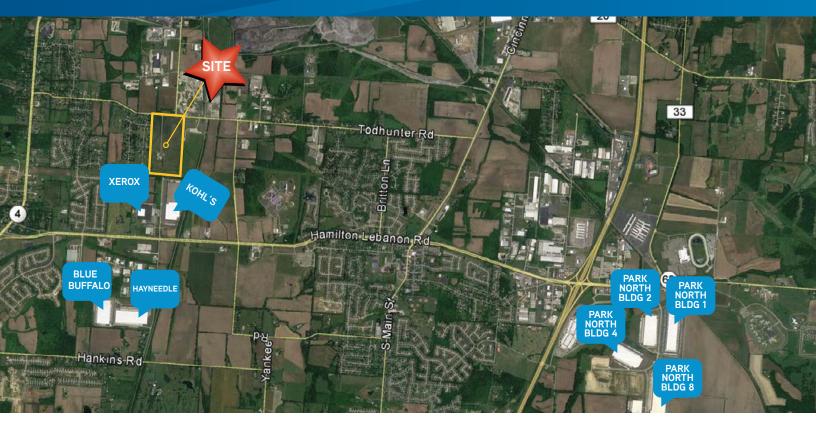
# FOR SALE > LAND McKinley Farm

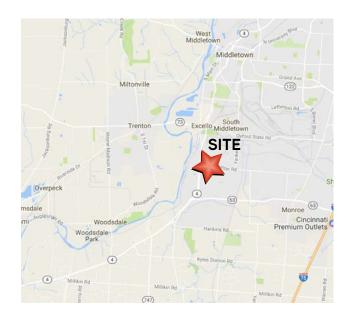


#### MONROE, OHIO 45044



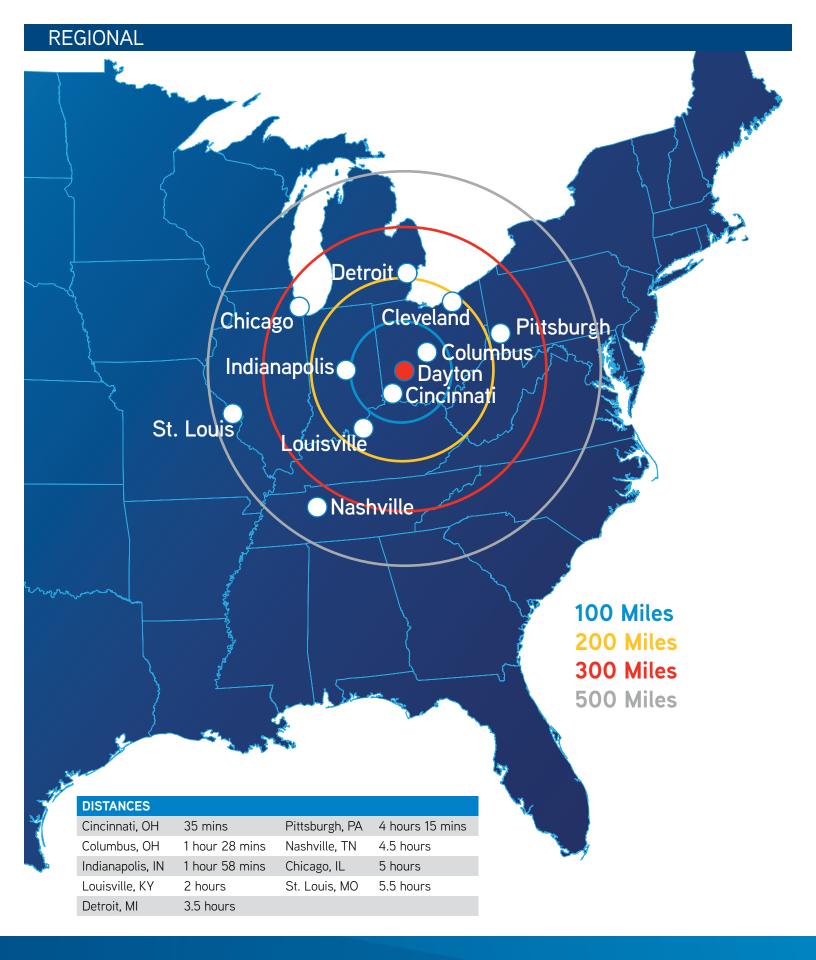
## Property Highlights

- > 77.844 acres
- Convenient access to Cincinnati-Dayton Road via new road extension
- > +/- 4 miles to I-75
- > Utilities, water and electrical on-site. sewer across Todhunter Road
- Located in CRA which may allow for RE Tax abatements
- > Zoned Light Industrial
- > 38 minutes to Cincinnati Northern Kentucky International Airport
- > 40 minutes to Dayton International Airport
- > \$55,000/acre



#### WWW.MCKINLEYFARMLAND.COM

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#### LOCATION

- Located on the I-75 "Cincinnati-Dayton Growth Corridor"
- Home to nine Fortune 500 companies
- Within a two-day commercial drive of 60% of the U.S. population
- Convenient access to I-75 via SPUI (Single-Point Urban Interchange)
- Excellent location for local, regional, national distribution and manufacturing
- Excellent transportation infrastructure throughout southwest Ohio (I-71, I-75 and I-275)
- Additional incentives may be available through Jobs Ohio, Butler County Port Authority and the city of Monroe
- Affordable housing and labor in the region
- Located in the "e-commerce hub" and aerospace corridor of the midwest

### DISTANCES

#### METRO AREA

I-75	3.5 miles
I-71	14 miles
I-275 (Cincinnati)	
I-675 (Dayton)	22 miles
Crossroads of America I-70 at I-75	

#### AIR

Cincinnati International	43.5 miles
Dayton International	41 miles
DHL Super Cargo Hub at CVG	44 miles
Prime Air Hub at CVG	44 miles

#### GROUND

FedEx Ground	16 miles
UPS	19 miles

#### INTERMODAL

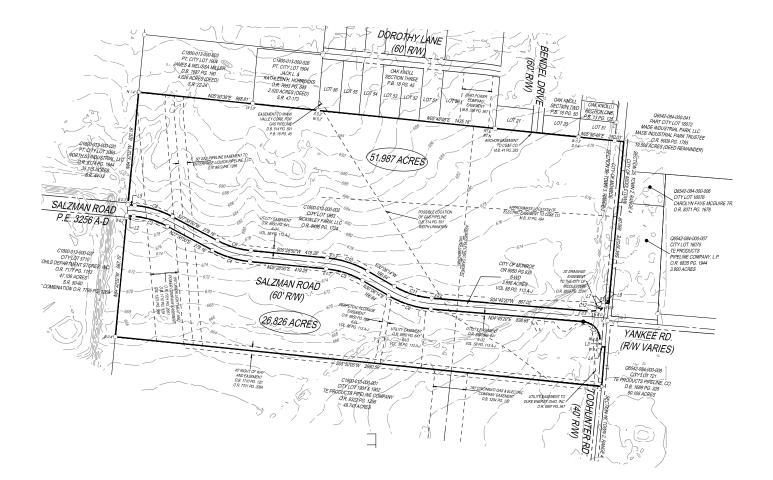
CSX	37.5 miles
Norfolk Southern	37.5 miles

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## Yankee Road & Salzman Road Extension



The TID is working the City of Monroe and the City of Middletown to connect Yankee Road from its current terminus at Todhunter Road to just north of State Route 63. The TID received grants for fiscal years 2015, 2016 and 2017 (7/1/14 to 6/30/17) funding to advance the engineering, right of way and construction on the project. The TID and two cities have an intergovernmental agreement agreeing to complete this work. The TID has construction funding through OKI and their STP program. The grant application calls for construction to start in state fiscal year 2017 (which is anticipated in the spring of 2017.) The project was completed in Fall 2017.



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