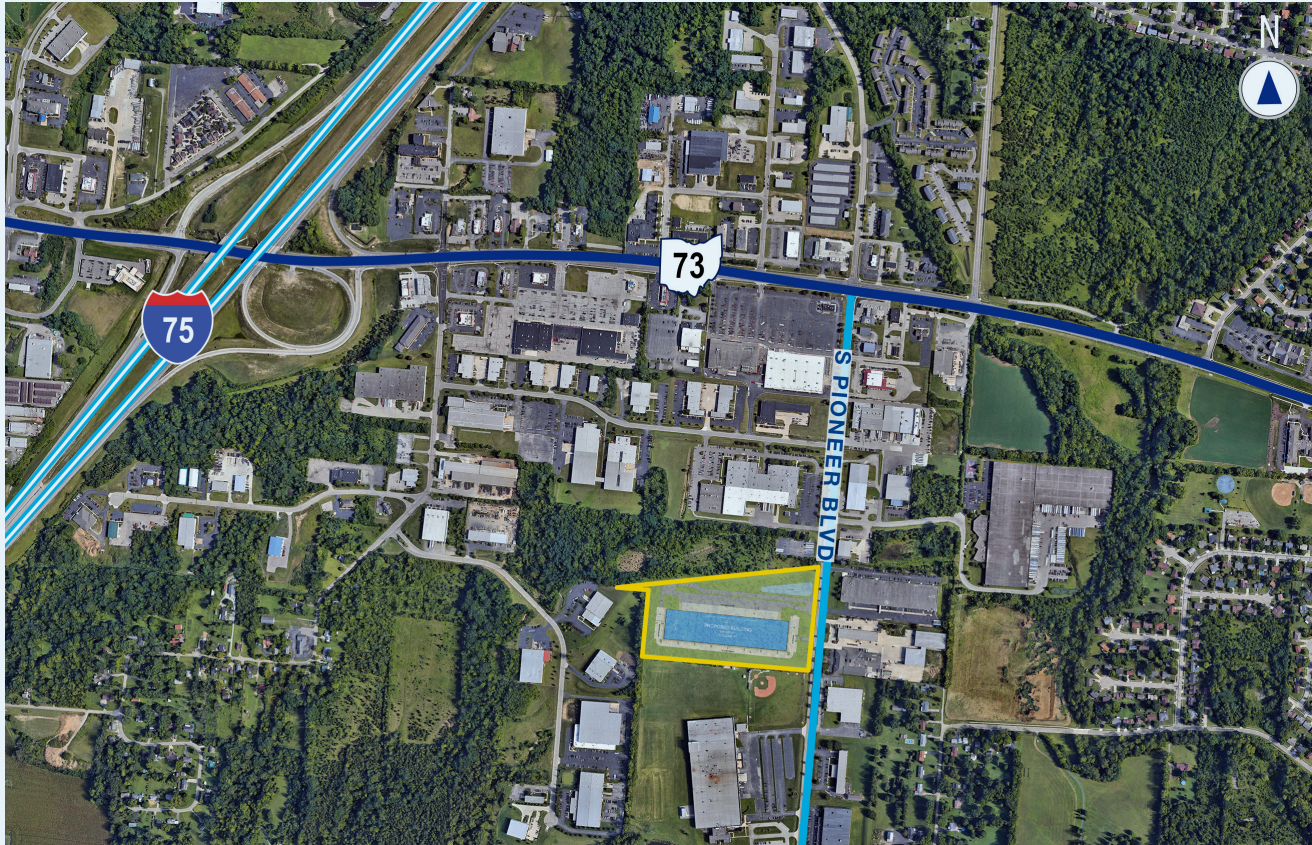
15 ACRES / up to 180,080 SF AVAILABLE

Colliers

 **IDI Logistics**

www.idilogistics.com

SOUTH PIONEER BLVD.

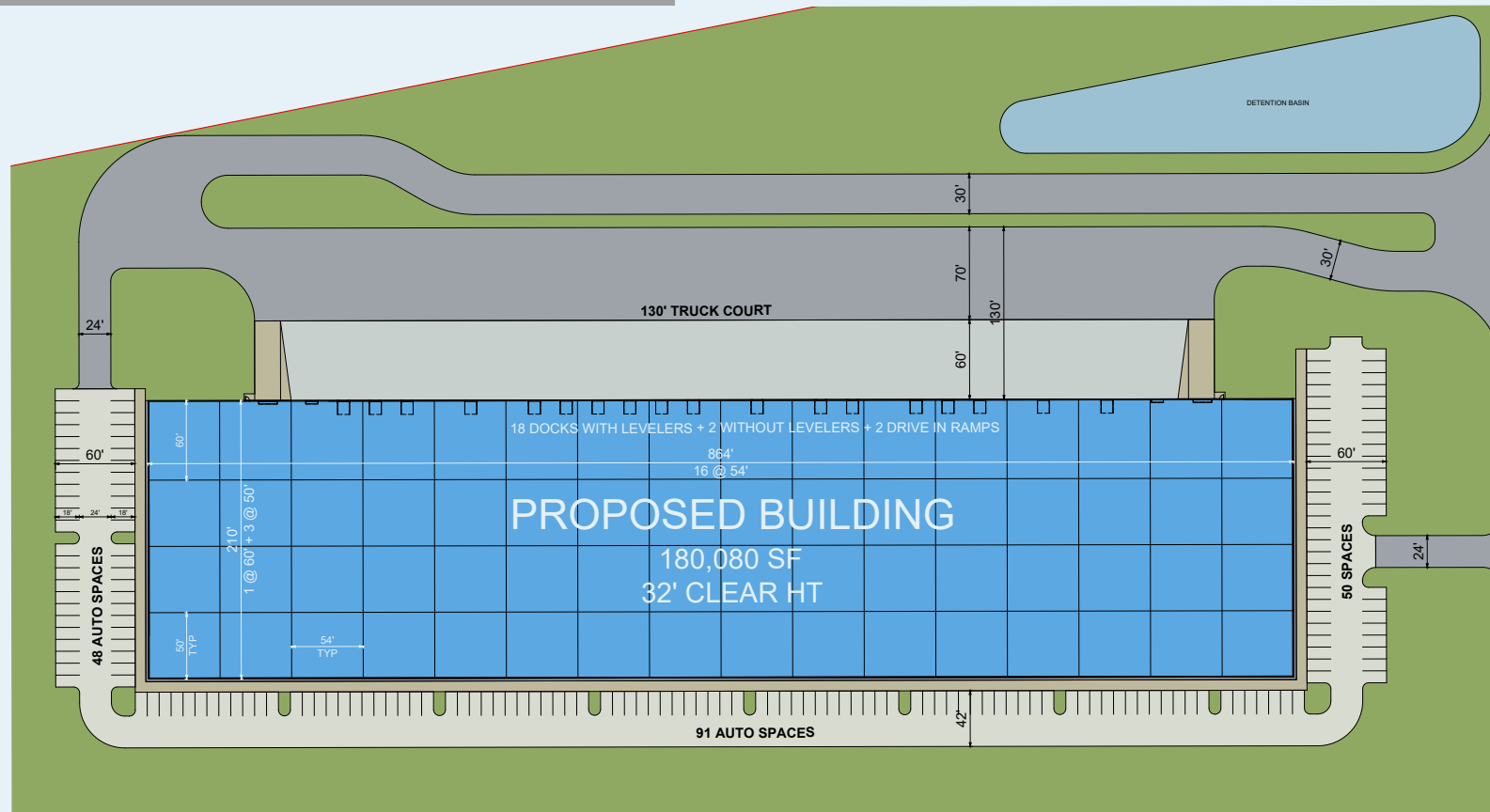


SITE BENEFITS

- 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

up to
180,080 available
square
feet

Proposed Building Layout

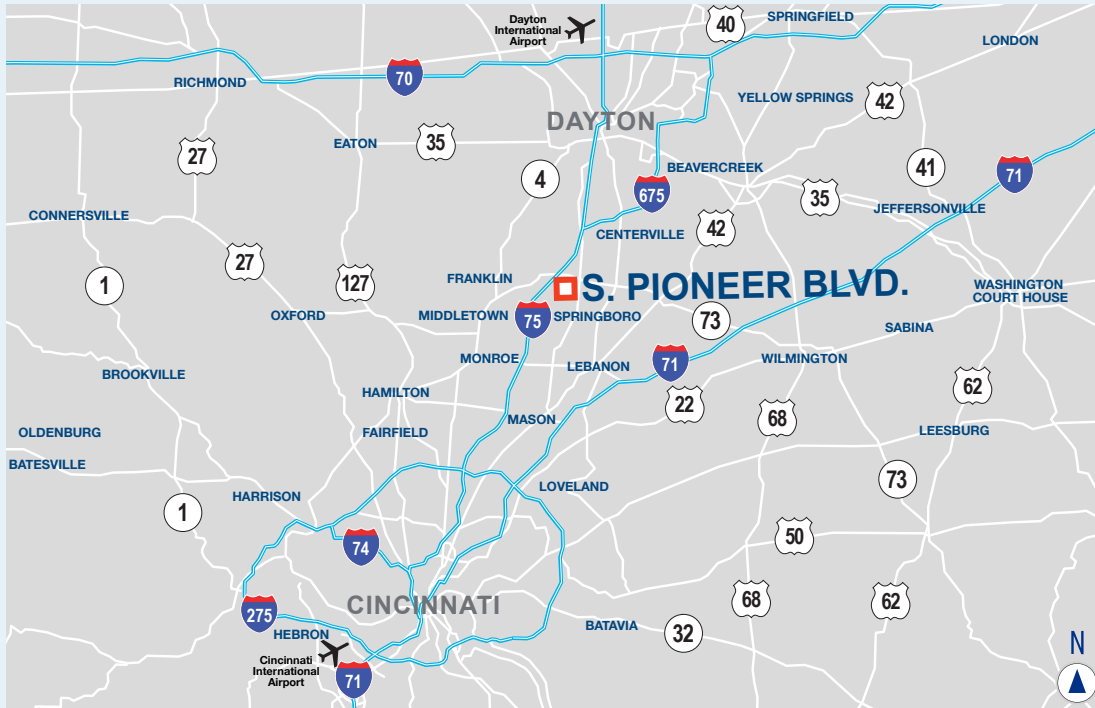


CLEAR HEIGHT:	32'
OFFICE AREA:	Build to suit
DIMENSIONS:	864' x 210'
COLUMN SPACING:	54' x 50'

DOCK DOORS:	18
DRIVE-IN DOORS:	2
AUTO PARKING:	189 spaces
TRUCK COURT:	130'

SOUTH PIONEER BLVD.

DRIVING DISTANCES



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

SHIPPING

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

INTERMODAL

Norfolk Southern 27 miles
CSX 37 miles

AIRPORT

Dayton Int'l Airport (DAY)
..... 28 miles
Northern Kentucky Int'l
Airport (CVG) 51 miles

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.

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

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