



FOR SALE

856 Mason Road
Monroe, Ohio 45050

WWW.LBRANCHLAND.COM

93 Acres - Quarter Horse Ranch
with main house, barn & ranch
house

HIGHLIGHTS

- › 93 acre 4 parcel ranch with main house, barn & ranch house
- › I-75 visibility and access to the outlet mall off of Mason and Butler Warren Road
- › The ranch is located 1 mile from I-75 at the SR-63 exit
- › This is a SPUI designed exit allowed for continuous right turn for vehicles to maximize traffic efficiency
- › Located approximately midway between Cincinnati & Dayton
- › Zoned Business Park = BP

[CLICK HERE TO VIEW ALTA SURVEY](#)

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FOR SALE

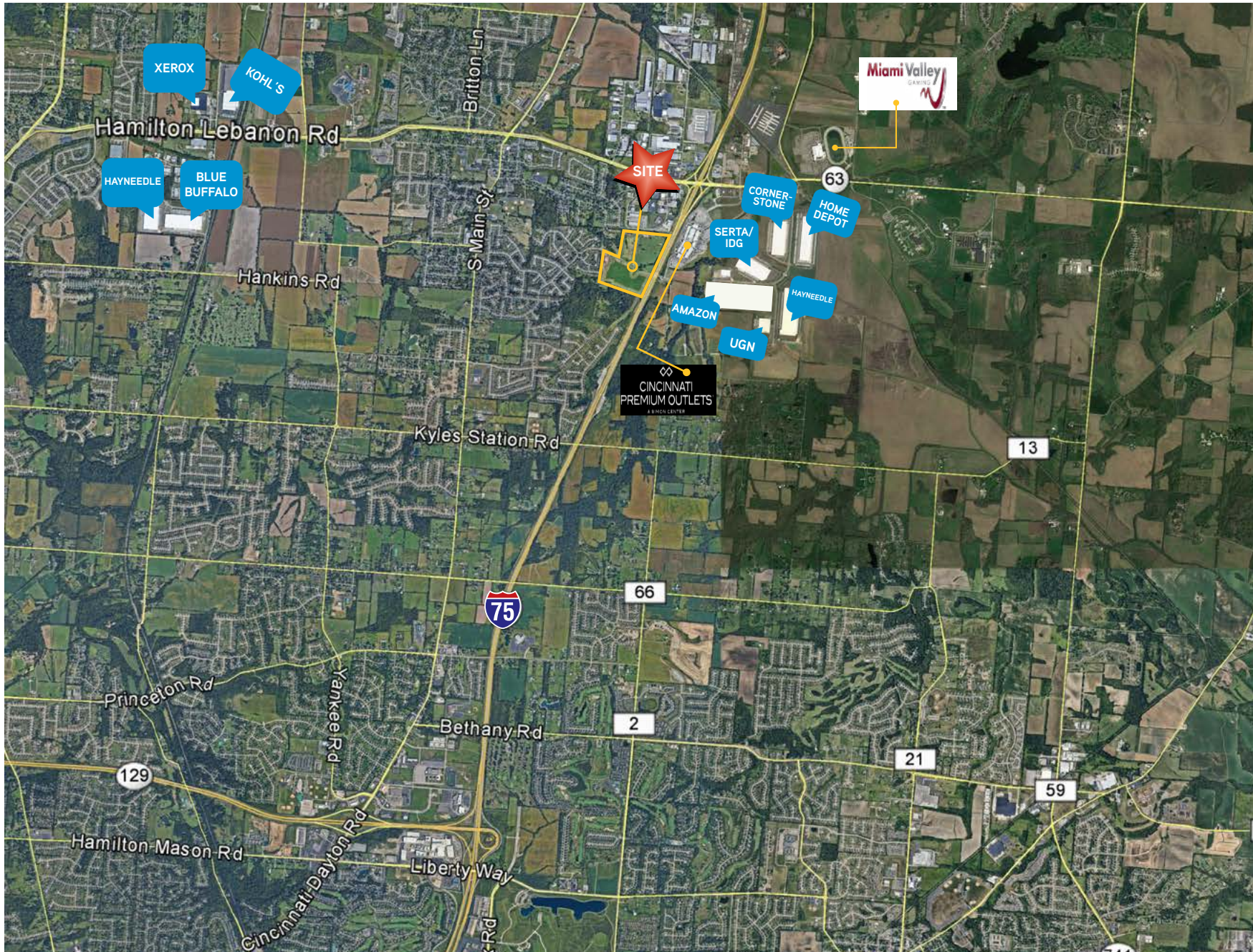
856 Mason Road, Monroe, Ohio 45050

I-75 CORRIDOR

GROWING
SUBURBS ALONG
I-75 HAVE
INCREASED THE
AMOUNT OF
INDUSTRIAL
DEVELOPMENTS
ALONG THE I-75
CORRIDOR.

BUSINESSES
LOCATED ALONG
THE CORRIDOR
CAN PULL FROM
CINCINNATI
WORKFORCES.

DAYTON &
CINCINNATI
MERGING MSA
INTO SUPER
REGION IN 2020



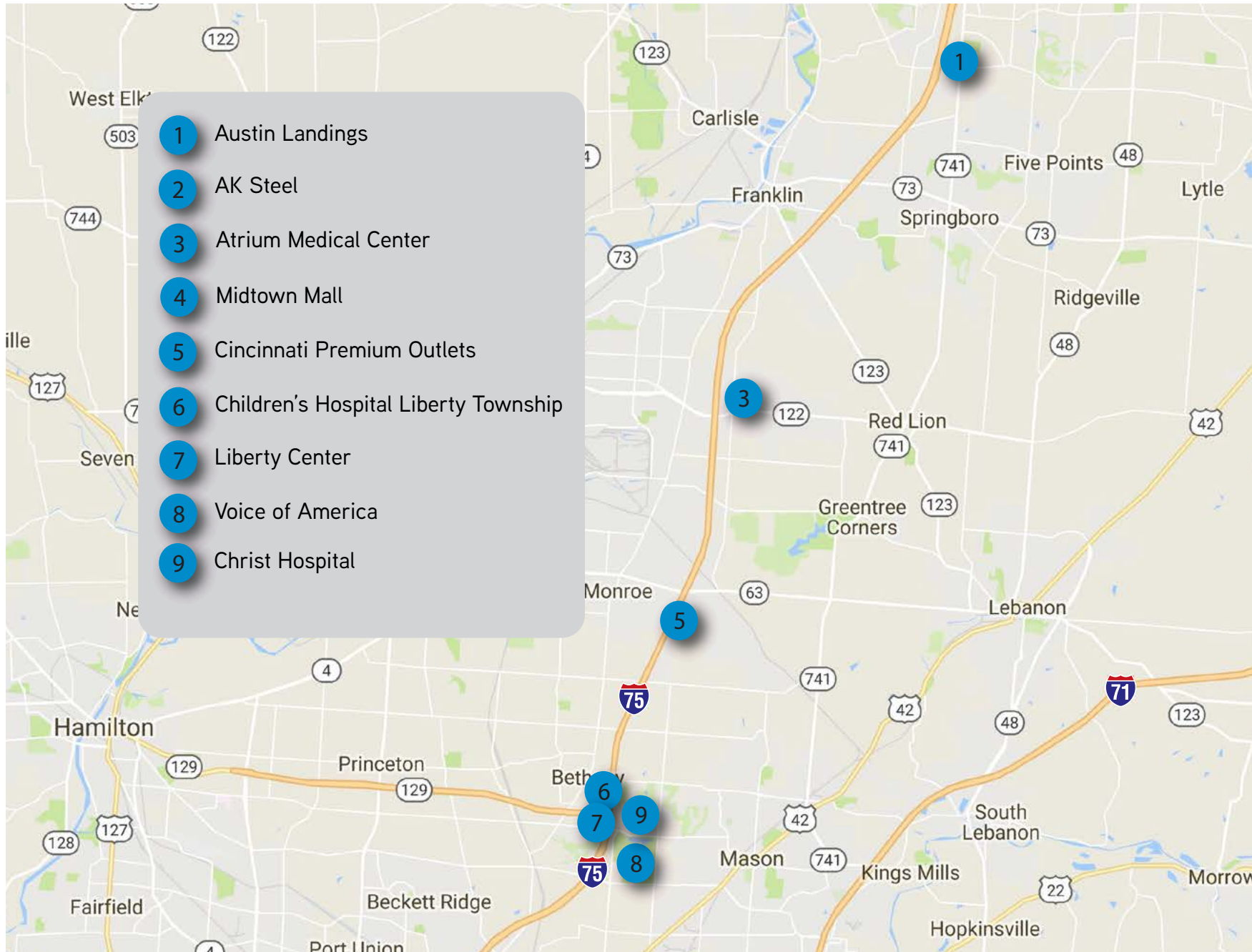
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I-75 CORRIDOR

GROWING
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REGIONAL LOCATION



DISTANCES

Cincinnati, OH	30 miles	Indianapolis, IN	126 miles	Nashville, TN	301 miles
Dayton, OH	26 miles	Louisville, KY	128 miles	Chicago, IL	309 miles
Columbus, OH	87 miles	Detroit, MI	235 miles		
Lexington, KY	111 miles	Pittsburgh, PA	269 miles		

LOCATION

- Within minutes to interstate highway (I-75)
- Located between Greater Cincinnati Northern Kentucky International Airport (CVG) - 34 miles and Dayton International Airport - 30 miles
- Cincinnati & Dayton to combine into a super region in 2020
- Within 60% of US Population - 500 miles
- Proximity to Distribution Hubs
 - Amazon - Prime Air CVG Airport, KY
 - FedEx Smartpost - Grove City, OH
 - FedEx Smartpost - Indianapolis, IN
 - UPS Air Hub - Louisville, KY
 - FedEx Ground Hub - Independence, KY
- Automotive & e-Commerce Corridors
- Located in Southwest Ohio & Northern Kentucky Aerospace Region = Ohio Top 5 Bus Charter SOAR

LABOR

- State incentives and tax programs available
- Lower labor costs than the national average
- Distance to major Universities
 - Wright State University - 35 miles
 - University of Cincinnati - 27 miles
 - Sinclair College - 26 miles
 - Miami University - 25 miles
 - Xavier University - 25 miles
 - University of Dayton - 25 miles

TRANSPORTATION

- Two Interstate Highways minutes from the site: I-75 (15 mins), I-275 & I-675 (15 mins), & I-70 (30 mins)

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