



**6550 Hamilton Lebanon Road
Middletown, OH**

PRICE REDUCED!

\$3,250,000

27,025 SF AVAILABLE

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Highlights

- Sale Price \$3,250,000
- Cold Room/Storage
- 27,025 SF Building
- 4.217 Acres
- Fully Air Conditioned
- 480/277V/3Ph 1200A
- Floor Drains



PROPERTY SUMMARY

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General Information

Building Name	Moeller Brew Barn
Address	6550 Hamilton Lebanon Rd.
City, State, Zip	Middletown, OH 45044
County	Butler
Parcel ID #	C18000130000036
Nearest Highways	I-75
Submarket	Monroe
Year Built	2017
Rentable Area	27,025 SF
Property Land Size	4.217 AC
Roof	Metal
Sprinklers	Wet

Structural Detail

Building Structure	Steel
Floor to Ceiling Heights	24'
Drive In Doors	2
Dock Doors	2

Parking

Front of Building	102
Rear of Building	(3-5)
Parking Ingress/Egress	Via Lane from Salzman Dr.

Utility & Other Service Providers

Electricity	Duke
Natural Gas	Duke
Water/Sewer	City of Monroe

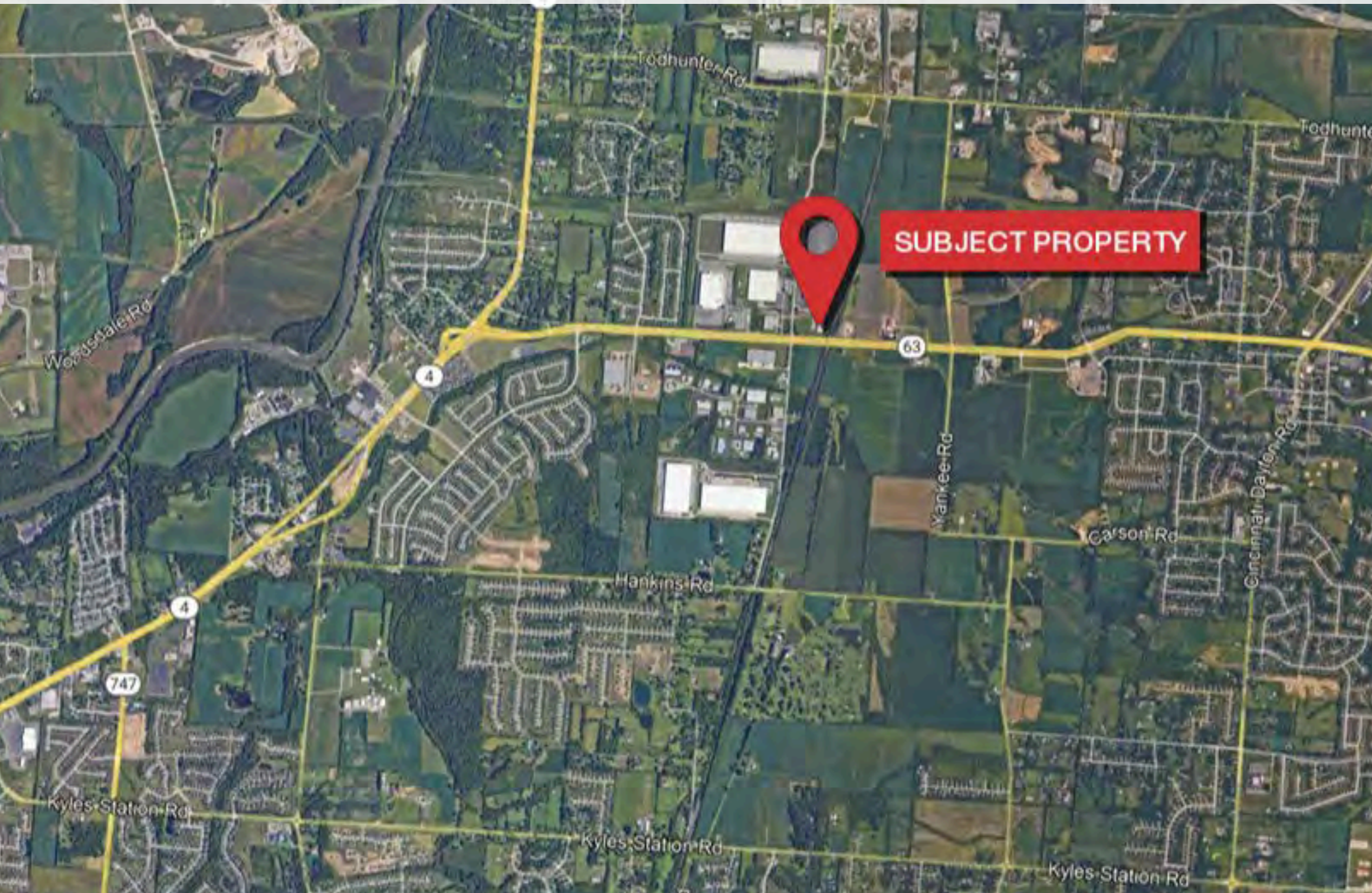
PARCEL INFORMATION

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Parcel	C180000130000036
Gross SF	27,025
Acres	4.217
Year Built	2017
2022 Real Estate Taxes	\$44,195.94

**Per Butler County Auditor, except square footage, which was based on information provided by Owner.*



AERIAL

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23,463 CPD

----- PART OF SALE

CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com,
www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com

BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs
-Area Development, 2024



#4 State for Cost of Living
-CNBC, 2024



#5 Best Places to Live
-Money, 2024

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>

EDUCATION RESOURCES

Fourteen major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students. The thriving businesses have created a strong demand for talent and expertise with the top programs for graduates in the 100-mile radius being:

- Health Professionals
- Business, Marketing, Management
- Engineering
- Education
- Liberal Arts



**#4
in Co-ops /
Internships**



**#56
Most Innovative
Schools**



**16K+
Student
Enrollment**



**#12
in Best
Undergraduate
Teaching**



Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.html>, <https://www.nku.edu/admissions/main-menu/why-nku/>, <https://www.usnews.com/>

DAYTON

With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air.

With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve center of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region.

Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright Patterson Air Force Base, both complement and capitalize on this churning hot-bed of talent and skills coming out of the local universities each year.

MONROE & BUTLER COUNTY

The City of Monroe was founded in 1817 and has grown to a population of about 13,500 spanning from Dayton to Cincinnati along I-75. The City of Monroe consists of approximately 17 square miles. Butler County is located in the heart of the Midwest. With seven interchanges on Interstate 75 and railroad access across Butler County, there is outstanding access to multiple markets.

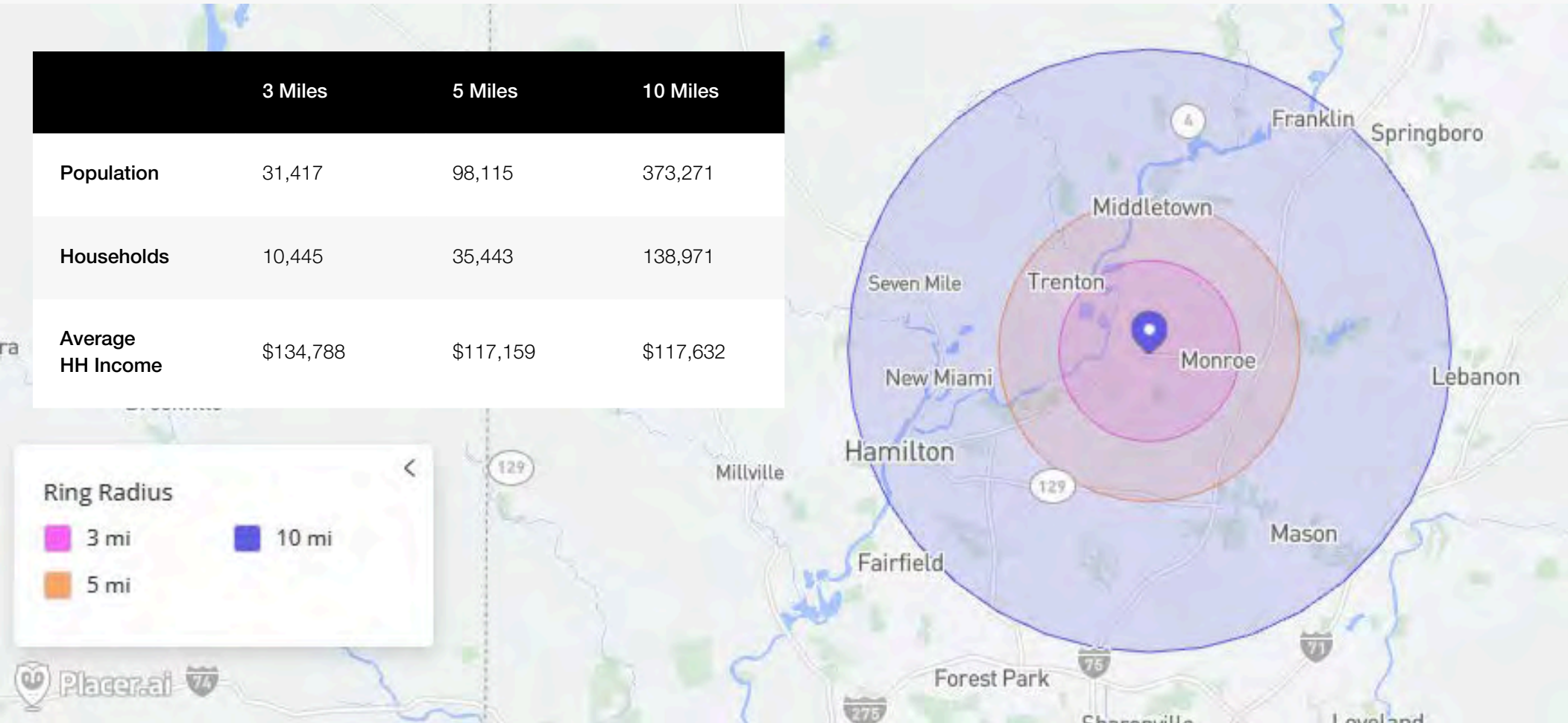
Butler county has its own regional airport and is within 45 minutes drive time of two international airports. Butler County is in the center of two major metropolitan areas and is one of the fastest-growing counties in Ohio in job creation.

In addition to being a center for agriculture, many large firms operate out of Butler County, such as: Amazon, Procter & Gamble, Miller-Coors, Advance Pierre Foods, Pacific Manufacturing, Liberty Mutual, and Cliffs Steel.

CITY OF MONROE

Sources: <https://businessviewmagazine.com/monroe-ohio/>

	3 Miles	5 Miles	10 Miles
Population	31,417	98,115	373,271
Households	10,445	35,443	138,971
Average HH Income	\$134,788	\$117,159	\$117,632



THANK YOU

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STAY CONNECTED

