

CINCINNATI **CENTERPOINT** INDUSTRIAL SITE

*Advanced
Manufacturing
Development Site.
Pad Ready!*

FOR SALE:

\$135,000/Acre

\$7,560,000 Asking Price



2100 SECTION ROAD

CINCINNATI, OH 45237

THE PORT
Making Real Estate Work



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BUILDING SPECIFICATIONS

Location	Cincinnati, Ohio
Project Size	56 Acres
Built-to-Suit	Up to 700,000 SF
Jurisdiction	Hamilton County, Amberley Village
Zoning	Industrial-A
Amenities	Commercial & Retail amenities in close proximity
Airport	Cincinnati/Northern Kentucky International Airport - 20 miles SW via I-75/I-275
Highway	1/4 mile from I-75 Exit 9
Rail	Genesee & Wyoming (Adjacent)

THE PROPERTY

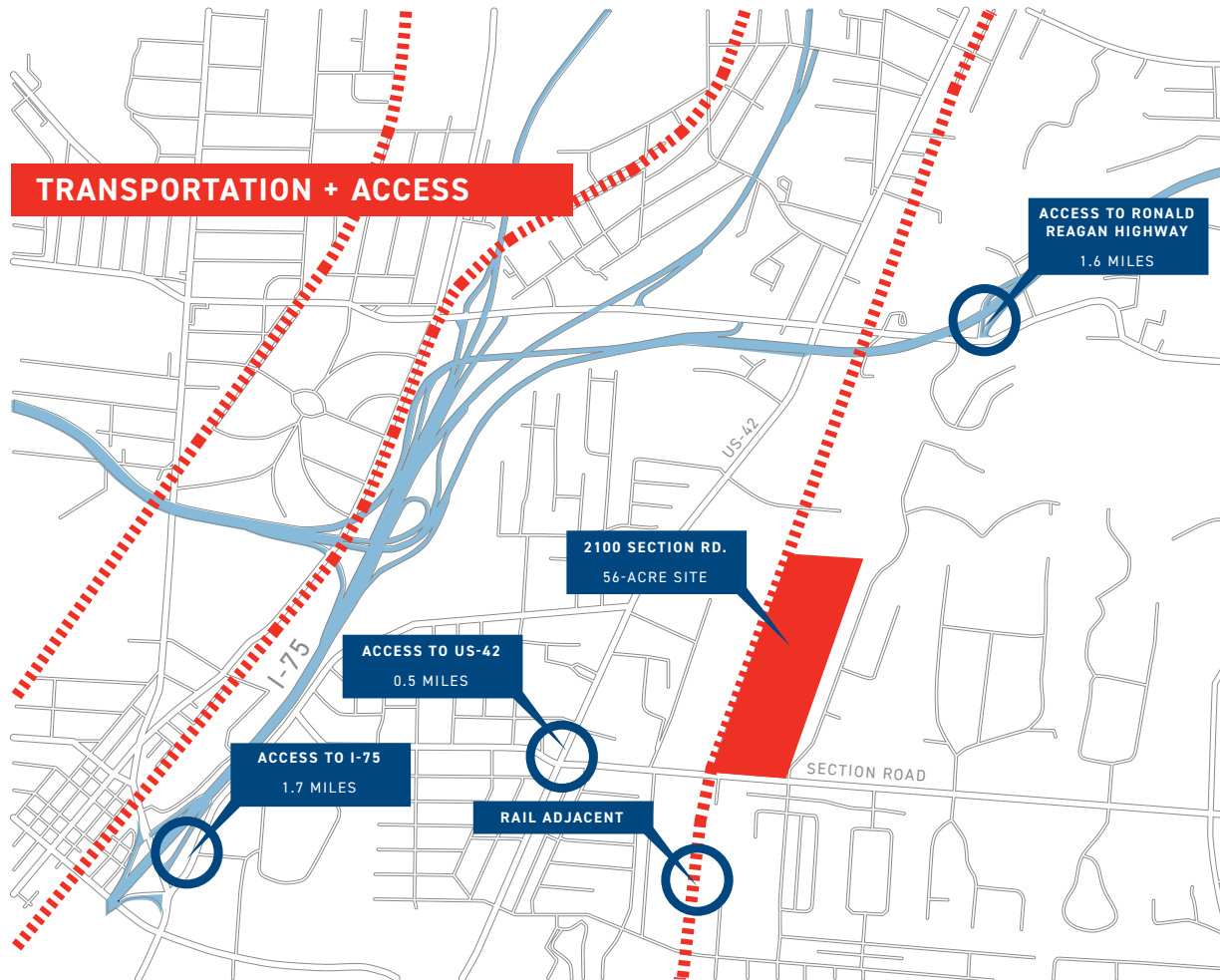
This site offers a unique opportunity for advanced manufacturers to locate in the heart of Hamilton County, Ohio. This fully redeveloped heritage manufacturing site offers all of the benefits of an urban manufacturing site:

- Ample space for a build-to-suit
- Proximity to major transportation corridors
- All the amenities critical to today's workforce through close proximity to the urban core.

CINCINNATI
CENTERPOINT
INDUSTRIAL SITE

\$135,000
PER ACRE

\$7,560,000
ASKING PRICE



DEEPWATER PORT

DEEPWATER PORT

Port of Toledo

Location - Toledo, Ohio, approximately 190 miles from the site

AIR

INTERNATIONAL AIRPORT

Greater Cincinnati / Northern Kentucky International Airport (CVG) in Hebron Kentucky; approximately 22.5 miles from site

GENERAL AVIATION AIRPORT

Lunken Airport (LUK); approximately 9.0 miles from the site; three runways with the longest being 6,100 feet

RAIL

RAIL ADJACENT

PROVIDER

Indiana & Ohio Railway (IORY) (Genesee & Wyoming)

EXISTING RAIL SPUR TO THE SITE

Future rail spur available, up to 500 feet

NUMBER OF TRAINS PER WEEK

5 currently; daily service possible if business warrants

DISTANCE TO NEAREST RAIL STORAGE YARD

2.5 Miles

RAIL CARRIER DAYS OF SERVICE PER YEAR

260 currently

ROADS

ACCESS VIA SECTION ROAD

TRUCK RESTRICTIONS

80,000 lbs (40T) without a special ODOT permit

DISTANCE TO MAJOR 4-LANE HIGHWAY AND/OR INTERSTATE

Interstate-75 = 1.7 Miles

Interstate-71 = 3.3 Miles

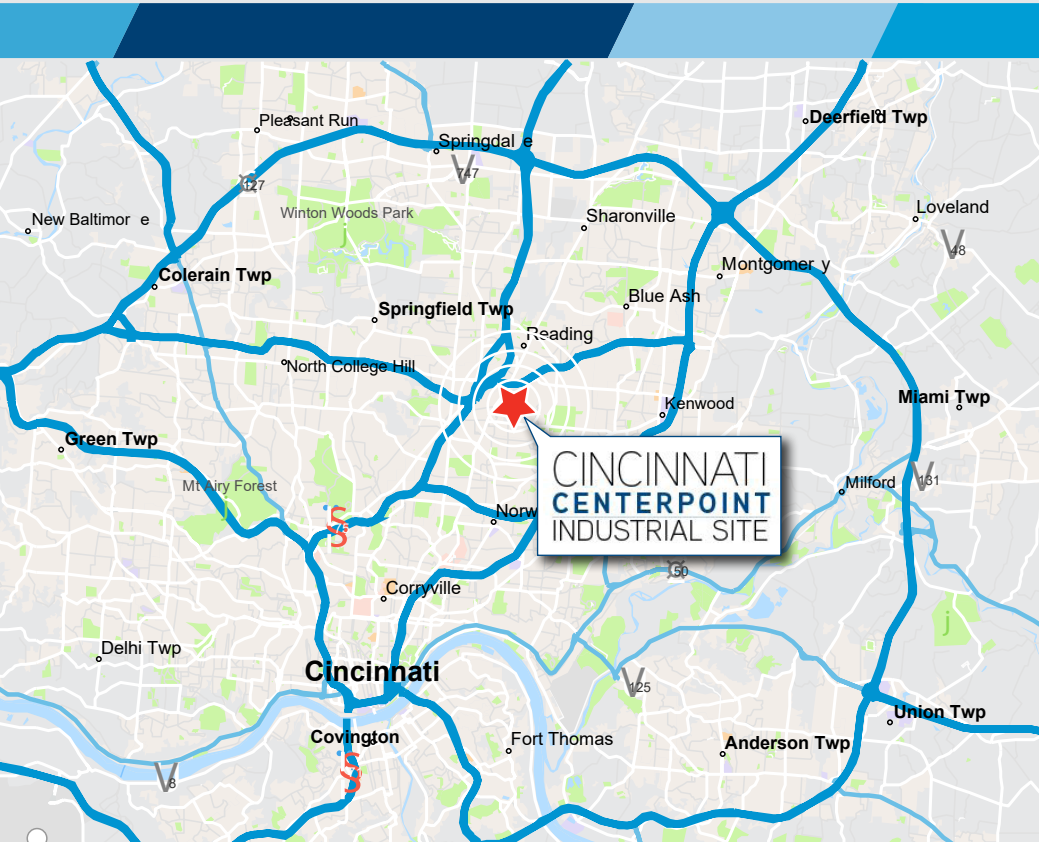
State Route 42 = 0.5 miles

Ronald Reagan Highway = 1.6 miles

Norwood Lateral = 2.7 miles

GREATER CINCINNATI MSA

- Low Labor Costs Compared to National Average
- One Million + Labor Force Metropolitan Area
- 900 Trucking Companies
- 3 Interstate Highways
- Two Class I Railroad Systems
- Inland Waterway
- Accessible International Airport
- Superior Business Support Services
- State and Local Incentives and Tax Programs
- 14th Largest Industrial Market in the United States



A population of 2.2 million makes Cincinnati the 24th largest metro area in the U.S.A.



5TH Most affordable metro area by FORBES Magazine

KPMG named Cincinnati as the least costly location to do business among all large U.S. cities.

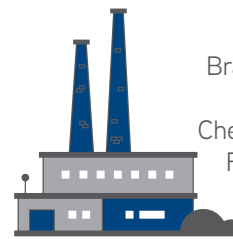


UNEMPLOYMENT
JOBS

Unemployment Rates

- 4.1% U.S.A.
- 4.8% Ohio
- 4.0% Cincinnati**

TOP INDUSTRIES



- Advanced Energy
- Aerospace
- Automotive
- Branding & Creative Services
- Chemistry & Plastics
- Financial Services
- IT Services
- Biosciences

NINE

Fortune 500 Firms are headquartered in Greater Cincinnati:

AK Steel	Macy's, Inc.
American Financial	Omnicare
Ashland Inc.	Procter & Gamble Co.
Fifth Third Bancorp	The Kroger Company
General Cable	

300 Colleges & universities within a 200 mile radius

In the heart of the Midwest, Cincinnati is located within 600 miles of 65% of the U.S. population, within one day's trucking service to 20 major metropolitan markets.

370 FORTUNE 500

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