



LAND FOR SALE - 193 ACRES

# SOUTH AFTON INDUSTRIAL PARK

4226 HALF ACRE ROAD | BATAVIA, OH

**NORM KHOURY, SIOR**  
513 562 2271  
norm.khoury@colliers.com

**BEN DAVIS**  
513 562 2203  
ben.davis@colliers.com



Broker

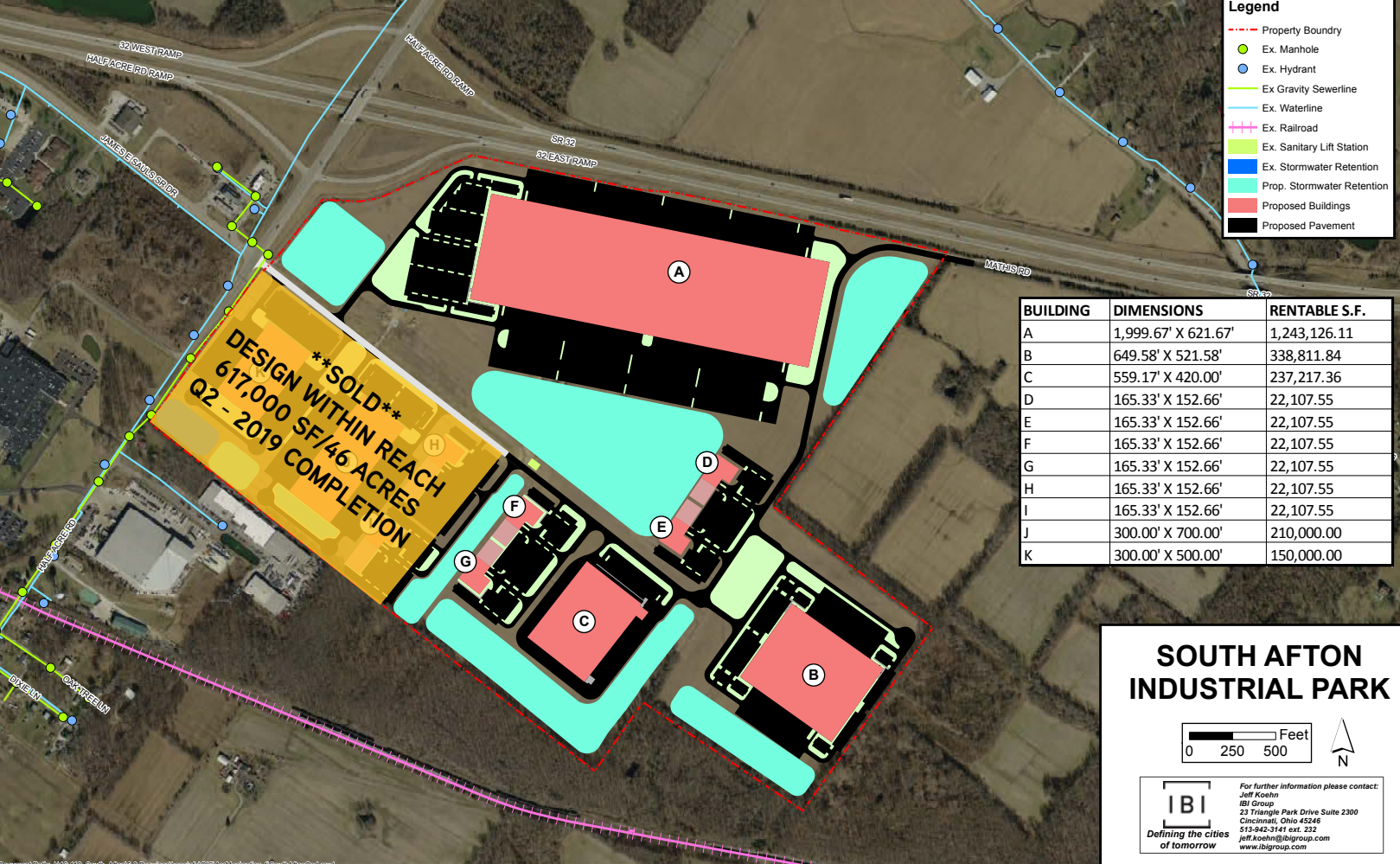


Developer/Contractor

## Key Features/Highlights

- › **Opportunity Zone**
- › **SiteOhio Certified**
- › Sale Price: \$40,000/acre
- › 50,000 SF to 1,200,000 SF build-to-suit
- › Zoned "I-Industrial" - level topography
- › Miller-Valentine will provide free construction cost pricing and site plans
- › Tax incentives available
- › Access road with all utilities
- › 6" natural gas line
- › 8" sanitary sewer main and lift station
- › 432,000 GPD excess capacity at line
- › 12" waterline on site - 2 MGD excess capacity

**CLICK HERE FOR MORE INFORMATION**



Buildings shown above are for illustrative purposes only. The Clermont County CIC will work with buyers to identify the best location within the park and subdivide lots to meet the individual needs of each other. Eastern Cincinnati's largest industrial park.

## Location

- › Immediate access to SR 32 via Half Acre Road
- › 15 minutes to I-275
- › 7 minutes to Clermont County Airport (Sporty's)
- › 30 minutes to Cincinnati
- › 42 minutes to CVG International Airport
- › Population: 1.0 million people within 25 miles; 2.5 million people within 45 miles
- › Workforce age 16+: 472,360 workers within 25 miles; 1.1 million workers within 45 miles



## CONTACT US

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**COLLIERS INTERNATIONAL**  
 425 Walnut Street, Suite 1200  
 Cincinnati, OH 45202  
 www.colliers.com