

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

# DWR FULFILLMENT CENTER

3001 AFTON DRIVE, BATAVIA, OH



LONG-TERM LEASE WITH CREDIT-BACKED GUARANTY | MISSION-CRITICAL EXPANSION DRIVEN BY TENANT GROWTH | CLASS A+ INSTITUTIONALLY DEVELOPED AND MAINTAINED ASSET



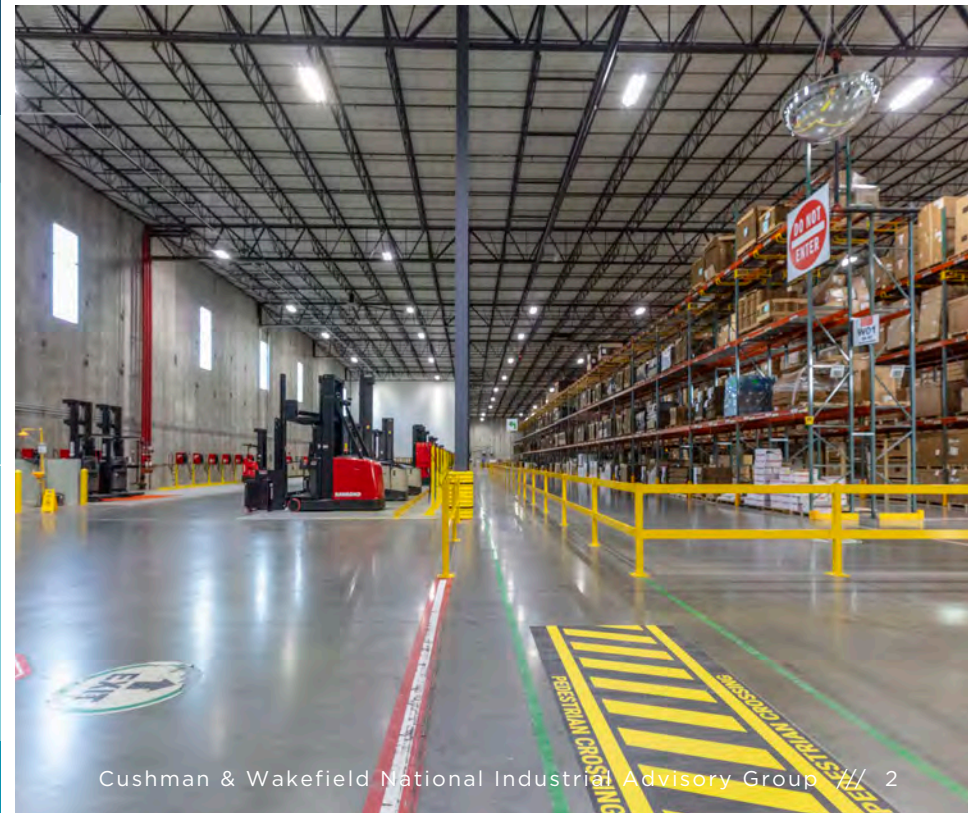
# THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained as exclusive advisor for the sale of the **DWR Fulfillment Center** (the "Property"), a modern, Class-A+ warehouse located at 3001 Afton Drive in Batavia, OH (Cincinnati MSA).

The 730,080 SF facility is 100% leased to Design Within Reach, Inc. ("DWR" and "Tenant"), with the lease fully guaranteed by MillerKnoll, Inc. (NASDAQ: MLKN). Originally delivered in 2019 as a build-to-suit development, the Property was purpose-designed to support the tenant's national distribution, fulfillment, and inventory management operations.

The Tenant recently expanded the building by 112,320 square feet and executed a new 10-year lease with 3.0% annual escalations through March 2036. Upon completion, the expansion will enhance operational efficiency, increase storage capabilities, and expand outbound distribution capacity.

With modern construction, long-term income durability, and a credit-backed, mission-critical tenant, the **DWR Fulfillment Center** represents a compelling opportunity to acquire a high-quality institutional asset in Greater Cincinnati.



## PROPERTY SNAPSHOT



**730,080 SF**  
Property Size



**100%**  
% Leased



**Design  
Within Reach**  
Tenant



**MillerKnoll**  
(NASDAQ: MLKN)  
Guarantor



**2019 / 2026**  
(Expansion)  
Year Built



**36'**  
Clear Height



**9.8 Years**  
Remaining  
Lease Term



**3.0%**  
Annual Escalations

# PROPERTY SNAPSHOT

3001 Afton Drive, Batavia, OH

## PROPERTY SUMMARY

ADDRESS	3001 Afton Drive
CITY, STATE	Batavia, OH
MARKET / SUBMARKET	Cincinnati / Central
SQUARE FEET	730,080 SF
YEAR BUILT	2019 / 2026 (expanded)
CLEAR HEIGHT	36'
OFFICE	2.4%

## TENANCY SUMMARY

% LEASED	100%
TENANT	Design Within Reach, Inc.
GUARANTOR	MillerKnoll, Inc. (NASDAQ: MLKN)
REMAINING TERM	9.8 Years



10-Year Lease with  
**3.0% ANNUAL  
ESCALATIONS**



Full  
**CORPORATE  
GUARANTY**



Key Fulfillment Hub and  
**NATIONAL  
RETURNS CENTER**



Class A+  
**ASSET**

**INVESTMENT SALES**

**ADAM TYLER**

Vice Chair  
+1 312 470 1840  
adam.tyler@cushwake.com

**MIKE TENTERIS**

Vice Chair  
+1 312 470 3832  
michael.tenteris@cushwake.com

**JIM CARPENTER**

Vice Chair  
+1 847 400 6484  
jim.carpenter@cushwake.com

**MEGAN BARKER**

Director  
+1 312 424 8202  
megan.barker@cushwake.com

**LOCAL MARKET & LEASING INFORMATION**

**JEFF BENDER, SIOR, CCIM**

Executive Vice Chair  
+1 513 763 3046  
jeff.bender@cushwake.com

**SEATTLE STEIN**

Director  
+1 513 763 3027  
seattle.stein@cushwake.com

**EQUITY, DEBT & STRUCTURED FINANCE**

**JEFF ALTENAU**

Vice Chair  
+1 312 470 2355  
jeff.altenau@cushwake.com

**ZACH YARNOFF**

Managing Director  
+1 312 424 8205  
zach.yarnoff@cushwake.com



**CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP**

CENTRAL	MOUNTAIN WEST	WEST	FLORIDA	SOUTHWEST	NORTHEAST	MID-ATLANTIC / SOUTHEAST	PORTFOLIO SALES /JOINT VENTURES	FINANCING
Jim Carpenter	Will Strong	Jeff Chiare	Mike Davis	Jim Carpenter	Gary Gabriel	Stewart Calhoun	Adam Pastor	Rob Rubano
Mike Tenteris	Michael Matchett	Rick Ellison	Rick Brugge	Jud Clements	Gerry Blinbury	Casey Masters		John Alascio
Adam Tyler	Molly Hunt	Bryce Aberg	Dominic Montazemi	Robby Rieke	Kyle Schmidt	Jon Carpenter		Brian Share
Megan Barker	Jack Stamets	Matthew Leupold	Rick Colon	Emily Brandt	Tony Coskren	Graham Savage		TJ Sullivan
		Aubrie Monahan			Brian Pinch			Jeff Altenau
								Gideon Gil

Click below for more information and insights from our National Industrial Advisory Group

[www.cushmanwakefield.com/iag](http://www.cushmanwakefield.com/iag)