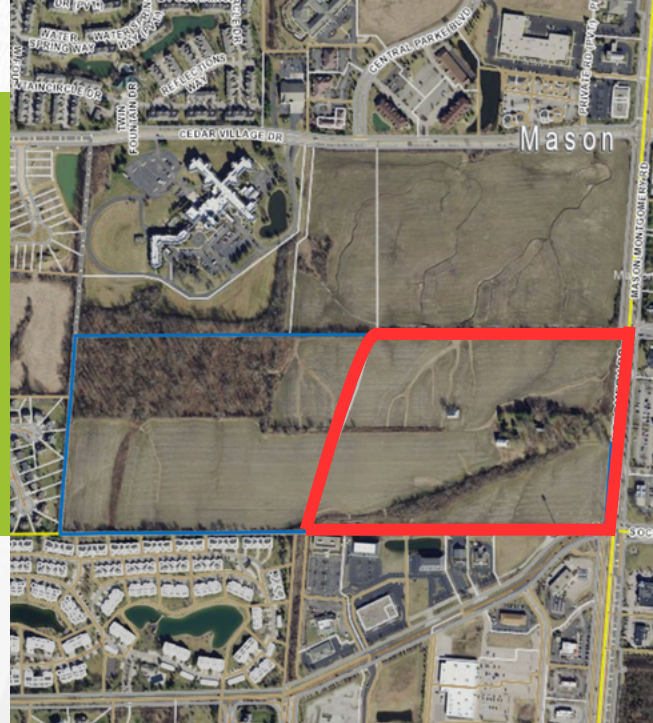


7899 MASON MONTGOMERY RD, MASON, OH 45040

Zoned – PUD -Commercial/Industrial
40.38 acres
Public water, sewage & natural gas



PROPERTY DESCRIPTION

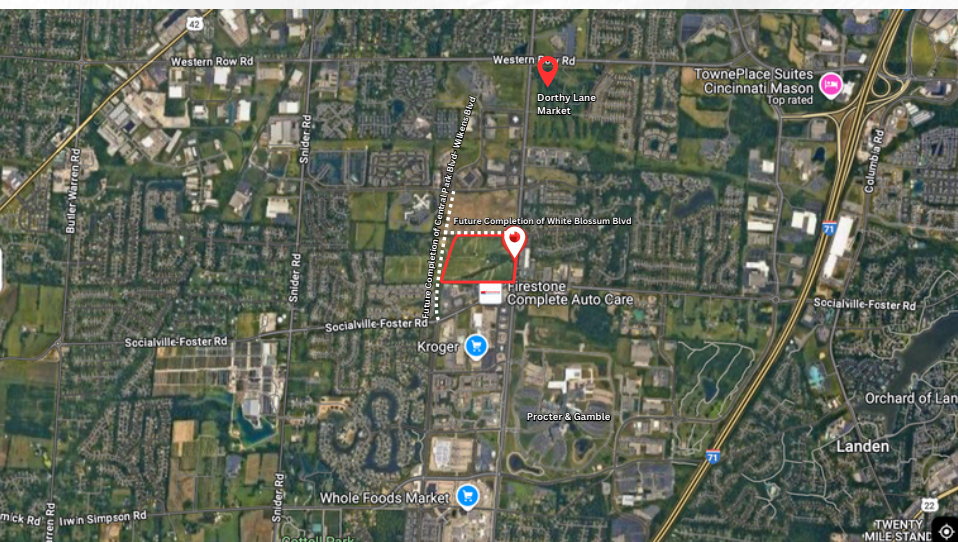
The property is located in Mason, Ohio, which is one of Cincinnati's most affluent communities. Mason is home to Mason City Schools, named #11 in the U.S. The property is located in the heart of a popular entertainment district which includes Kings Island, Great Wolf Lodge & Lindner Family Tennis Center. It is also near Proctor & Gamble, Mason Business Center-1900 employees, CINTAS Corporate Headquarters, Harris Technologies, Mitsubishi Electric Automotive America, Intelligrated and VEGA Americas, Inc -North American Headquarters.

LOCATION

Located in the Mason, OH city limits
County: Warren
Market: Cincinnati, OH
Submarket: Mason, OH

AT A GLANCE PROPERTY FACTS

- **Prime Location:** Located 2.5 miles from the I-71 and Western Row Road interchange.
- **Infrastructure:** Two public sewer connections, Greater Cincinnati Water Works access, Duke Energy services and other essential utilities.



TIM LUTTRELL
Contact

☎ 301-471-1887

✉ tim_luttrell@comcast.net

7899 MASON MONTGOMERY RD, MASON, OH 45040

Rendering



OFFERING HIGHLIGHTS

- **Corporate Proximity:** Close to Procter & Gamble, Cintas, and Honeywell-Intelligent.
- **Daily traffic count:** 14,854 vehicles southbound & 12,256 vehicles northbound on Mason Montgomery Road
**Traffic Counts from Imagine Mason Website.*
- **Accessibility:** Central Park Boulevard is being constructed in 2025 along the western property line, with future plans to extend Wilkens Boulevard to connect with it, enhancing connectivity and ease of access.

7899 MASON MONTGOMERY RD, MASON, OH 45040

PROPERTY INFORMATION

- **Lots 2:** Commercial 7.74 acres | Industrial 32.66 acres | Total 40.38 acres
- **Parcel Number:** 1634400004
- **Land Valuation:** \$12,971,500
- **Total Valuation:** \$13,079,040
- Participation in Ohio CAUV Program
- **Road Frontage:** 1185 ft. frontage on Mason Montgomery Road and 132 feet on Socialville Foster Road.

Conceptual



DISTANCE TO/FROM

CVG 35.3 miles 40 minutes —

DAY 48 miles or 50 minutes —

Cincinnati Union Station(rail) 24 miles 32 minutes —

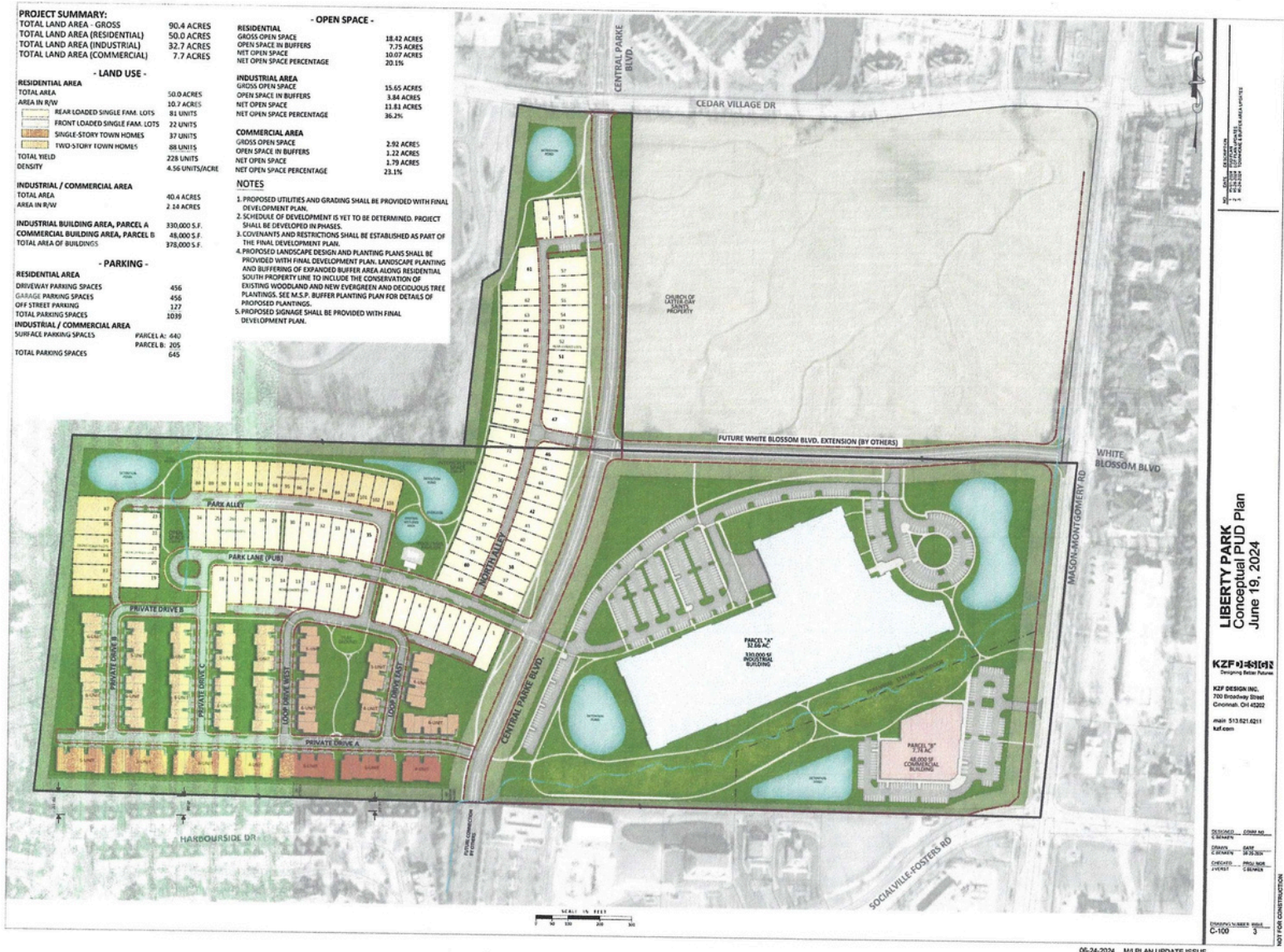
Downtown Cincinnati, OH 22 miles 30 minutes —

Interstate 71 and Western Row Road Interchange (N/S) 3.1 miles -7 minutes —

Interstate 75 and Tylersville Road (N/S) 5 miles -10 minutes —

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Disclaimer:
 The information provided in this brochure is for general informational purposes only and should not be relied upon as a guarantee of any property's condition, value, or suitability. All descriptions, measurements, and details are deemed reliable but are not guaranteed. The seller, agent, or broker assumes no responsibility for errors, omissions, or changes in the availability or price of the properties listed. Interested parties are encouraged to conduct their own research, inspections, and due diligence to verify the accuracy of any information provided. This brochure does not constitute an offer to sell or lease and is subject to applicable laws and regulations.

FOR MORE INFORMATION: 301-471-1887 | Tim Luttrell / tim_luttrell1@comcast.net