



CINCINNATI CENTERPOINT

INDUSTRIAL SITE

2100 Section Road
Cincinnati, Ohio 45237

**Advanced Manufacturing
Development Site – Pad
Ready!**

For Sale:

\$7,560,000 Asking Price

\$135,000/Acre

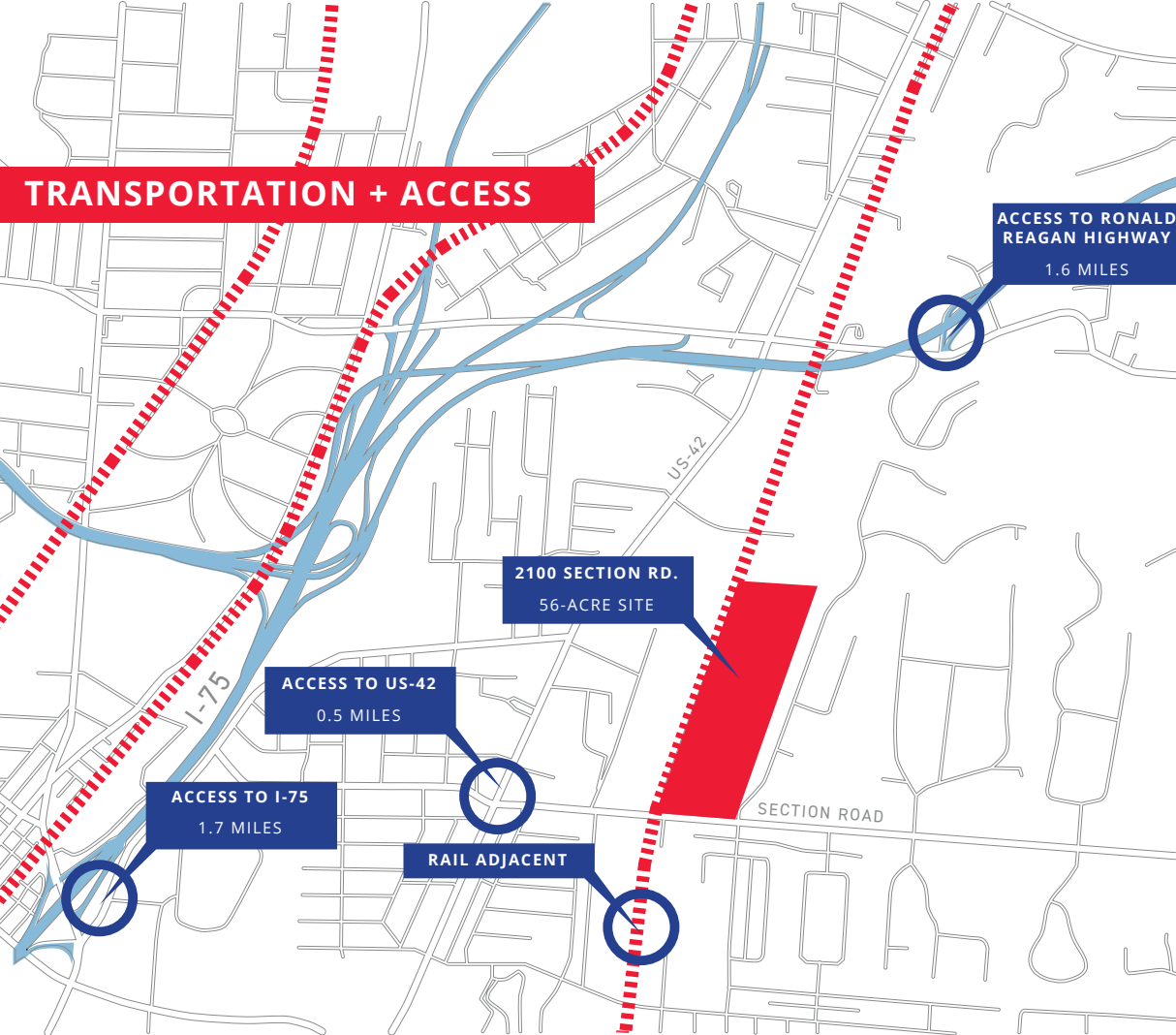
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Rail

- 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

Road

- Access via Section Road
- Truck restrictions
 - 80,000 lbs (40T) without a special ODOT permit
- **Distance to major 4-lane highway and/or interstate**
 - I-75 = 1.7 Miles
 - I-71 = 3.3 Miles
 - SR 42 = 0.5 Miles
 - Ronald Reagan Hwy = 1.6 Miles
 - Norwood Lateral = 2.7 Miles

Deepwater Port

- Distance to nearest deepwater port
 - Toledo, Ohio = Approx. 190 Miles

Air

- International Airport
 - Greater Cincinnati/Northern Kentucky (CVG) in Hebron, Kentucky = Approx. 22.5 Miles
- General aviation airport
 - Lunken Airport (LUK) = Approx. 9.0 Miles, three (3) runways with the longest being 6,100 feet

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CENTERPOINT
INDUSTRIAL SITE

Property Overview

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)

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



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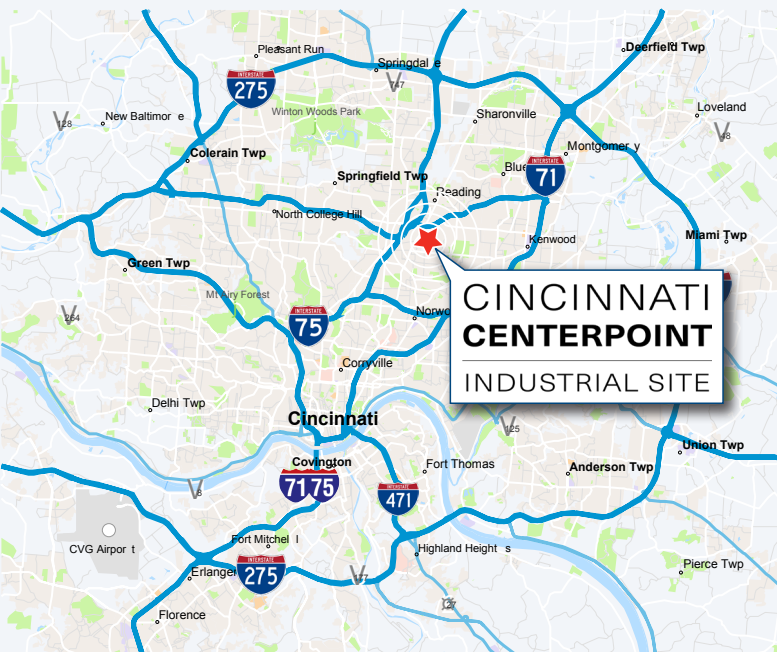


THE PORT

Making Real Estate Work

Greater Cincinnati

- Low Labor Costs Compared to National Average
- 900 Trucking Companies
- 3 Interstate Highways
- Two Class I Railroad Systems
- Inland Waterway
- Superior Business Support Services
- State & Local Incentives/Tax Programs
- 14th Largest Industrial Market in the United States



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FORTUNE 500

6 local Headquarters:

American Financial
Cintas
Fifth Third Bancorp

Procter & Gamble Co.
The Kroger Company
Western & Southern

& More than **370** Firms
with a presence in the region.

Corporate Income Tax: **0%**
Personal Income Tax: **2.10%**

Top Industries

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



Lowest

cost index in the nation:



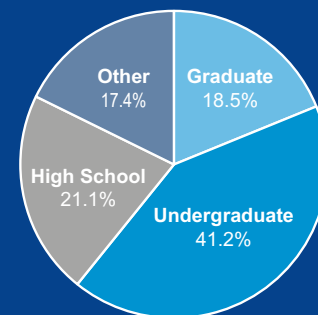
92.0

Among the 31 largest
U.S. Cities

300 colleges & universities
within a 200 mile radius



Degree Attainment



Unemployment Rates

6.3% U.S.A.
4.5% Ohio
4.7% Cincinnati

Major Employers

