

400 MILFORD PARKWAY

INVESTMENT SALE OPPORTUNITY



59,176 SF | 100% LEASED CLASS A FACILITY | 13.8 YEARS WEIGHTED TENURE | IMMEDIATE ACCESS TO I-275 | CINCINNATI MSA



STATE ROUTE 450



MILFORD PARKWAY



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59,176 SF

Total Rentable Area

3

Tenants

100%

Occupancy

13.8 YEARS

Weighted Avg. Tenure

2001

Year Built

I-275

Immediate Access

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer for sale the fee-simple interest in 400 Milford Parkway (the “Property” or the “Subject Property”), a 59,176 SF light industrial facility located in the affluent suburb of Milford, OH that is 100% leased to three (3) tenants. Built in 2001 and situated less than a mile from the I-275 interchange in Milford, the Property represents the unique opportunity to acquire a well-located, multi-purpose facility strategically positioned in the East submarket of Cincinnati.

Anchored by years of well-performing average occupancy, 400 Milford Parkway offers potential investors an institutional quality, fully-leased facility with strong in-place income at a discount to replacement cost. The Property’s high-image business park environment appeals to a variety of nearby decision-makers and provides flexibility to meet a broad range of modern light industrial users’ needs.

Investment Highlights



ESTABLISHED & COMMITTED TENANCY

With a combined weighted average tenure of 13.8 years, Motor Systems, Inc. (MSI), Inmar ScanApps, and Triumph Signs & Consulting all introduce a rare combination of excellent operating history and future commitment to 400 Milford Parkway. The Property's mix of warehouse and Class A office space is crucial to these tenants, whose operation in the automation and business marketing sectors require both sales, walk-in customers/suppliers, and storage capacity. The Property's established tenants, all of which were founded in the Cincinnati area, are poised to continue their success and commitment to the Subject Property, with 400 Milford Parkway serving as headquarters locations for both MSI and Triumph Signs & Consulting. 400 Milford Parkway has long been a destination for entrepreneurs and business leaders alike due to its unparalleled amenities and proximity to the affluent neighborhoods in which decision-makers reside.



IDEAL COMPOSITION FOR SUBMARKET DEMAND

Built in 2001, the Property has been meticulously maintained over the years to institutional quality standards, cementing it as a superior, Class A asset. The Property's unique layout features a full concrete truck court and loading dock facilities at the rear of the building and is well-suited for tenants requiring a mix of warehouse and office space. Additionally, the 156 parking spaces enables ample room for employee and customer parking for its current tenancy. The Property's Class A construction is accentuated by its 22'+ clear heights and concrete truck courts to the southeast. Given the topography challenges of the Cincinnati market, and particularly East Cincinnati, development is costly and there is a shortage of land for future supply, limiting competition for like-kind product to 400 Milford Parkway moving forward.



HIGH-IMAGE BUSINESS PARK

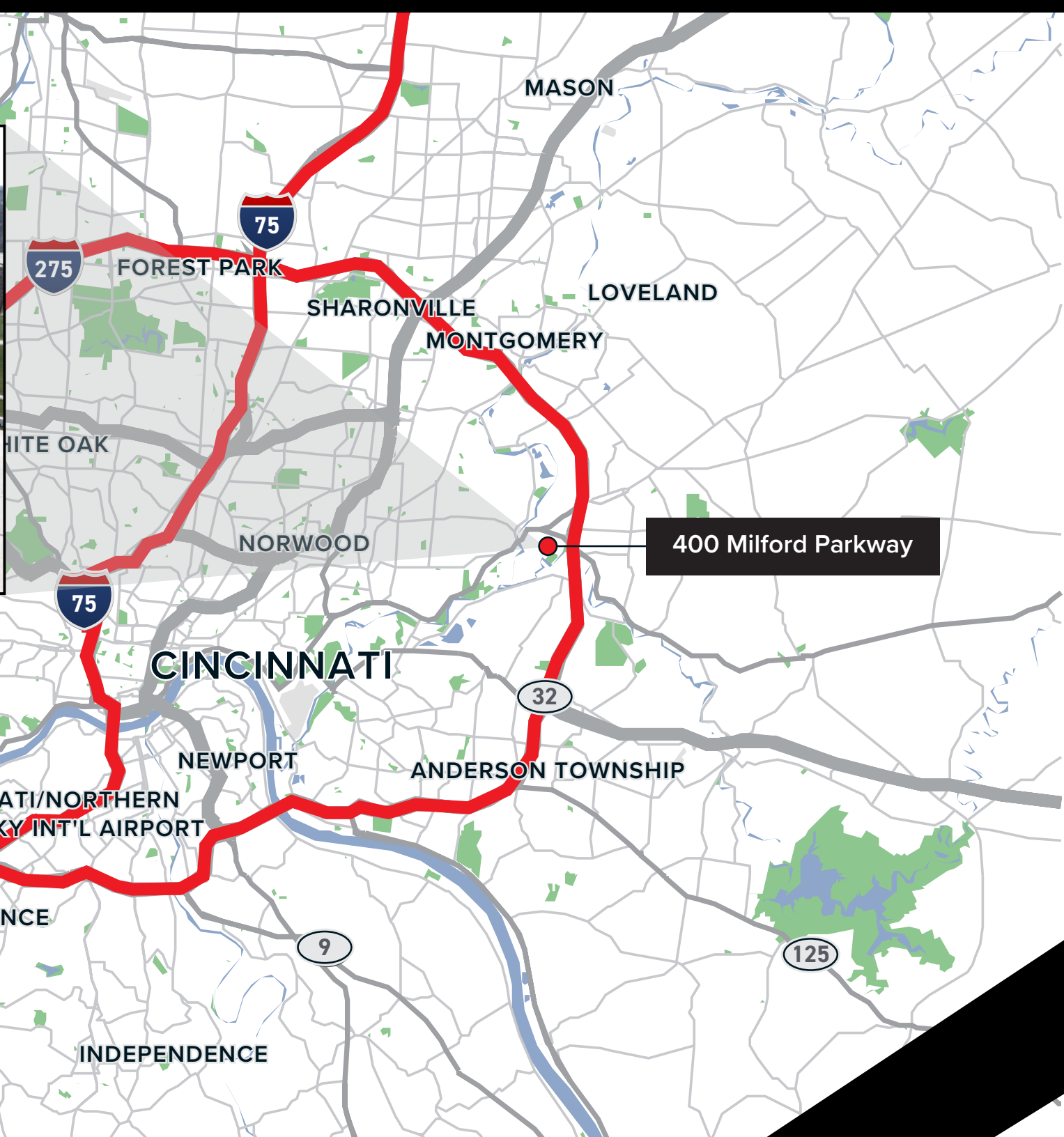
The surrounding area has sustained robust population growth primarily due to the area's outstanding parks and trails, quality roads, and established neighborhoods and commercial developments. It is also a key fixture in the affluent suburb of Milford, OH. Not only has the area's quality of life and amenity base attracted new residents, but businesses and retailers alike are jumping at the opportunity to position their operations near a consumer base that is highly educated and among the wealthiest in the state. The Property provides quality industrial space and the highest quality finish in the submarket for image-conscious users, allowing them to attract talent from the surrounding labor pool and service walk-in clientele.



THRIVING CINCINNATI MARKET & PRO-BUSINESS CLIMATE

The Cincinnati MSA has demonstrated remarkable resiliency through the COVID-19 pandemic. As of today, 69% of pandemic-related job losses in Cincinnati have been recovered, far outpacing the national average of 55%. While Cincinnati has long been home to Fortune 500 companies like Proctor & Gamble and Kroger, the economy is continuing to grow rapidly, as evidenced by astonishing GDP growth of nearly 50% over the past decade. Additionally, Milford has invested in an array of business-incentive programs to drive economic growth, such as the "Small Business Incentive Program" and the "Property Tax Rebate Program," which work to lower costs for businesses expanding or relocating to Milford, transforming the economic climate and making the city highly desirable for future businesses.

Overview Map



LOCATION	DISTANCE	DRIVE TIME
I-275 and Milford Parkway Interchange	0.9 Miles	1 Minute
Downtown Milford	1.7 Miles	5 Minutes
Cincinnati CBD	23.6 Miles	27 Minutes
Cincinnati / N. Kentucky Intl. Airport	31.2 Miles	42 Minutes

Amazon Air Hub

DHL Air Hub

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