




For lease **\$7.25/sf NNN + 1.81 EST. OpEx**

8153 Duke Blvd, Deerfield Township, OH
192,000 RSF available

 **JLL** SEE A BRIGHTER WAY

8153 Duke Blvd, Deerfield Township, OH

Building SF	192,000 SF
Office SF	12,000 SF
Clear height	26'9"–28'9"
Docks	13
Drive-ins	3
Power	4,000 amp/480V/3 Phase
Sprinklers	ESFR, K-14.0, fire pump
HVAC	100% HVAC in half of warehouse
Column spacing	40'x40'
Auto parking	130
Outside storage/expansion	5 AC
Year built	2001



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#1 fastest growing county in the greater Cincinnati/



Warren County grew 53% between 2000–2020, the fastest of any county



Top 3 median household income in Ohio at \$111,952—1.5x the Ohio average and 1.4x the



53,703

Warehouse workers local warehouse labor force projected to grow 7.4% by 2034

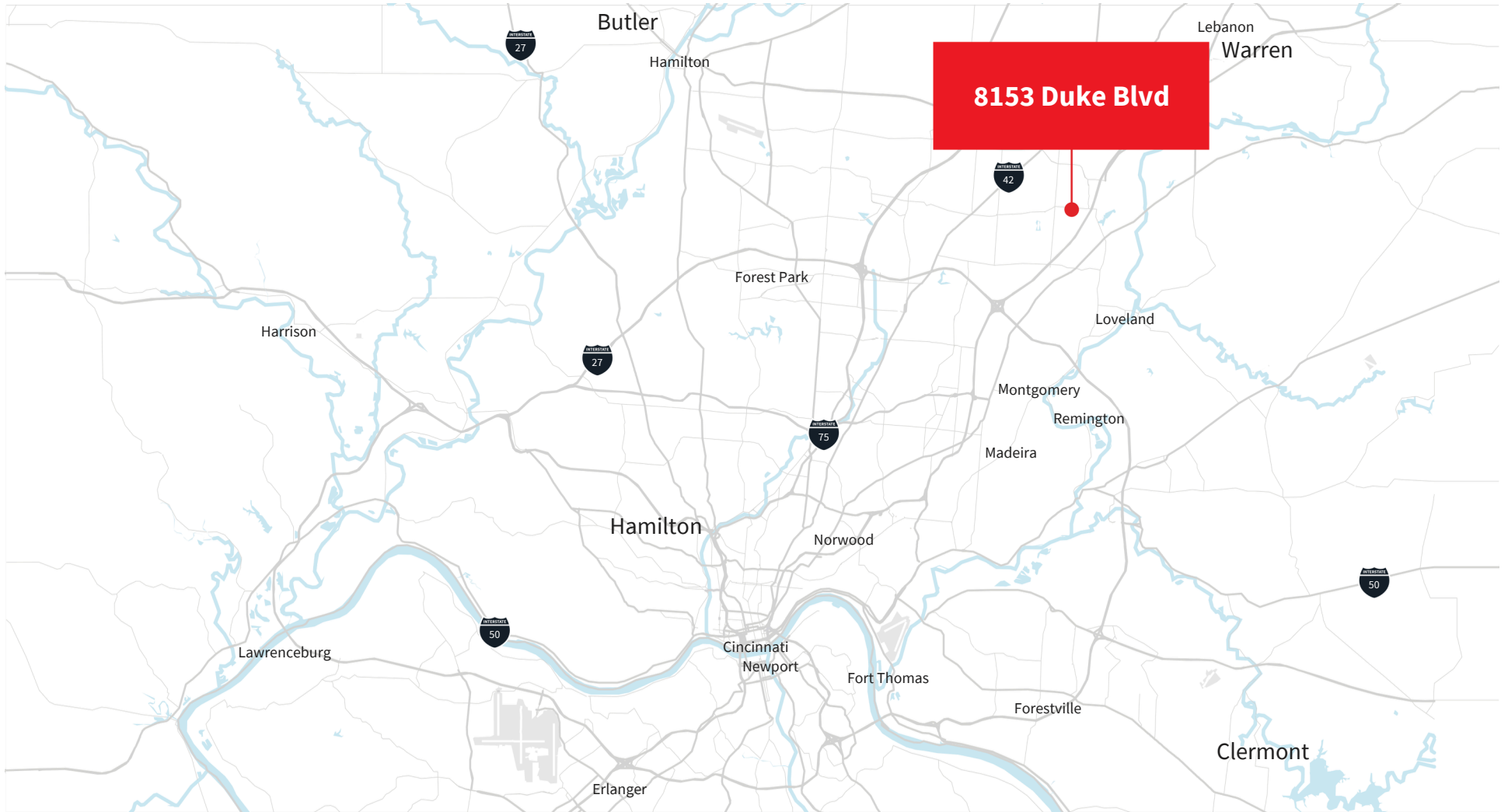
17.4%

Above national average Cincinnati warehouse workers avg \$20.82/hr. vs. national benchmark

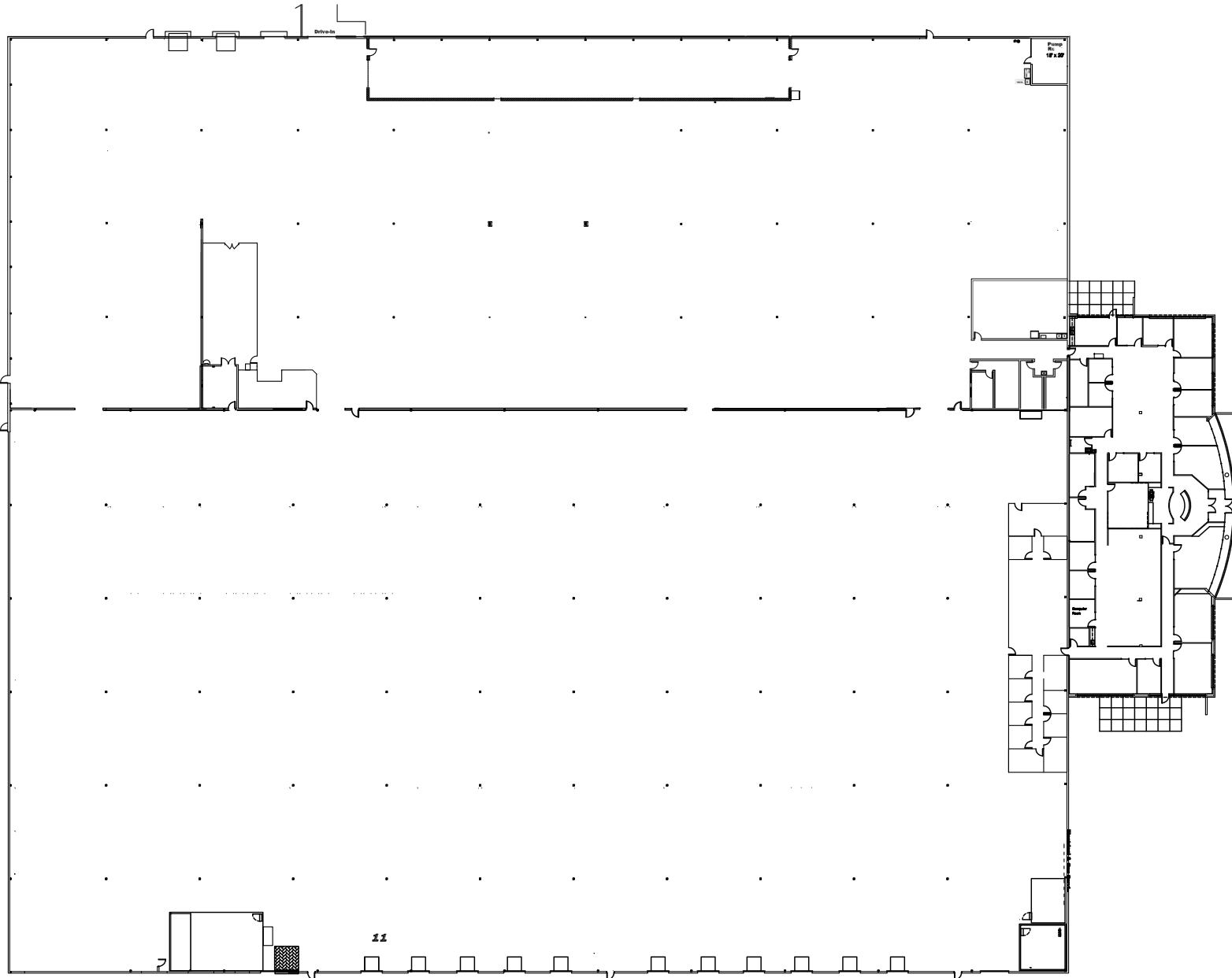
2.9M

People within 50 miles 36.8 million residents within 250 miles—ideal hub for manufacturing and distribution

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For more information, contact:

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