



Accelerating success.



32

52-35-10D-024
166.77 AC

OLD SR 32

RAIL LINE

Lot extends to
Tollgate Rd
(not pictured)



166.77 AC AVAILABLE

Sale Price: \$4,628,775



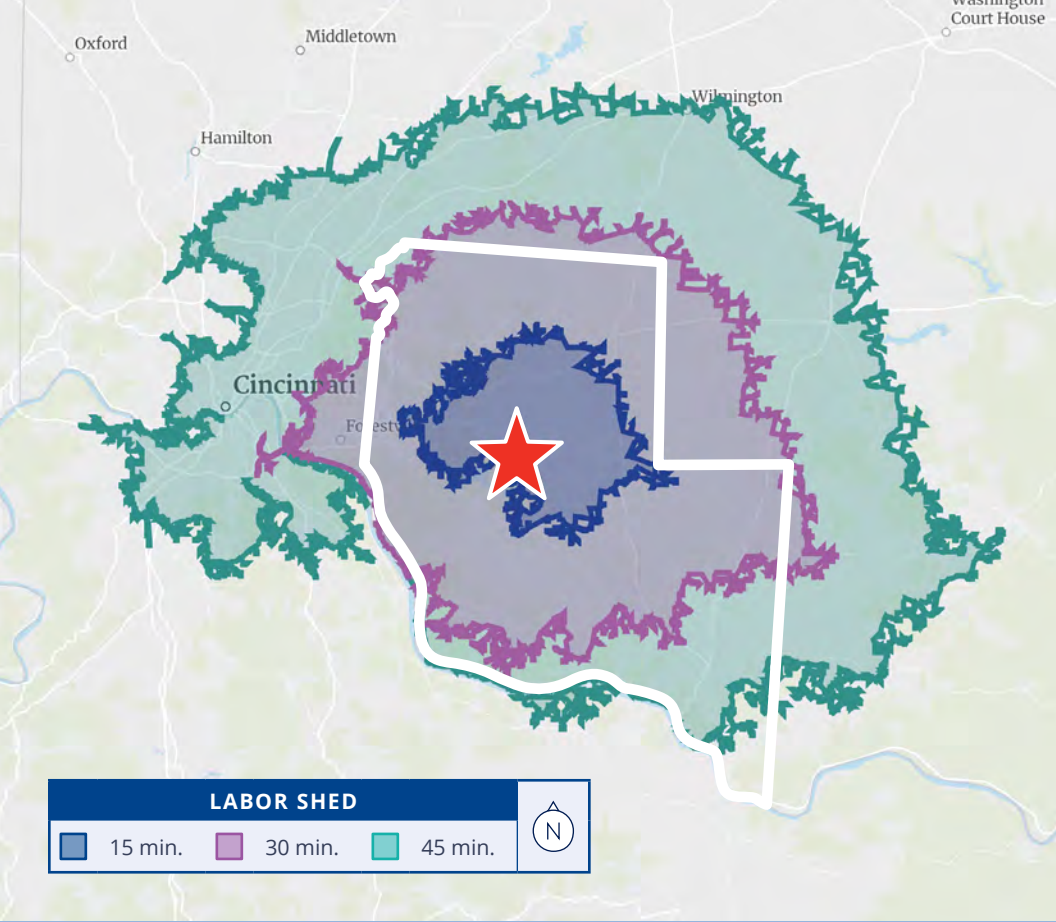
CLICK HERE to
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DEVELOPMENT OPPORTUNITY

Cincinnati East Railside Industrial Park

3074 Old SR 32 | Williamsburg Twp (Batavia), OH

Norm Khoury, SIOR, CCIM
Senior Vice President
+1 513 562 2271
norm.khoury@colliers.com



Property Highlights

AVAILABLE	166.77 Acres
PARCEL ID#	52-35-10D-024
RAIL ACCESS	Approximately 0.6 miles of potential rail frontage
ACCESS	Easy access to OH-32 with proximity to South Afton Industrial Park
ZONING	Industrial
UTILITIES	Water, gas and electric are available at site; Sewer extension required
INCENTIVES	Local and state incentives are available
ADDITIONAL ADVANTAGES	Located in an Enterprise Zone

Labor Shed | Cincinnati



2.28M
Population



120K+
Mfg. Workers



1.19M
Workers

Labor Shed | Subject Area

	Population	Labor Force (15+)	Employment
15 MINUTES	71,216	58,366	18,073
30 MINUTES	456,406	371,738	217,801
45 MINUTES	1,643,592	1,338,822	995,976

Demographic and Labor Shed information courtesy of RED1

Property Highlights

WATER | Clermont County Water Resources

Size:	12-inch (100' from property)
Existing total capacity:	1,500,000 GPD
Existing total <u>excess</u> capacity:	1,000,000 GPD

ELECTRIC | Duke Energy

Size of line(s) at site boundaries:	34.5 KV (Distribution)
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FIBER | Altafiber

Fiber At Site:	Contingent on company's needs
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SEWER* | Clermont County Water Resources

Size:	8-inch*	Distance:	Approximately 2,100-8,300 ft*
Existing total capacity that could serve the site:	500,000 GPD (if extended)*		
Existing total <u>excess</u> capacity that could serve the site:	500,000 GPD (if extended)*		

*A sewer extension is required. The sewer information and graphics above represent estimated possibilities from Village of Williamsburg, Williamsburg Township or Clermont County Water Resources that require further investigation.

GAS | Duke Energy

Size of line at site boundaries:	6-inch
Existing distribution-level capacity at site:	50,400.00 MCF/month
Current available PSI (#) at site boundaries:	30 PSI

RAIL

Distance:	Approximately 0.6 miles of frontage
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Distance To:

- ←
I-275
 13.5 miles via SR 32 W
- ←
CINCINNATI, OH
 31.1 miles via SR 32 W & I-275 S
- ←
CVG, AMAZON, DHL HUBS
 39.1 miles via SR 32 W & I-275 S
- ▲
DAYTON, OH
 70.2 miles via I-275 N & I-75 N

Cincinnati by the Numbers

TOP EMPLOYERS



20,000 EMPLOYEES
Produces: Ice cream, soda, barbecue sauce, pasta sauce, jelly



16,742 EMPLOYEES
Provides: Health care services



12,000 EMPLOYEES
Provides: Health care services



10,530 EMPLOYEES
Provides: Educational services



10,255 EMPLOYEES
Provides: Healthcare services



10,048 EMPLOYEES
Provides: Healthcare services



9,700 EMPLOYEES
Produces: Consumer packaged goods



9,000 EMPLOYEES
Produces: Jet engines and components



7,500 EMPLOYEES
Provides: Financial services



7,500 EMPLOYEES
Provides: Healthcare services

Cincinnati Market Overview

WITHIN A DAY'S DRIVE OF NEARLY TWO-THIRDS OF THE U.S. POPULATION, Greater Cincinnati is located at the junction of two of America's largest arterial highways: I-75 and I-71 from north to south, and I-70 from east to west connect the city with ease to Detroit, St. Louis, Kansas City, Pittsburgh, Washington D.C., Atlanta and many cities in between. This strategic location has allowed this nineteenth-century boomtown to compete with other larger Midwest cities to become a major hub for businesses across all sectors.

PROXIMITY TO MAJOR U.S. MARKETS

60%
of U.S. population is within an 8-hour car drive

50%
of U.S. population is within a 1-hour flight

66%
of major U.S. markets are within a 90-minute flight

NONSTOP FLIGHTS TO PARIS & LONDON via CVG International Airport



Cincinnati Statistics



2.28M
Population



1.19M
Workers



\$70.3K
Median HH Income



\$173B
Gross Regional Product



\$157B
Annual Exports



450+
Foreign Firms

Sources: Lightcast 2024.1, Bureau of Economic Analysis Bureau, Bureau of Labor Statistics, Cincinnati Business Journal

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Norm Khoury, Sior, CCIM
Senior Vice President
+1 513 562 2271
norm.khoury@colliers.com



Colliers | Greater Cincinnati
425 Walnut Street Suite 1200
Cincinnati, Ohio 45202
+1 513 721 4200