



EQT | EXETER



4240 Irwin Simpson

Mason, OH

Building Size: 75,000 SF

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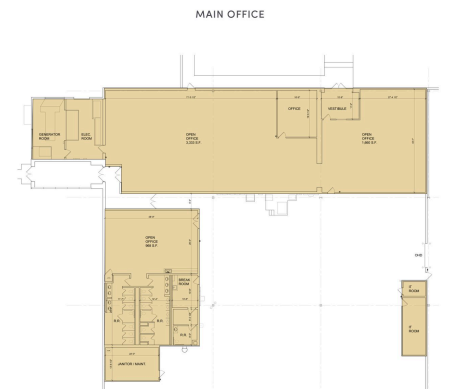
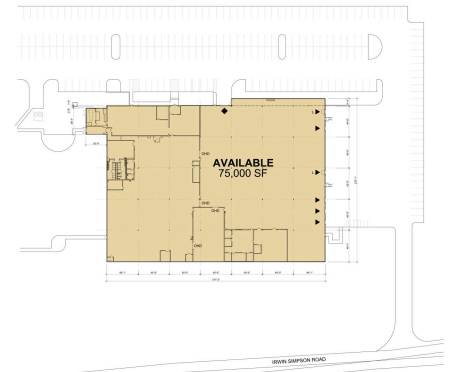
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Building Specifications

- Industrial space
- 75,000 SF total building size
- **Fully Leased**
- 6 dock doors
- 2 dock doors with levelers
- 1 drive-in door
- +/-208 car parking spaces
- 140' truck court depth
- 45' x 45' column spacing
- 24' clear height
- 9,758 SF main office
- 8,000 SF warehouse office
- T-5 lighting

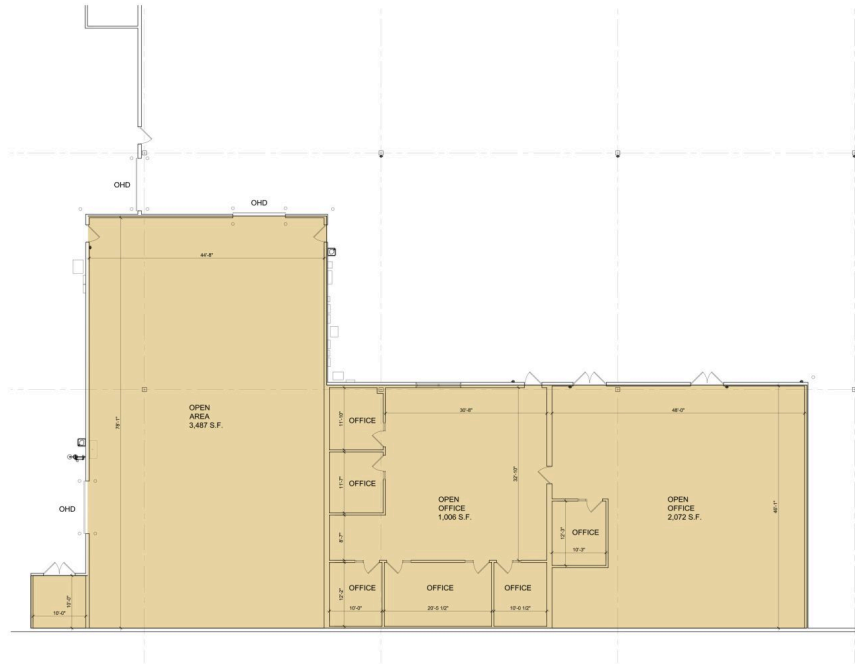


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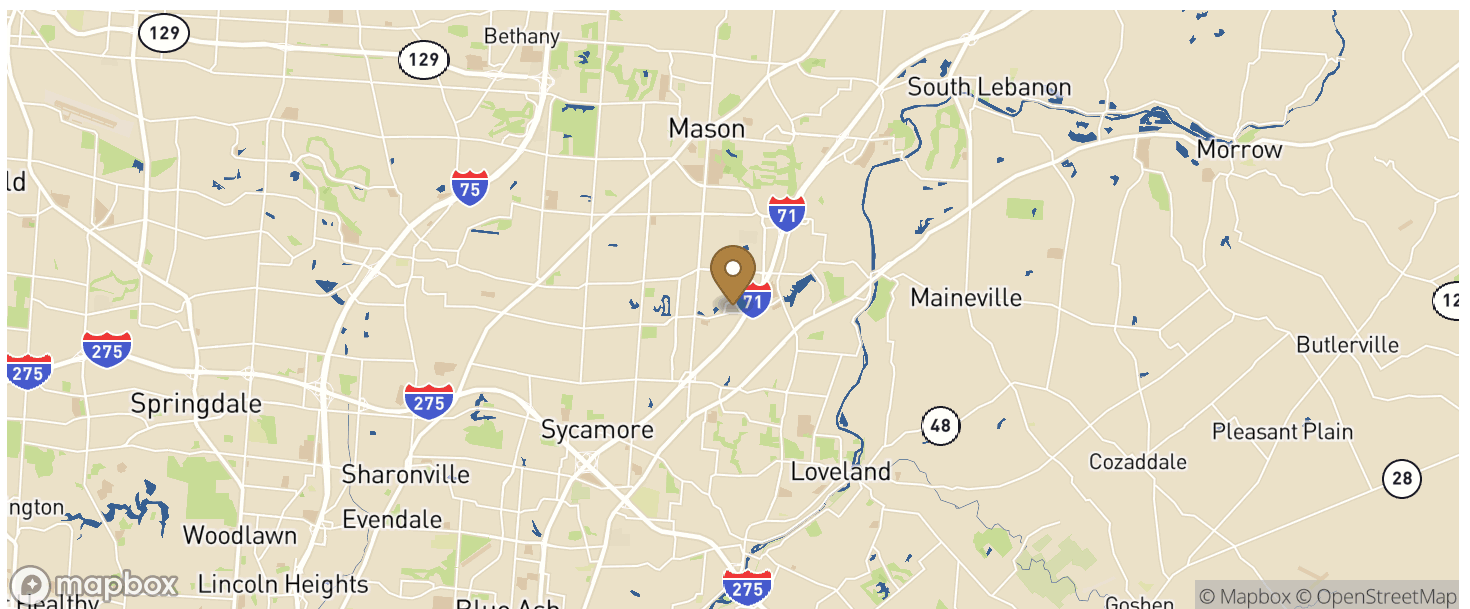
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WAREHOUSE OFFICE



Location



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Access

CITY	POPULATION	MILES	DRIVE TIME
Columbus	905,748	88	1 h 25 m
Indianapolis	887,642	124	2 h 06 m
Chicago	2,746,388	305	5 h 02 m
Mississauga	721,599	465	7 h 37 m
Charlotte	874,579	465	7 h 38 m
Toronto	2,731,571	483	8 h 04 m