

# CINCINNATI CENTERPOINT

## INDUSTRIAL SITE

**A 56-ACRE PUBLICLY-OWNED, DEVELOPMENT-READY  
SITE OFFERED AT \$7,560,000**

2100 SECTION ROAD | CINCINNATI, OHIO 45237



**THE PORT**  
Making Real Estate Work

## 56-Acre, Development-Ready Site in the Heart of Hamilton County

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.



[Click Here for Video](#)



Source: Cincinnati USA Regional Chamber

## the CINCINNATI region

The Cincinnati region is at the intersection of accessibility, approachability and action-orientation. Make lasting impact by joining our community of by dreamers, doers, innovators and makers.

### Regional Partners:

- Amberley Village
- REDI Cincinnati
- HCDC
- JobsOhio
- Cincinnati USA Regional Chamber
- Foreign Trade Zones of Greater Cincinnati and Northern Kentucky
- Hamilton County, Ohio



## BUILD-TO-SUIT



### GENERAL SITE INFORMATION

#### ACRES

56

#### ZONING

Industrial-A

#### JURISDICTION

Amberley Village - Hamilton County, Ohio

#### BUILD-TO-SUIT

Up to 700,000 SF

#### GPS COORDINATES

39.199174, -84.450330

#### SITE DIMENSIONS

850' Wide x 2,775' Deep

#### MAXIMUM FACILITY HEIGHT RESTRICTIONS

35'

#### VARIANCES AVAILABLE FOR MAXIMUM HEIGHT RESTRICTIONS

Yes, variance procedures take approximately three months

#### SITE SETBACKS

Front - 100'

Rear - 25'

Side - 25'

#### MAXIMUM ALLOWABLE SITE COVERAGE FOR BUILDING

50%

#### TERRAIN

Flat (39 acres); Gently Rolling (17 acres)

#### SLOPE OF THE SITE

.02; graded to drain

### SITE UTILITIES

#### ELECTRIC

Provider - Duke Energy

Capacity at property line - 4 MVA

#### WATER

Provider - Greater Cincinnati Water Works

Size of line (inches) at property line - 8

Total capacity of the system serving the site - 2.17 mgd

#### SEWER

Provider - Cincinnati Metropolitan Sewer District

Sewer Line Size - 21 Inches

Excess Sewer Capacity at Site - 100,000 GPD

#### NATURAL GAS

Provider - Duke Energy

Size of line (inches) at property line - 6

Pressure available - 5 psig

Capacity available on main - 100 MCFH

#### TELECOM

Provider - Cincinnati Bell Telephone

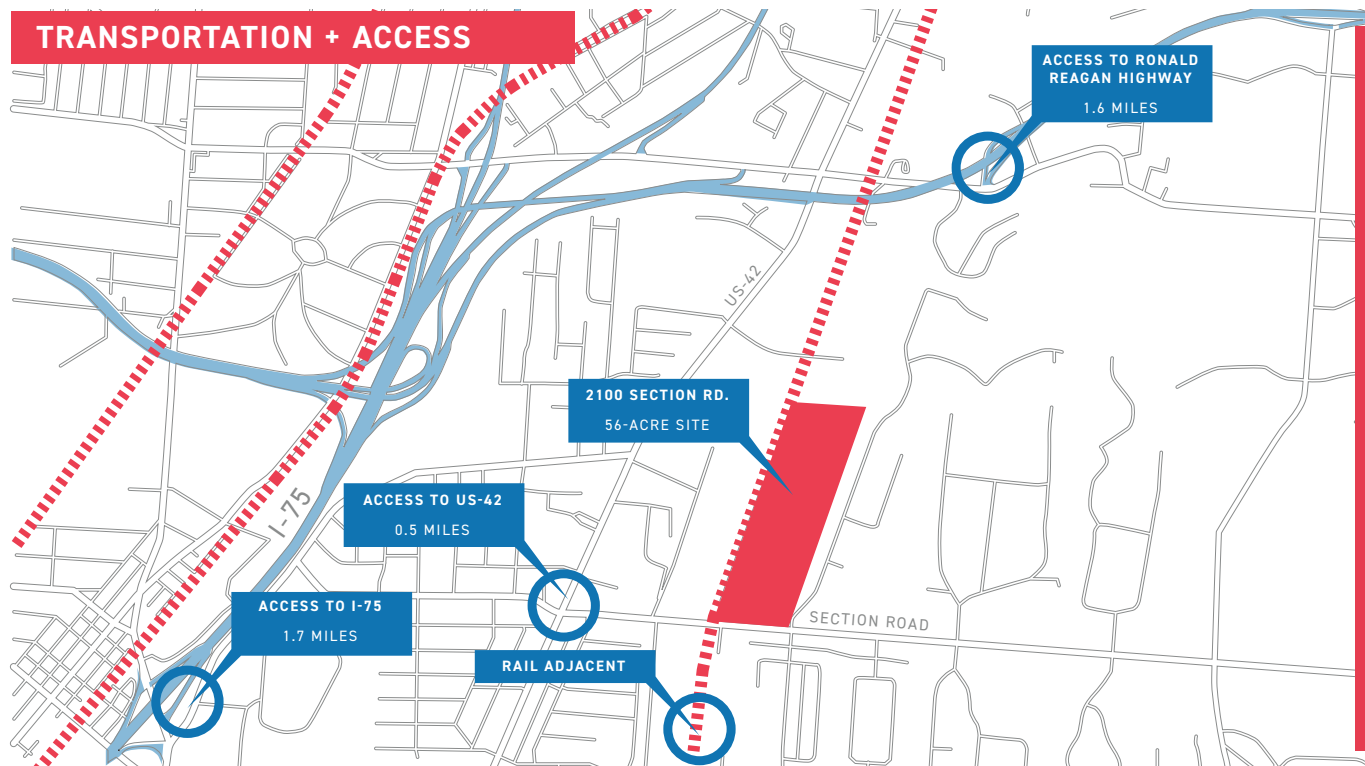
#### ON-SITE DETENTION

Established and operational

#### FLOODPLAIN STATUS

Site successfully raised out of floodplain in accordance with FEMA

## TRANSPORTATION + ACCESS



## CINCINNATI MSA



15 County  
Region

Ohio  
Kentucky  
Indiana

POPULATION:

2,210,195

WORKFORCE:

1,136,600

### 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

### AIR

#### NEAREST INTERNATIONAL AIRPORT

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

#### NEAREST GENERAL AVIATION AIRPORT

Lunken Airport (LUK); approximately 9.0 miles from the site; 3 runways with the longest being 6,100 feet

### DEEPWATER PORT

#### NEAREST DEEPWATER PORT

Port of Toledo

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



## DEMOGRAPHICS

### GREATER CINCINNATI

#### POPULATION

2,210,195

#### TOTAL HOUSEHOLDS

896,710

#### AVG. HOUSEHOLD INCOME

\$88,092.74

## WORKFORCE

### GREATER CINCINNATI

#### LABOR FORCE - CINCINNATI METRO

Over 1.1 Million

#### MANUFACTURING WORKFORCE

14% of Cincinnati's Workforce is employed in manufacturing, U.S. Average is 10%

Cincinnati has a high location quotient in industrial engineers, machinists and tool/die makers

#### WORKFORCE DEVELOPMENT

Over 194,000 students graduate annually within a 200-mile radius





# THE PORT

Making Real Estate Work

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