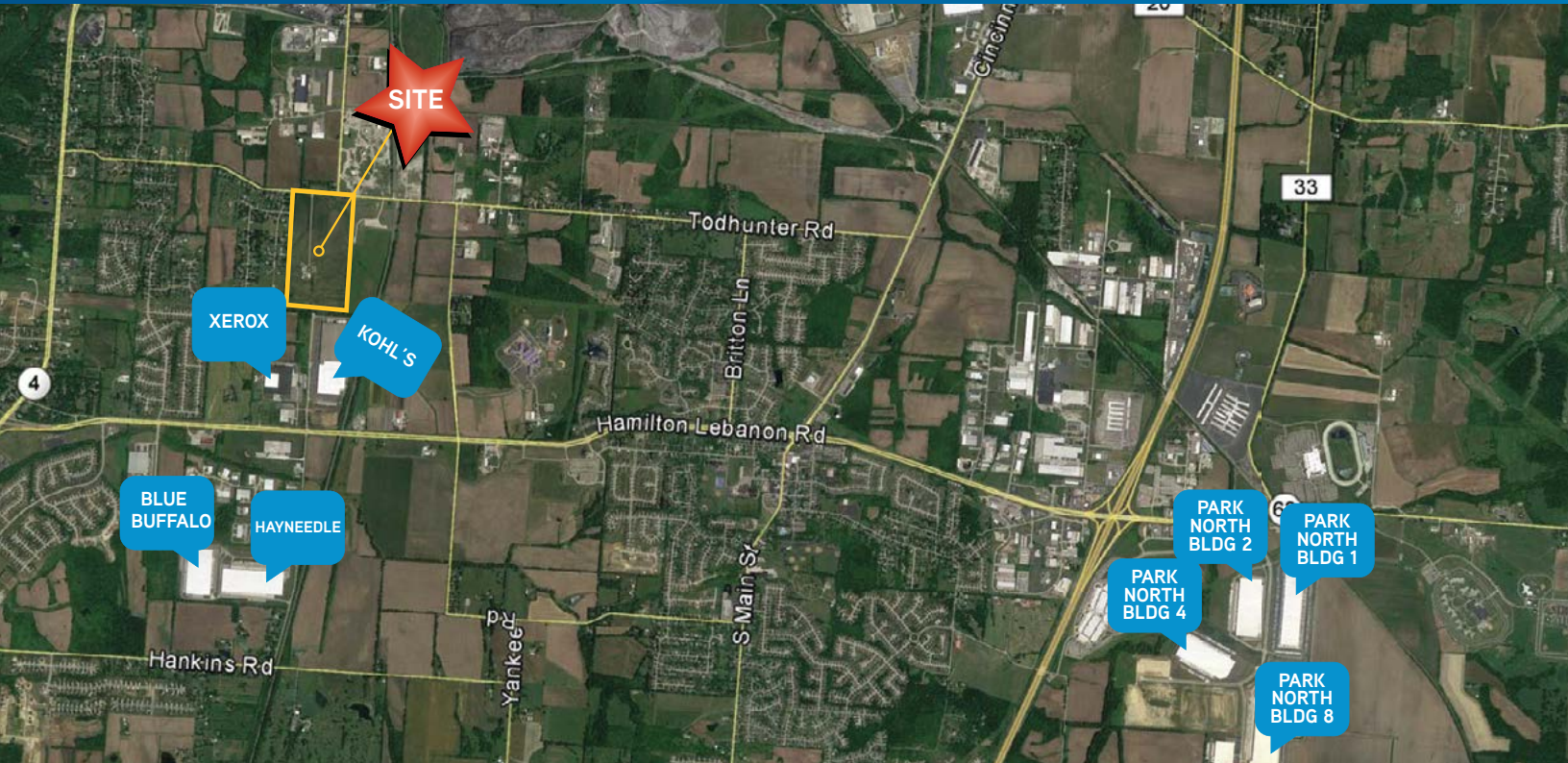


FOR SALE > LAND

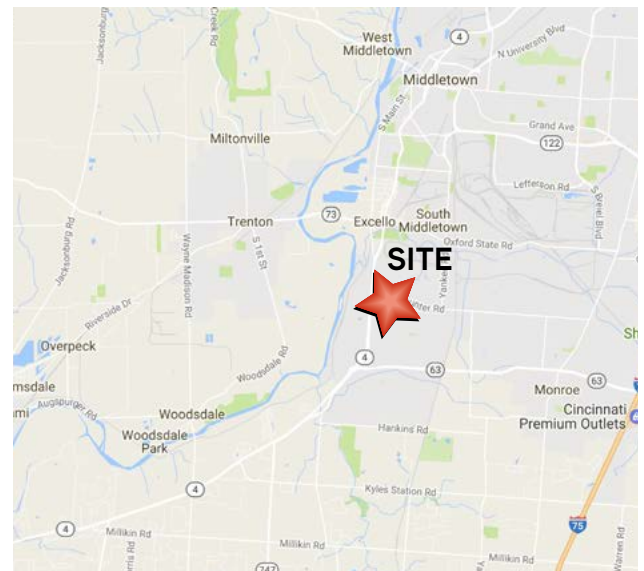
# McKinley Farm

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](http://WWW.MCKINLEYFARMLAND.COM)

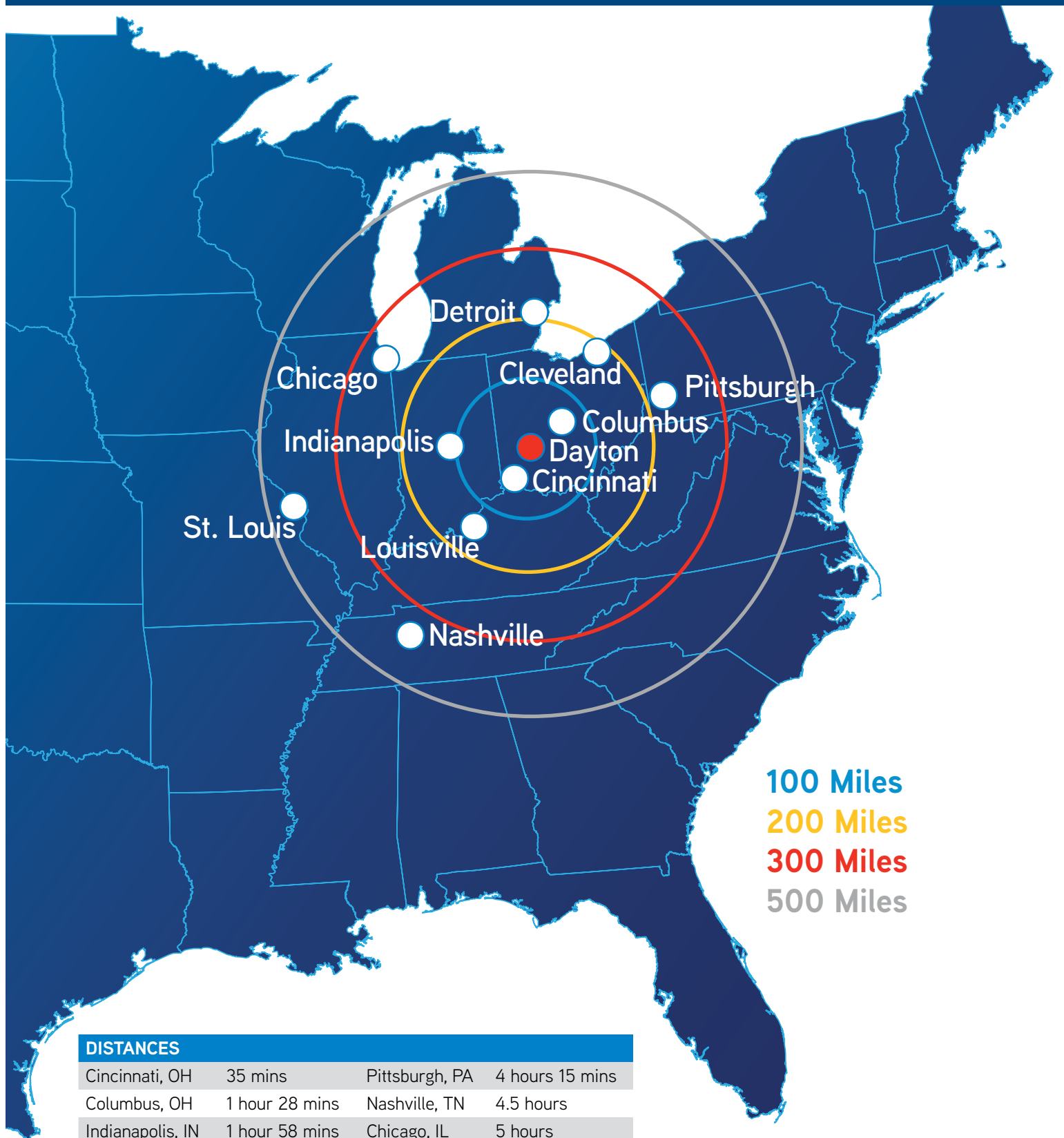
NORM KHOURY, CCIM, SIOR  
513 562 2271  
CINCINNATI, OH  
[norm.khoury@colliers.com](mailto:norm.khoury@colliers.com)

JOHN B. GARTNER, III, SIOR  
513 562 2207  
CINCINNATI, OH  
[john.gartner@colliers.com](mailto:john.gartner@colliers.com)

BEN DAVIS  
513 562 2203  
CINCINNATI, OH  
[ben.davis@colliers.com](mailto:ben.davis@colliers.com)

TODD COCHRAN  
937 723 2913  
CINCINNATI, OH  
[todd.cochran@colliers.com](mailto:todd.cochran@colliers.com)

## REGIONAL



## 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).....	17 miles
I-675 (Dayton).....	22 miles
Crossroads of America I-70 at I-75.....	40 miles

### 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



[illegible]