2100 SECTION ROAD
CINCINNATI, OHIO 45237

PUBLICLY-OWNED
DEVELOPMENT-READY
URBAN INDUSTRIAL SITE

56 ACRES OF COMMERCIAL LAND OFFERED AT
$7,560,000

2019
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.

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