HCDC, Inc. was established in 1983 as a private, not-for-profit corporation organized to promote economic development. HCDC provides certain professional economic development services to the Village of Lockland on an annual contract basis.

Lockland’s economic development priorities include:

1. Optimize Existing Commercial and Industrial Assets
2. Increase Private Investment
3. Promote Vibrancy & Activity
4. Marshal Public & Private Resources

HCDC’s services include:

A. Coordination of general, as well as, site-specific economic development activities in Lockland as identified by HCDC or as referred by Lockland officials.
B. Market economic development tools and programs to existing businesses and potential new businesses.
C. Coordination of efforts to retain existing Lockland businesses.
D. Promotion of Lockland’s economic development opportunities with developers and realtors.
E. Assistance with researching and applying for local, state, and federal funds for economic development projects.
F. Staff support to the Lockland Community Improvement Corporation (CIC).
G. Maintain an inventory of available commercial and industrial development sites in Lockland.
H. Perform the tasks necessary to administer Herbert Avenue and Wyoming Avenue Community Reinvestment Areas (CRAs) in Lockland.
Stearns & Foster Site

Village Acquisition

In June of 2019 the Village purchased 14 parcels, making up 7.15 acres of the former Stearns and Foster site from B.A.D. Properties LLC., for $589,000. Hamilton County is providing the Village with a $80,000 grant and $200,000 loan to aid in the acquisition.

Roughly $3.5 million in public and private funds has been invested into redevelopment since the factory closed in 2001. Momentum picked up in 2017, as the site was identified as ideal for advanced manufacturing use by consultants crafting a master plan. Village officials were excited by the potential to attract high paying jobs into the heart of the community.

HCDC has marshalled over $1.0 million in funding starting in 2016 toward the project. Funders include the Village of Lockland, Federal EPA, Hamilton County, Duke Energy, Hamilton County Land Bank, and the Ohio Development Services Agency. The surrounding business district was designated as a historic district by the National Park Service which allows for creation of the first Downtown Redevelopment District (DRD) in the County. This district will generate funds for public improvements in and around the project.
### Significant Events in the Redevelopment of the Stearns and Foster Site

#### “The Locks”

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1882</td>
<td>Stearns &amp; Foster moves to the Village of Lockland</td>
<td></td>
</tr>
<tr>
<td>1970s</td>
<td>Stearns &amp; Foster peak employment at 1200+</td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>Stearns &amp; Foster declares bankruptcy</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>Clean Ohio Funds Village investigation of environmental</td>
<td>$339,000</td>
</tr>
<tr>
<td>2004</td>
<td>BAD Properties LLC acquires the property at auction</td>
<td>$350,000</td>
</tr>
<tr>
<td>2004</td>
<td>Fire destroys 30-50% of structures East of Shepherd</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Clean Ohio funds demolition East of Shepherd</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>2010</td>
<td>BAD aids in demolition and clearance activities</td>
<td>$600,000</td>
</tr>
<tr>
<td>2010</td>
<td>ODOT demolishes buildings West of Shepherd, grants land to the Village</td>
<td>$2,300,000</td>
</tr>
<tr>
<td>2016</td>
<td>Office Building sold to Gertz Garden Center</td>
<td>$50,000</td>
</tr>
<tr>
<td>2016</td>
<td>Hamilton County funds S&amp;F Master Plan</td>
<td>$20,000</td>
</tr>
<tr>
<td>2016</td>
<td>Village and BAD agree to list land with Colliers</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>Lease with Heritage on Village land expires due to ODOT initation of I-75 widening project</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>Village adopts Master Plan for S&amp;F</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>USEPA TBA grants for post-demo investigation</td>
<td>$30,000</td>
</tr>
<tr>
<td>2018</td>
<td>Land Bank demolition of house at Brown &amp; Shepherd</td>
<td>$15,000</td>
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<tr>
<td>2018</td>
<td>USEPA funds pilot program in Lockland</td>
<td>$300,000</td>
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<tr>
<td>2018</td>
<td>State provides grant for Historic District designation</td>
<td>$12,000</td>
</tr>
<tr>
<td>2019</td>
<td>Duke Energy provides grant for shovel ready assistance</td>
<td>$20,000</td>
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<tr>
<td>2019</td>
<td>Hamilton County provides funds for Village acquisition</td>
<td>$280,000</td>
</tr>
<tr>
<td>2019</td>
<td>Village acquires land East of Shepherd</td>
<td>$589,000</td>
</tr>
<tr>
<td>2019</td>
<td>Village &amp; HCDC publish Request for Proposals</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>Pilot grants used for geotechnical investigation</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>Village enters into preferred developer negotiations with Neyer Properties</td>
<td></td>
</tr>
</tbody>
</table>
Developers & End Users Interest - Request for Proposals (RFP)

A request for qualifications/proposals was recently issued by the Village in mid 2019. Seven responses for development of the Stearns and Foster site have been received. Three initial responses did not result in written proposals. Two of the proposals were purchase contracts which would likely result in speculative light industrial warehousing operations not favored by the Village. Proposals from Neyer Properties and Matrix Holdings followed the format outlined by the Village and are summarized below. Both proposals seek to enter into a preferred developer agreement with the Village for the entire Stearns and Foster site.

The purpose of selecting a preferred developer is to ensure that the full development process is completed by a third party that meets, or exceeds, both the expectations of the Village and the end user. This allows the Village to focus on the delivery of public services and ends users to concentrate on their business.

The preferred developer provides a streamlined approach to handling the entire process. It coordinates aspects of feasibility, underwriting, due diligence, working with site planners, government officials, surveyors, and contractors during the construction phase. It investigates all aspects of the site to understand the unique details that determine what can be built upon the site, how, and the approximate time and costs. This provides a prospective end user and their investors with all the information needed to make commitments to a construction project.

For any company looking for a new location timing, cost, and risk are important considerations. There are many financial risks and uncertainties associated with new construction. The preferred developer takes on the risks that come with the real estate development process and construction costs.

The preferred developer may play several roles (Investor/Property Owner, General Building Contractor, Site Design) or may contract the work out to other providers. The Village maintains ownership of the property until the developer has identified an agreeable end user. Other issues such as purchase price, minimum job creation and investment goals are outlined in an agreement between the Village and the developer. The developer then courts end users that will match the Village’s expectations.

Neyer Properties ranks as the 3rd largest commercial real estate developer regionally with 5,000,000 sqft of space in their portfolio. Neyer will partner with Red Tiger, Bayer Becker, and Colliers. Neyer and Red Tiger are heading up efforts in Evendale’s Aerohub development around centered on Glendale-Milford Road. Neyer acknowledged the Village’s payroll and investment goals. Red Tiger and Bayer Becker authored the S&F Master Plan and support the attraction of advanced manufacturing.
Matrix Holdings is a boutique real estate investment firm owning 1,300,000 sqft of commercial space including Rookwood Tower in Norwood, Park 75 in Lincoln Heights, Blue Ash Business Place, and Dalton Station in Cincinnati’s WestEnd. Matrix will partner with Oswald Construction. Oswald ranks as the #12 largest general contractor in the region. Matrix identified three artisan food manufacturing end users currently located in Lockland that are interested in occupying half of 35,000 sqft building as Phase 1 located in the southwestern portion of the site nearest the intersection of Williams and Wyoming. Matrix estimates that 150,000 sqft of manufacturing space built in Phase 2 and 3 will exceed the Village’s goal of $160,00 in annual payroll taxes. Matrix’s concept plan closely matches the Village Master Plan.

Mill & Dunn Business District

National Register Nomination

The Mill and Dunn business district was entered on the National Register of Historic Places in August of 2019. This allows property owners in the district to apply for State and Federal Historic Preservation Tax Credits. The Village is also able to establish Downtown Redevelopment Districts.
**Business District Redevelopment Plan**

A majority of the properties owners met in late February to talk about existing conditions and improvements that could be made. The meeting was headed by several members of Hamilton County Community Planning. The effort is paid for by a mini-planning grant awarded to the Village. The main topics were improvement of gateway properties, increasing parking, enhancing public walkways, replacement of curbs, sprucing up some storefronts, and increasing lighting. A second public meeting is planned, perhaps in virtual form, for late Spring.

**Kukla Capital Partners - Glenn Kukla**

Kukla Capital Partners recently notified the Village that they had purchased the former Stearns and Foster office building at the corner of Williams and Wyoming. The 19,000 sqft facility is in need of extensive repairs which will begin shortly. Kukla Capital Partners is a real estate development company operating out of Covington, Kentucky. The company seeks to develop compelling, inspiring, valuable real estate in the Greater Cincinnati area. They have experience in utilizing historic tax credits for building renovations. A stabilization and development plan are expected in the near future.
Former Wilcox Automotive Buildings

In early 2020 Frank Tamanko with Bascon Inc, a design/build construction company based in Woodlawn, purchased the former Wilcox buildings at 103, 107 and 109 Mill Street. 6,000 sqft of space is available for lease in the 103 building. 107 and 109 Mill Street are mixed-use buildings with retail on the first floor and residential above. These buildings were once the location of the Lockland Carriage Company.

112 Mill Street Art Gallery

Artist Mason Maria announced in February that he will be renovating the first floor of the 112 Mill Street building for use as an art gallery. A grand opening is planned but has been delayed by the recent national health situation.

Mill Street Collective

Alyson McClure, owner of Mill Street Collaborative, purchased the 120 Mill Street building in late 2019 for use for event rental and as photography studios on a membership basis.
Business Retention Meetings

Meetings with the following business were conducted to better understand their current operations and discuss any future plans.

Maximum Communications
Sawbrook Steel
Group Sales
Irvine Wood Recovery
Mill Street Collaborative

Blocktite
Pilot Chemical
La Terza Coffee
Gertz Garden Center
Hirschberg Recycling

South Wayne Industrial Parks

Adleta Advanced Manufacturing Site

JobsOhio and REDI Cincinnati reached out to the Village to participate in a mock site tour of the 40+ acre Adleta site on S Wayne. The site was identified as one of the top land sites for development in the region. Representatives from Lockland, HCDC Metropolitan Sewer District, Duke Energy, and CSX Railroad presented detailed site information to JobsOhio and consultants from Insite Consulting Group. The exercise allows Lockland to make the most compelling case for prospective end-users by keeping site information up to date and have a strategy to address potential hurdles.
Trans Ash Wayne Site

The 25 acre site has been under contract for purchase several times in recent years. The most recent proposals have been for distribution centers which will make use of the forthcoming interstate exit at Millsdale. Incentive programs such as the Opportunity Zone, TIF, and Enterprise Zone continue to draw attention but geotechnical complications appear to be delaying acquisition and subsequent new construction.

Miscellaneous

Waterfields

Waterfields is a hydroponic food production company in Cincinnati. The company approached the Village about purchasing the 5 acre Jonte park for development of an indoor greenhouse facility. The company plans to hire 90 employees. Public meetings were held in late 2019 with a mixture of support and concerns. The same site was investigated for multi-family housing in a prior year. Waterfield has yet to make a formal proposal. Waterfields noted that the site was amongst the three picks due to the centralized location, accessibility to workforce, and excellent interstate access. Waterfields provides fresh local produce to many restaurants throughout the State of Ohio.
Lockland Job Fair

Rev. Trevor Phillips of Saving Grace Community Church worked with the Village, Lockland School District, the Southwestern Ohio Workforce Improvement Board, and HCDC to host a Lockland Jobs Fair at the High School. The event was well attended with an equal number of high school students, graduates, and local residents participating.
Location: Between I-75 & Mill Creek
Cincinnati Cluster
Reading/Roselawn Submarket
Hamilton County
Arlington Heights, OH 45215

Type: Land
Proposed Use: Industrial, Distribution, Industrial Park, Retail Warehouse, Warehouse
Zoning: -
Density: -

Developer: -
Management: -
True Owner: Mark Miller
Recorded Owner: Miller Mark

Parcel Size: 3 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: 601-0001-0006
### 3 N Commerce Dr - 2 North Commerce Park Dr

<table>
<thead>
<tr>
<th>Location: 2 North Commerce Park Dr</th>
<th>Type: Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cincinnati Cluster</td>
<td>Proposed Use: Commercial, Retail, Bank, Fast Food, Restaurant, Service Station</td>
</tr>
<tr>
<td>Reading/Roselawn Submarket</td>
<td>Zoning: Highway Orient Comm</td>
</tr>
<tr>
<td>Hamilton County</td>
<td>Density: -</td>
</tr>
<tr>
<td>Cincinnati, OH 45215</td>
<td>Parcel Size: 1 AC</td>
</tr>
</tbody>
</table>

- **Developer:** -
- **Management:** -
- **True Owner:** -
- **Recorded Owner:** -

- **Parcel Number:** 641-0012-0086
- **Lot Dimensions:** -
- **Improvements:** Shovel ready. Curb cut to North Commerce
- **On-Site Improv:** Rough graded

4/28/2020
Location: Cincinnati Cluster  
Reading/Roselawn Submarket  
Hamilton County  
Lockland, OH 45215

Developer: US Commercial Real Estate, LLC  
Management: US Commercial Real Estate, LLC  
Recorded Owner: US Commercial Real Estate, LLC

Building Type: Class B Office
Status: Built 2000
Stories: 4
RBA: 25,000 SF
Typical Floor: 6,250 SF
Total Avail: 1,550 SF
% Leased: 93.8%

Expenses: 2018 Tax @ $0.81/sf
Parcel Number: 641-0012-0081
Parking: 40 free Surface Spaces are available; Ratio of 2.45/1,000 SF

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF Avail</th>
<th>Floor Contig</th>
<th>Bldg Contig</th>
<th>Rent/SF/Yr + Svs</th>
<th>Occupancy</th>
<th>Term</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>P 3rd / Suite 227</td>
<td>300 - 650</td>
<td>650</td>
<td>650</td>
<td>$13.00/fs</td>
<td>Vacant</td>
<td>1-5 yrs</td>
<td>Direct</td>
</tr>
<tr>
<td>P 4th / Suite 322</td>
<td>900</td>
<td>900</td>
<td>900</td>
<td>$13.00/fs</td>
<td>Vacant</td>
<td>1-5 yrs</td>
<td>Direct</td>
</tr>
</tbody>
</table>
Location: Lockland Commerce Bldg
Northern Cincinnati Ind Cluster
Woodlawn/Evendale Ind Submarket
Hamilton County
Cincinnati, OH 45215

Management: US Commercial Real Estate, LLC
Recorded Owner: US Commercial Real Estate, LLC

Building Type: Class C Distribution
Status: Built 1942, Renov 1996
Tenancy: Multiple Tenant

Stories: 2
Land Area: 2 AC
RBA: 39,800 SF

Total Avail: No Spaces Currently Available
% Leased: 100%

Crane: None
Rail Line: None
Cross Docks: None
Const Mat: Masonry
Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City

Ceiling Height: 12'0"-14'0"
Column Spacing: -
Drive Ins: 10 - 12'0"w x 14'0"h
Loading Docks: 7 ext
Power: 440a/400v 3p

Expenses: 2011 Tax @ $0.27/sf, 2012 Est Tax @ $0.28/sf; 2011 Ops @ $0.61/sf, 2012 Est Ops @ $0.61/sf
Parcel Number: 641-0007-0050
Parking: 50 free Surface Spaces are available; Ratio of 1.26/1,000 SF
Amenities: Skylights
### Location:
- **Cincinnati Cluster**
- **Reading/Roselawn Submarket**
- **Hamilton County**
- **Cincinnati, OH 45215**

### Building Type:
- **Class C Office/Medical**

### Status:
- **Built 1960**

### Stories:
- **1**

### RBA:
- **11,081 SF**

### Typical Floor:
- **11,081 SF**

### Total Avail:
- **11,081 SF**

### % Leased:
- **100%**

### Developer:
- **-**

### Management:
- **-**

### Recorded Owner:
- **University Of Cinti**

### Expenses:
- **2018 Tax @ $3.02/sf**

### Parking:
- **592-0013-0024-90**
- **40 free Surface Spaces are available; Ratio of 3.69/1,000 SF**

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF Avail</th>
<th>Floor Contig</th>
<th>Bldg Contig</th>
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<tbody>
<tr>
<td>P 1st</td>
<td>11,081</td>
<td>11,081</td>
<td>11,081</td>
<td>Withheld</td>
<td>30 Days</td>
<td>Negotiable</td>
<td>Direct</td>
</tr>
</tbody>
</table>
Location: Cincinnati Cluster
Reading/Roselawn Submarket
Hamilton County
Lockland, OH 45215

Type: Land
Proposed Use: Industrial
Zoning: Light Industrial
Density: -

Parcels Size: 4.89 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Previously developed lot

Developer: -
Management: -
True Owner: Village of Lockland
Recorded Owner: Department of Transportation

Parcel Number: 641-0013-0037
6 Kovach Dr - Lockland Commerce Park

Location: Northern Cincinnati Ind Cluster
Woodlawn/Evendale Ind Submarket
Hamilton County
Cincinnati, OH 45215

Building Type: Class B Flex/Light Distribution
Status: Built 2001
Tenancy: Multiple Tenant

Land Area: 2 AC
Stories: 1
RBA: 24,800 SF
Total Avail: 24,800 SF
% Leased: 100%

Management: -
Recorded Owner: US Commercial Real Estate, LLC

Ceiling Height: 10'0" - 18'0"
Column Spacing: -
Drive Ins: 2 - 10'0"w x 10'0"h
Loading Docks: 12 ext
Power: 400v

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: Metal
Utilities: Heating

Expenses: 2018 Tax @ $1.04/sf
Parcel Number: 641-0007-0149
Parking: 50 free Surface Spaces are available; Ratio of 2.02/1,000 SF
Amenities: 24 Hour Access

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF Avail</th>
<th>Blg Contig</th>
<th>Rent/SF/yr + Svs</th>
<th>Occupancy</th>
<th>Term</th>
<th>Use/Type</th>
</tr>
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<tbody>
<tr>
<td>P 1st / Suite 620</td>
<td>6,000/600 ofc</td>
<td>6,000</td>
<td>$6.50/mg</td>
<td>Vacant</td>
<td>1-5 yrs</td>
<td>Direct</td>
</tr>
</tbody>
</table>

Copyrighted report licensed to HCDC, Inc. - 1092441.
Location:  Cincinnati Cluster
      Reading/Roselawn Submarket
      Hamilton County
      Lockland, OH 45215

Type:  Land

Proposed Use:  -

Zoning:  Light Industrial

Density:  Light Industrial

Parcel Size:  13 AC

Lot Dimensions:  -

Improvements:  -

On-Site Improv:  -

Developer:  -

Management:  -

True Owner:  Village of Lockland

Recorded Owner:  -
607 Shepherd Dr

Location: Northern Cincinnati Ind Cluster
Woodlawn/Evendale Ind Submarket
Hamilton County
Lockland, OH 45215

Management: -
Recorded Owner: US Commercial Real Estate, LLC

Building Type: Class C Warehouse
Status: Built 1985
Tenancy: Multiple Tenant

Land Area: 3.50 AC
Stories: 1
RBA: 49,865 SF

Total Avail: No Spaces Currently Available
% Leased: 100%

Crane: -
Rail Line: None
Cross Docks: None
Const Mat: Metal
Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City

Ceiling Height: 18’0”
Column Spacing: -
Drive Ins: 10 - 10’0”w x 14’0”h
Loading Docks: 3 ext
Power: -

Expenses: 2009 Tax @ $0.70/sf
Parcel Number: 641-0001-0030
Parking: 76 free Surface Spaces are available; Ratio of 3.75/1,000 SF
Location: Cincinnati Cluster
Reading/Roselawn Submarket
Hamilton County
Cincinnati, OH 45215

Type: Land
Proposed Use: Commercial, Industrial, Community Center, Industrial Park, Warehouse
Zoning: 300 - Industrial
Density: -

Parcel Size: 20 AC
Lot Dimensions: -
Improvements: Vacant Lot
On-Site Improv: Rough graded

Developer: -
Management: -
True Owner: -
Recorded Owner: -
**Location:** Cincinnati Cluster  
Reading/Roselawn Submarket  
Hamilton County  
Lockland, OH 45215

**Developer:** US Commercial Real Estate, LLC  
**Management:** US Commercial Real Estate, LLC  
**Recorded Owner:** US Commercial Real Estate, LLC

**Building Type:** Class B Office  
**Status:** Built 2000  
**Stories:** 4  
**RBA:** 25,000 SF  
**Typical Floor:** 6,250 SF  
**Total Avail:** 1,550 SF  
**% Leased:** 93.8%

**Expenses:** 2018 Tax @ $0.81/sf  
**Parcel Number:** 641-0012-0081  
**Parking:** 40 free Surface Spaces are available; Ratio of 2.45/1,000 SF

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</table>
Location: Cincinnati Cluster
Reading/Roselawn Submarket
Hamilton County
Cincinnati, OH 45215

Building Type: Class C Office/Medical
Status: Built 1960
Stories: 1
RBA: 11,081 SF
Typical Floor: 11,081 SF
Total Avail: 11,081 SF
% Leased: 100%

Developer: -
Management: -
Recorded Owner: University Of Cinti

Expenses: 2018 Tax @ $3.02/sf
Parcel Number: 592-0013-0024-90
Parking: 40 free Surface Spaces are available; Ratio of 3.69/1,000 SF

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</table>
Location: Northern Cincinnati Ind Cluster
Woodlawn/Evendale Ind Submarket
Hamilton County
Cincinnati, OH 45215

Management: -
Recorded Owner: US Commercial Real Estate, LLC

Building Type: Class B Flex/Light Distribution
Status: Built 2001
Tenancy: Multiple Tenant

Stories: 2
Land Area: 2 AC
RBA: 24,800 SF
Total Avail: 24,800 SF
% Leased: 100%

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: Metal
Utilities: Heating

Ceiling Height: 10'-0" - 18'-0"
Column Spacing: -
Drive Ins: 2 - 10'-0"w x 10'-0"h
Loading Docks: 12 ext
Power: 400v

Expenses: 2018 Tax @ $1.04/sf
Parcel Number: 641-0007-0149
Parking: 641-0007-0149
Amenities: 24 Hour Access

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Copyrighted report licensed to HCDC, Inc. - 1092441.
Location: Northern Cincinnati Ind Cluster
Woodlawn/Evendale Ind Submarket
Hamilton County
Cincinnati, OH 45215

Building Type: Class A Distribution
Status: Proposed, breaks ground Jan 2021
Tenancy: -

Land Area: 27.50 AC
Stories: 1
RBA: 546,000 SF

Total Avail: 546,000 SF
% Leased: 0%

Crane: -
Rail Line: -
Cross Docks: None
Const Mat: Reinforced Concrete
Utilities: -

Ceiling Height: 36’0”
Column Spacing: 50’w x 50’d
Drive Ins: 4 - 12’0”w x 16’0”h
Loading Docks: 150 ext
Power: 3000a/480v

Parcels Number: 641-0008-0024
Parking: 300 Surface Spaces are available; Ratio of 0.55/1,000 SF

<table>
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<td>P 1st</td>
<td>546,000 div</td>
<td>546,000</td>
<td>Withheld</td>
<td>03/2021</td>
<td>Negotiable</td>
<td>Direct</td>
</tr>
</tbody>
</table>
Building Size: 3,928 SF
Location: Cincinnati Cluster
Reading/Roselawn Submarket
Hamilton County
Cincinnati, OH 45215

Bldg Status: Built 1983
Building Size: 3,928 SF
Typical Floor Size: 1,964 SF
Stories: 2
Land Area: 0.17 AC
Total Avail: 1,682 SF
% Leased: 57.2%
Total Spaces Avail: 1
Smallest Space: 1,682 SF
Bldg Vacant: 1682

Developer: -
Management: -
Recorded Owner: Kwt Properties Lic
Expenses: 2018 Tax @ $1.01/sf
Parcel Number: 641-0004-0195, 641-0004-0196
Loading Docks: None
Ceiling Height: 10'

Street Frontage: 67 feet on Wyoming Ave(with 1 curb cut)
Parking: 17 free Surface Spaces are available; Ratio of 4.33/1,000 SF

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF Avail</th>
<th>Floor Contig</th>
<th>Bldg Contig</th>
<th>Rent/SF/Yr + Svs</th>
<th>Occupancy</th>
<th>Term</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
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<td>1,682</td>
<td>1,682</td>
<td>1,682</td>
<td>$10.75/mg</td>
<td>Vacant</td>
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