

FOR SALE

Fairfield Logistics Land

Fairfield Township, Ohio 45011

Build-To-Suit Opportunities

AVAILABLE FOR SALE/BTS



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REGIONAL



DISTANCES

Cincinnati, OH	35 mins	Pittsburgh, PA	4 hours 15 mins
Columbus, OH	1 hour 28 mins	Nashville, TN	4.5 hours
Indianapolis, IN	1 hour 58 mins	Chicago, IL	5 hours
Louisville, KY	2 hours	St. Louis, MO	5.5 hours
Detroit, MI	3.5 hours		

FAIRFIELD, OHIO

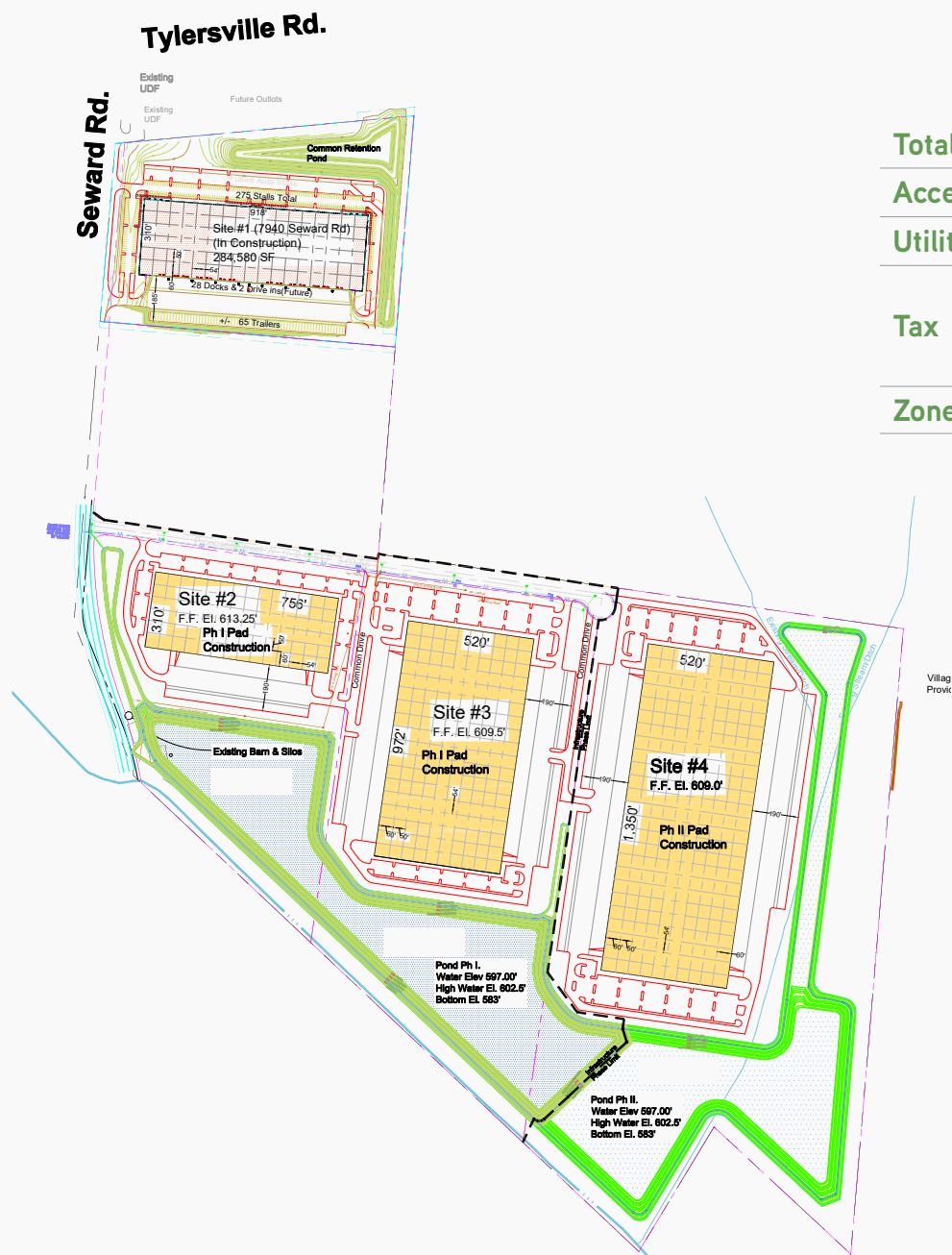
Fairfield is a prime business address featuring more than 1,200 businesses, including the corporate headquarters of regional staples and major manufacturing firms.

The City's direct interstate connections via Union Centre Boulevard and State Route 4 provide convenient access to I-275, I-75, I-71 and I-74. State Route 4 and Bypass 4 also offer a quick, direct route to the Butler County Regional Airport.

LOCATION

- Located on the I-75 "Cincinnati-Dayton Growth Corridor"
- Home to nine Fortune 500 companies
- Within a two-day commercial drive of 60% of the U.S. population
- Convenient access to I-75 via SR129+Union Centre Blvd
- Excellent location for local, regional, national distribution and manufacturing
- Excellent transportation infrastructure throughout southwest Ohio (I-71, I-75 and I-275)
- Additional incentives may be available through Jobs Ohio, Butler County Port Authority and Fairfield Township
- Affordable housing and labor in the region
- Located in the "e-commerce hub" and aerospace corridor of the midwest

CONCEPT PLAN



Total Acreage 144 AC

Access Convenient access to SR 129 & I-75

Utilities Water, electrical and sewer on site

Tax Located on a CRA, which may allow for tax abatements
Located in an Opportunity Zone

Zoned Industrial

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MAP LEGEND

- / Route to I-275
- Muhlhauser Rd. / Route to I-75
- Union Centre Blvd. / Route to I-75
- / Princeton Glendale Rd.
- Tylersville Rd.
- Interstate 75
- Interstate 275

**BUTLER COUNTY
REGIONAL AIRPORT**

SITE

4.7 MI

5.6 MI

