

1	TPL LOADED WHSE	400' x 1644'	657,600 gsf
2	DBL LOADED WHSE	500' x 1300'	650,000 gsf
3	SINGL LOADED WHSE	250' x 750'	187,500 gsf
4	DBL LOADED WHSE	500' x 1450'	725,000 gsf
5	SINGL LOADED WHSE	150' x 500'	75,000 gsf
6	DBL LOADED WHSE	400' x 800'	320,000 gsf
7	DBL LOADED WHSE	500' x 1650'	825,000 gsf
8	DBL LOADED WHSE	500' x 2000'	1,000,000 gsf
9	DBL LOADED WHSE	500' x 1700'	850,000 gsf
10	DBL LOADED WHSE	500' x 900'	450,000 gsf
11	DBL LOADED WHSE	500' x 900'	450,000 gsf
TOTAL			6,190,100 gsf



SITE USE PLAN
SCALE: 1"=200'-0"

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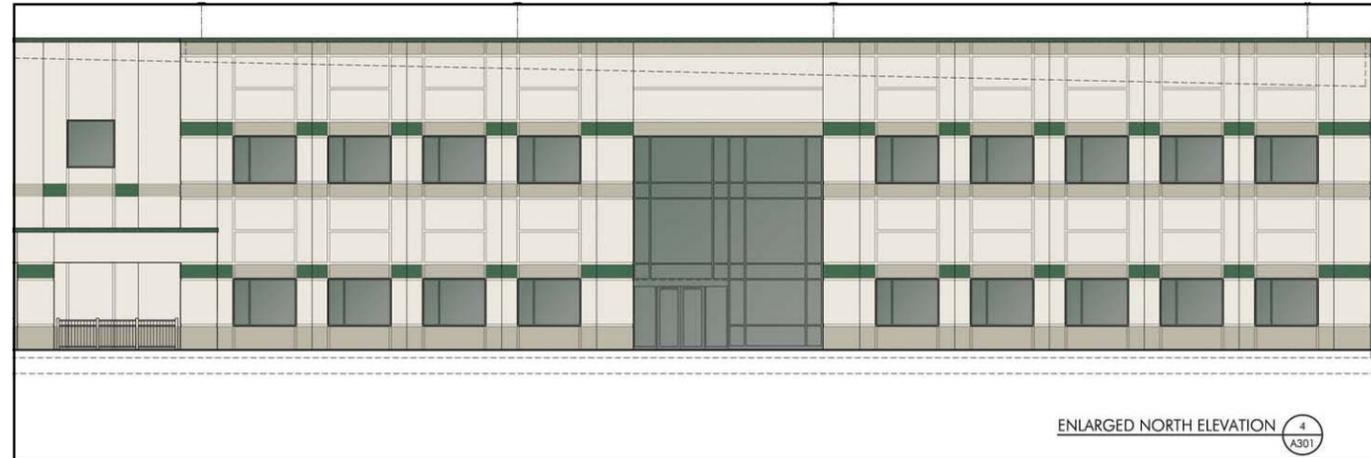
AREA MASTER PLAN
CORRIDOR 75
INDUSTRIAL PARK
MONROE, OHIO

REVIEW	
Reviewed By:	Date:
1.	
2.	
3.	
4.	
Prepared By:	Date:
Drawn:	4-2-2017
Checked:	
Blot:	

PRELIMINARY
SITE PLAN
A001

Building 1 - Home Depot RDC Corridor 75 Industrial Park

1595 State Route 63
Monroe, OH 45050



Highlights:

A new 430 acre park with ideal access to I-75 and a full 15-year 100 percent tax abatement on all new facilities guaranteed.

Specifications:

Building SF:	657,600
Available SF:	0
Contiguous Range:	N/A
Clear Height:	32'
Docks:	246
Drive-in Doors:	2
Auto Parking:	246 + 7 HC
Future Auto Parking:	146
Trailer Spaces:	406
Date Available:	August 2008
Location:	Monroe, OH



Building 2 - Home Depot RDC Corridor 75 Industrial Park

1595 State Route 63
Monroe, OH 45050



Highlights:

A new 430 acre park with ideal access to I-75 and a full 15-year 100 percent tax abatement on all new facilities guaranteed.

Specifications:

Building SF:	650,000
Available SF:	650,000
Contiguous Range:	300,000 - 650,000
Clear Height:	32'
Docks:	104
Drive-in Doors:	4
Auto Parking:	196 + 9 HC
Future Auto Parking:	172
Trailer Spaces:	41
Date Available:	September 2008
Location:	Monroe, OH



Single Point Urban Interchange Corridor 75 Industrial Park

Interstate 75 & State Route 63



Single Point Urban Interchange (SPUI)

I - 270 at Sawmill Road
Franklin County, OH (Columbus)

Highlights:

Construction is underway on a new high-capacity single point urban interchange (SPUI) at Interstate 75 and State Route 63.

- Overpass bridge construction completed in 2006.
- State Route 63 widening to seven lanes between the Interstate and the Park entrance (1/2 mile) completed in 2007.
- Interchange ramp construction will be completed in 2008/2009.
- Project is fully funded by the State of Ohio.



Ohio Department of Transportation

Project Overview
I - 75 at State Route 63

BUILDING NUMBER	SIZE	ANTICIPATED PAD DELIVERY*
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1	1,100,100 SF	5/1/08
HDI	657,600 SF	6/1/08
2	650,000 SF	12/14/07
3	187,500 SF	2/5/08
4	725,000 SF	PHASE 2, 6/1/08
5	75,000 SF	PHASE 3, TBD
6	320,000 SF	PHASE 3, TBD
7	825,000 SF	PHASE 3, TBD
8	1,000,000 SF	PHASE 2, 8/1/08
9	850,000 SF	PHASE 2, 6/1/08
10	450,000 SF	PHASE 2/3, TBD
11	450,000 SF	PHASE 2/3, TBD

*DELIVERY SCHEDULE SUBJECT TO CHANGE BASED ON



Phase 1
130 Ac.

Phases 2 & 3
300 Ac.

Nov. 20, 2007

CORRIDOR 75 PARK
Looking South
November 20, 2007

VANDERCAR
5027 Madison Road, Suite 200
Cincinnati, Ohio 45227
513.272.1700 513.272.3555 fax sdragon@vanhold.com



State Route 63
(Reconstruction Complete)

Phase 1
Street
Subgrade

Phase 1
±130 Ac.
(Mass grading
70% complete)

HDI Pad
657,600 SF
(Pad Complete)

Building
Pad #3
200,000 SF
(Pad complete)

West
Detention
Ponds

Building
Pad #2
650,000 SF
(Pad complete)

East
Detention
Pond

Nov. 20, 2007

CORRIDOR 75 PARK

Looking North
November 20, 2007



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CORRIDOR 75 PARK
Looking South
November 20, 2007

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Nov. 20, 2007

CORRIDOR 75 PARK
Looking East
November 20, 2007

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Cincinnati, Ohio 45227
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CORRIDOR 75 PARK
Looking North
November 20, 2007

Nov. 20, 2007



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Nov. 20, 2007

CORRIDOR 75 PARK
Looking Northwest
November 20, 2007

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