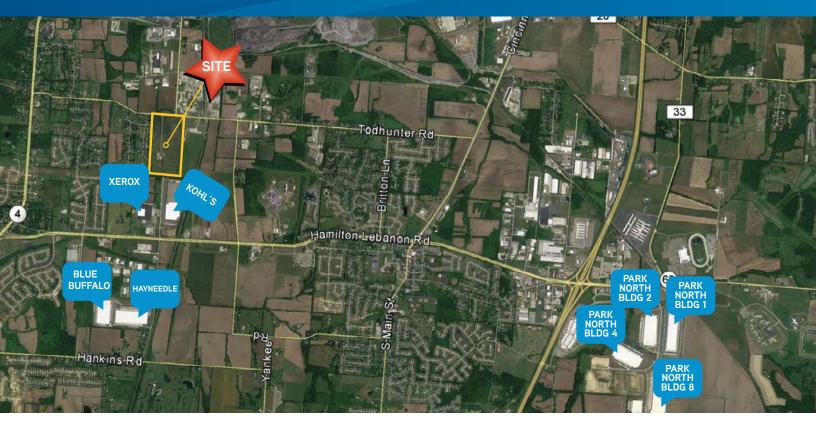
FOR SALE > LAND McKinley Farm

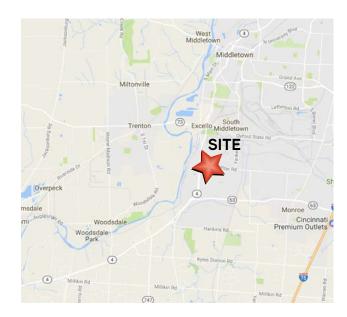


MONROE, OHIO 45044



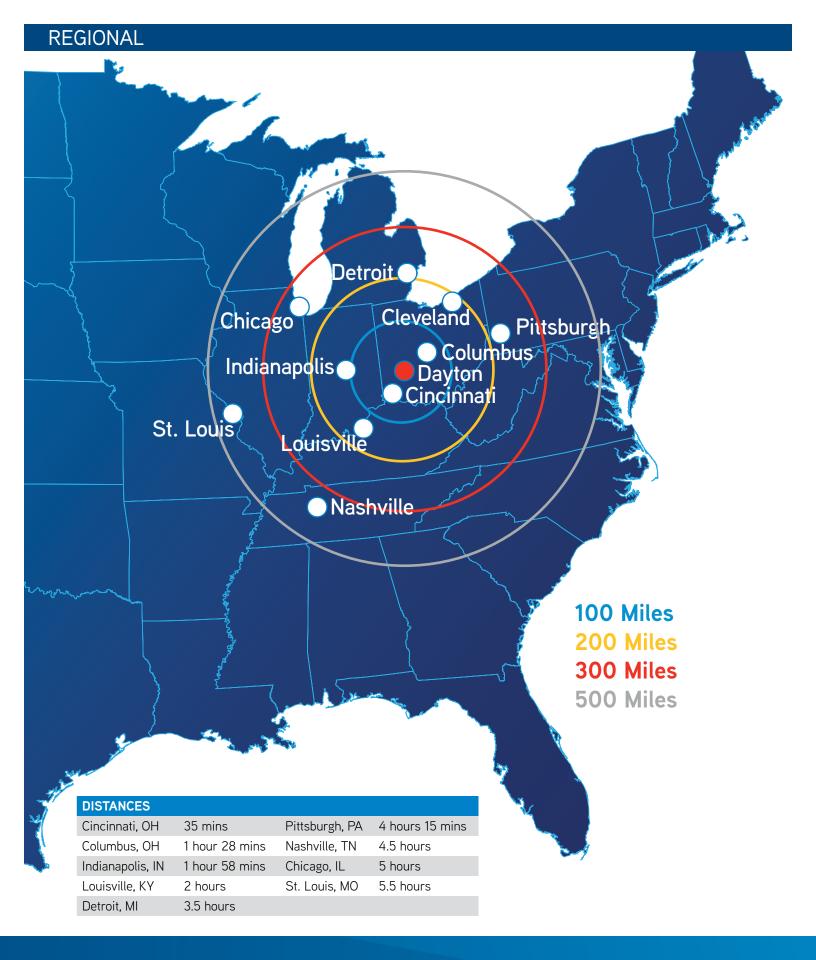
Property Highlights

- > 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

NORM KHOURY, CCIM, SIOR 513 562 2271 CINCINNATI, OH norm.khoury@colliers.com JOHN B. GARTNER, III, SIOR 513 562 2207 CINCINNATI, OH john.gartner@colliers.com BEN DAVIS 513 562 2203 CINCINNATI, OH ben.davis@colliers.com TODD COCHRAN 937 723 2913 CINCINNATI, OH todd.cochran@colliers.com



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

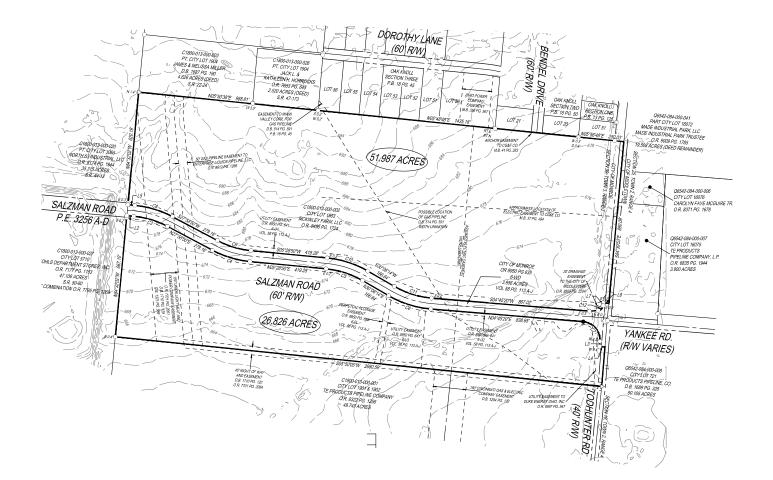
CSX	37.5 miles
Norfolk Southern	37.5 miles

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

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.



The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. A Copyright by Colliers International 2018. This flier may be reproduced only in its entirety, without modification or deletion. COLLIERS INTERNATIONAL GREATER CINCINNATI 425 Walnut Street, Suite 1200 Cincinnati, OH 45202 www.colliers.com