

AVAILABLE Moeller Brew Barn

6550 Hamilton Lebanon Road,
Middletown, OH

*TURNKEY BREWERY & TAP ROOM
BUILDING CAN BE SOLD SEPARATELY*

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CONFIDENTIALITY NOTICE

NAI Bergman ("Broker") has been retained by the Owner of 6550 Hamilton Lebanon Road, Middletown, OH 45044 ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

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Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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bergmancommercial.com

DISCLAIMER

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01 | OVERVIEW

SUMMARY



513-769-1700



info@bergman-group.com



bergmancommercial.com



LOCATION INFORMATION

Building Name	Moeller Brew Barn
Street Address	6550 Hamilton Lebanon Road
City, State, Zip	Middletown, OH 45044
County	Butler
Nearest Highways	I-75



PROPERTY HIGHLIGHTS

- Turnkey Brewery
- Taproom/Restaurant
- Outdoor Bar
- Cold Room/Storage
- 24,200 +/- BBLS/YR
- Lease Rate: \$15/SF
- Turnkey Brewery and Tap Room Sale Price: \$4,925,000
- Building Only Sale Price: \$3,650,000

PARCEL INFORMATION*

6550 Hamilton Lebanon Road

Parcel	C1800013000036
Gross SF	27,025
Acres	4.217
Year Built	2017
2022 Real Estate Taxes	\$44,195.94

*Per Butler County Auditor, except for square footage, which is based on information provided by Owner



*For demonstrative purposes only

GENERAL

Building Name	Moeller Brew Barn
Address	6550 Hamilton Lebanon Road
City, State, Zip	Middletown, OH 45044
County	Butler
Parcel ID #(s)	C1800013000036
Submarket	Monroe
Year Built	2017
Rentable Area	27,025 SF
Property Land Size	4.217 AC
Roof	Metal
Sprinklers	Wet

STRUCTURAL DETAIL

Building Structure	Steel
Floor to Ceiling Heights	24'
Drive In Doors	2
Dock Doors	2

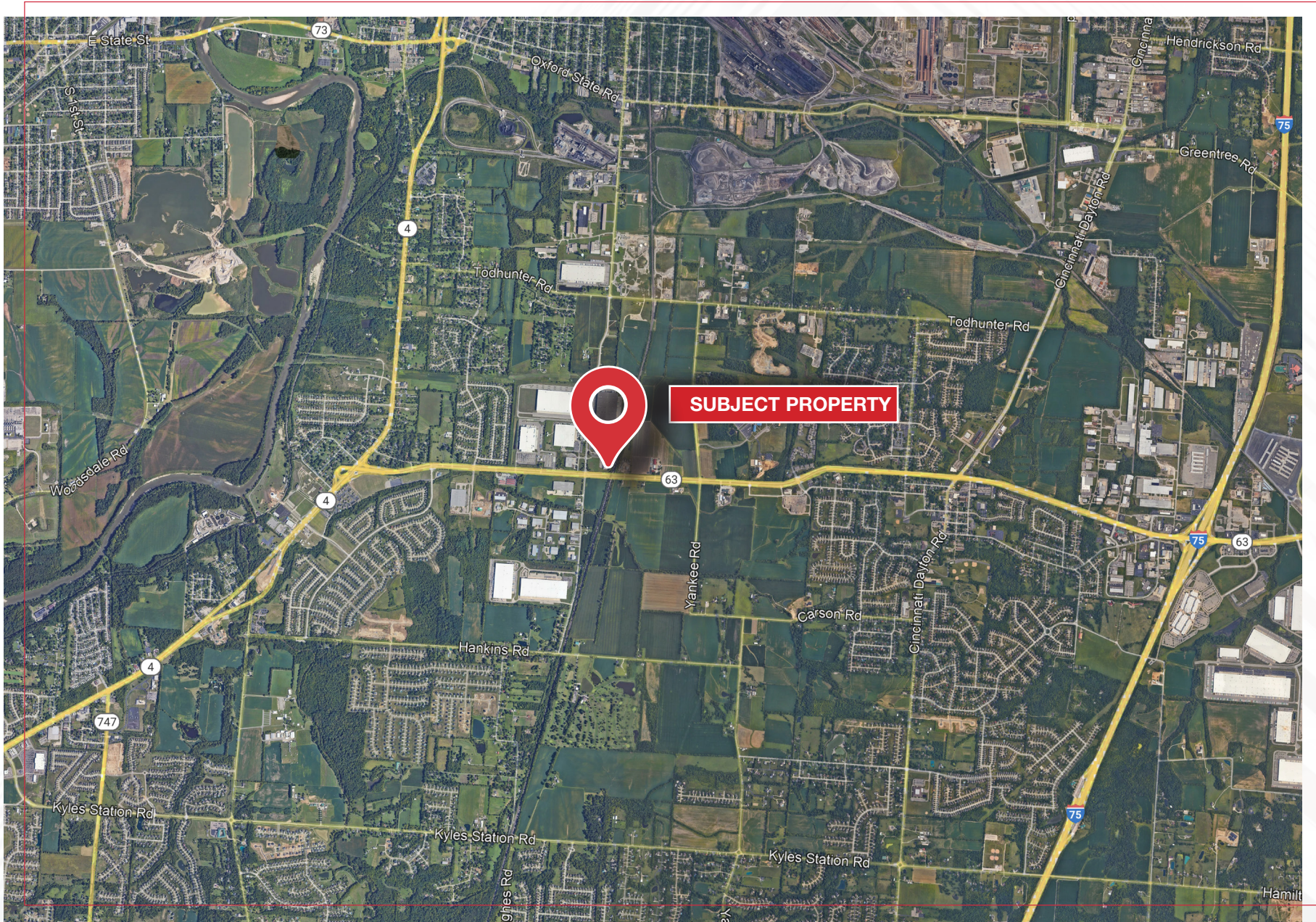
PARKING

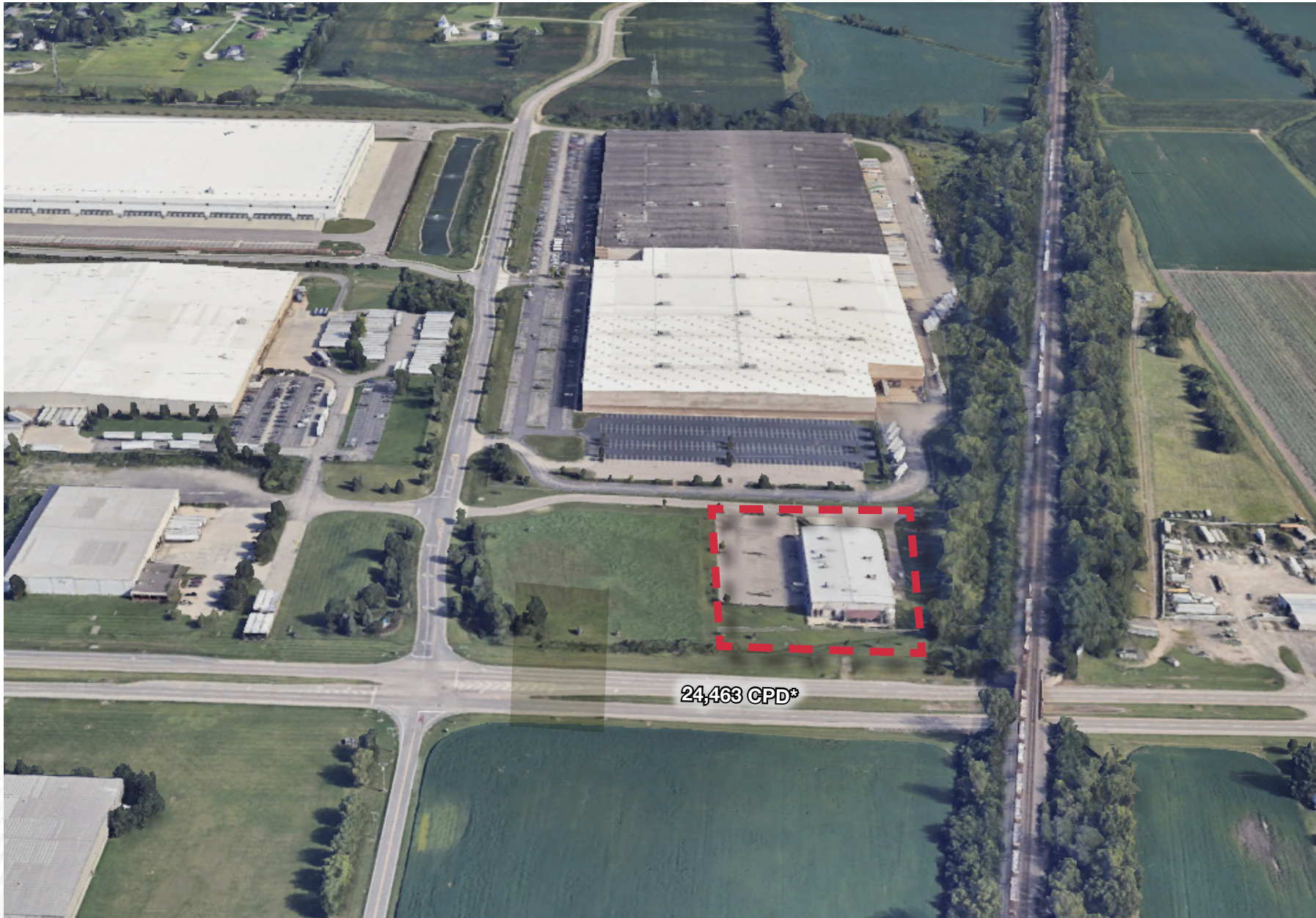
Front of Building	102
Rear of Building	3-5
Parking Ingress / Egress	Via Lane from Salzman Drive

UTILITY & OTHER SERVICE PROVIDERS

Electricity	Duke
Natural Gas	Duke
Water / Sewer	City of Monroe







*<https://regis.sitesusa.com/>







02 | EQUIPMENT LIST



- 50 bbl steam brewhouse system, JV Northwest (ICC) 4 Vessel System (Grist Case/ Mash Mixer / Lauter Tun / Brew Kettle / Whirlpool / Cold Liquor Tank / Hot Liquor Tank)
- Boiler - VAPOR Model HS2-4742-SHK
- Flottweg Centrifuge
- Transfer Pumps
- Water filtration - reverse osmosis
- 100 BBL Fermenter Vessels (QTY 7)
- 200 BBL Fermenter Vessels (QTY 2)
- CIP Skid (for 50 BBL System)
- Flash Pasteurizer SLS-20 AC1500
- Foeder 1 - 5,000 L
- Foeder 2 - 2,000 L
- Brite Tanks - 100 BBL (QTY 3)

*As provided by ownership as of 3/4/2024.



03 | MARKET OVERVIEW

MIDDLETOWN - INDUSTRIAL

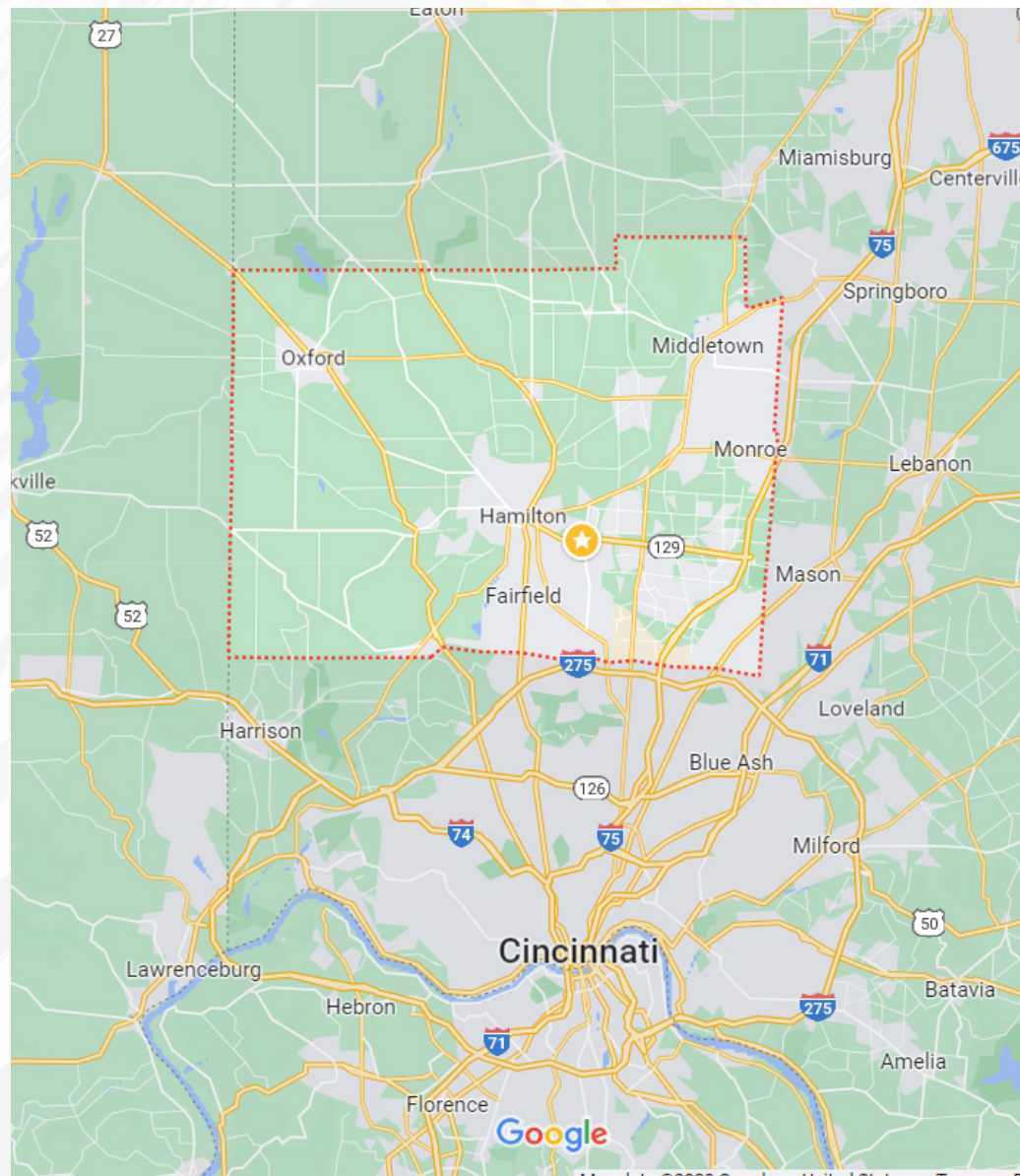


Monroe & Butler County

The City of Monroe was founded in 1817 and has grown to a population of about 13,500 spanning from Dayton to Cincinnati along I-75. The City of Monroe consists of approximately 17 square miles.

Butler County is located in the heart of the Midwest. With seven interchanges on Interstate 75 and railroad access across Butler County, there is outstanding access to multiple markets. Butler county has its own regional airport and is within 45 minutes drive time of two international airports.

Butler County is in the center of two major metropolitan areas and is one of the fastest-growing counties in Ohio in job creation. In addition to being a center for agriculture, many large firms operate out of Butler County, such as: Amazon, Procter & Gamble, Miller-Coors, Advance Pierre Foods, Pacific Manufacturing, Liberty Mutual, and Cliffs Steel.

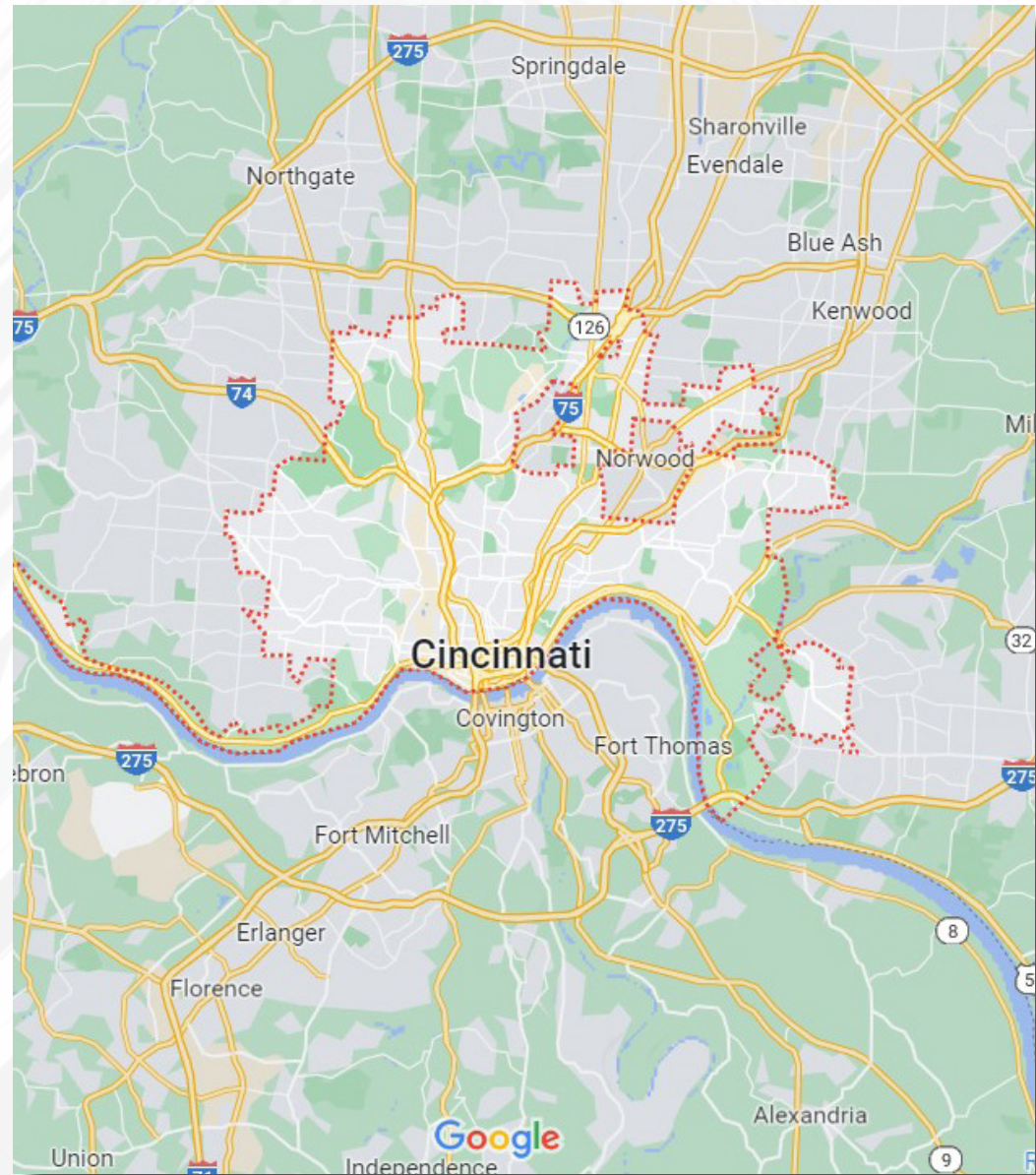


*Sources: <https://www.monroeohio.org/252/About-the-City-of-Monroe>
https://www.bcohoio.gov/news_detail_T10_R10.php

Cincinnati

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 30th largest city in the United States. Almost 60% of the U.S. Population lives within 500 miles of the Cincinnati Metro area. The Greater Cincinnati region encompasses a 15 county area, where Ohio, Kentucky, and Indiana meet. The City of Cincinnati includes 52 diverse neighborhoods, each unique with their own history. Cincinnati has a low cost of doing business and living. With the national average at 100, Cincinnati has a cost of living rating of 85.

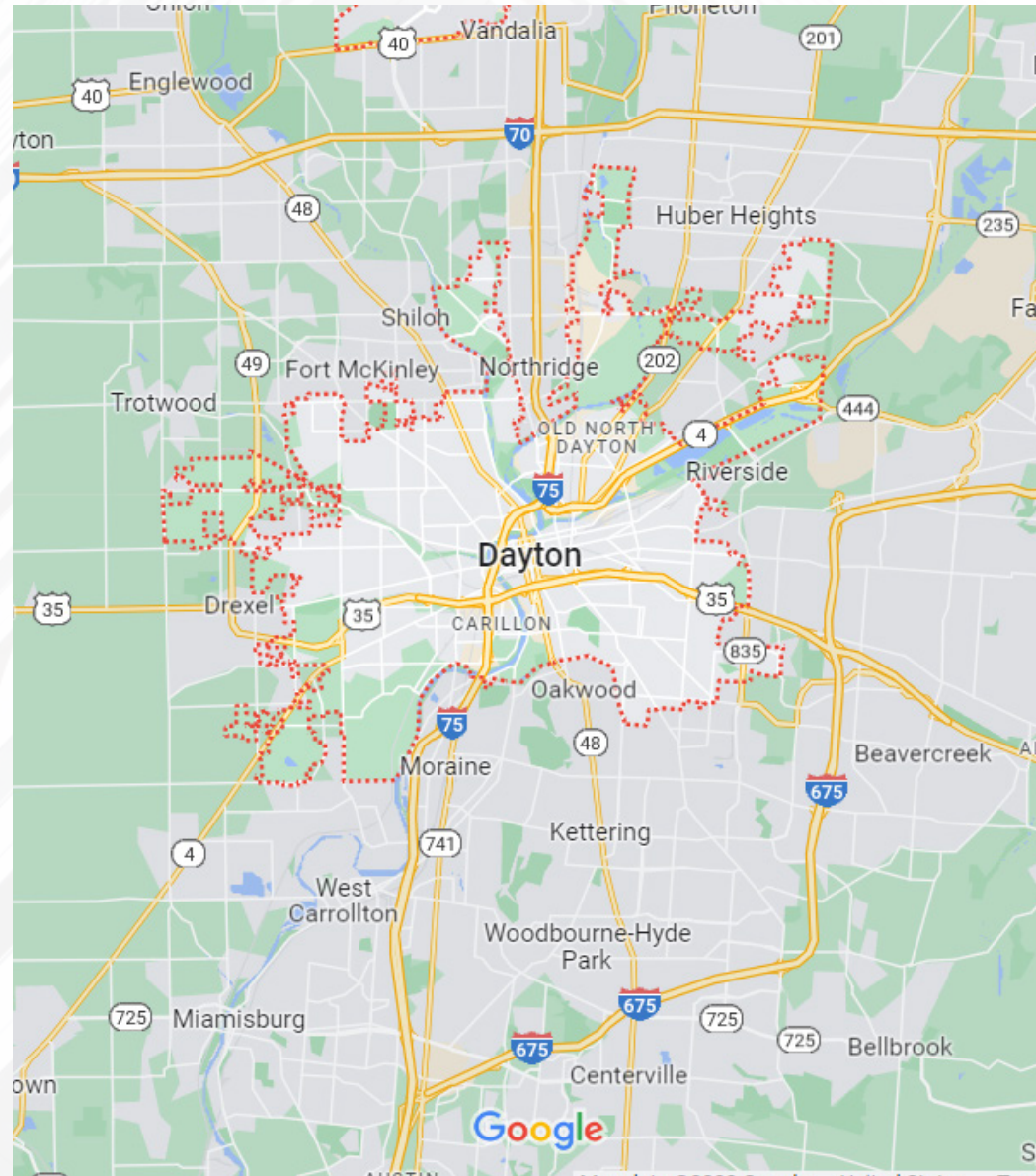
Cincinnati is home to seven Fortune 500 companies and is a well-connected city with strengths in manufacturing, financial services, and healthcare. Major corporations with headquarters in Cincinnati include: Procter & Gamble, Kroger, Amazon, American Financial Group, Cintas TQL, Fifth Third Bank, and Cincinnati Bell. Cincinnati is centrally located, which makes it easily accessible by land, water, or air, which proves advantageous for companies as well as their customers. The accessibility combined with Cincinnati’s top-



*Sources: <https://www.cincinnati-oh.gov/cityofcincinnati/>
<https://en.wikipedia.org/wiki/Cincinnati>

Dayton

With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air. With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve center of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region. Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright-Patterson Air Force Base, both complement and capitalize on this churning hot-bed of talent and skills coming out of the local universities each year.



THANK YOU

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