

445.59 ACRES +/- (INCLUDES 240 ACRE +/- POWER SITE)  
(ADDITIONAL 999.62 ACRES +/- COMING SOON)

745 US HWY 52

MANCHESTER, OH 45144

RENEWABLE ENERGY SITE



CORE  
REAL ESTATE

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In Association with ParaSell Inc.  
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# PROPERTY SUMMARY

Located at 745 US 52 Manchester, OH, this former power plant property spans 445 +/- acres with an additional 999 +/- acres available upon completion of remediation.

## Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining
- Industrial / Manufacturing

The property boasts robust infrastructure and high capacity public utilities.

## ADDRESS

745 US HIGHWAY 52  
MANCHESTER, OH 45144

## PROPERTY TYPE

RENEWABLE ENERGY SITE

## SITE AREA

445.59 ACRES +/-  
999.62 ACRES +/- COMING SOON

## SOLAR CAPACITY

TBD

## WATER CAPACITY

TBD

## GAS CAPACITY

AVAILABLE

## MOORING PIERS

63 +/- (DOCK PERMIT)

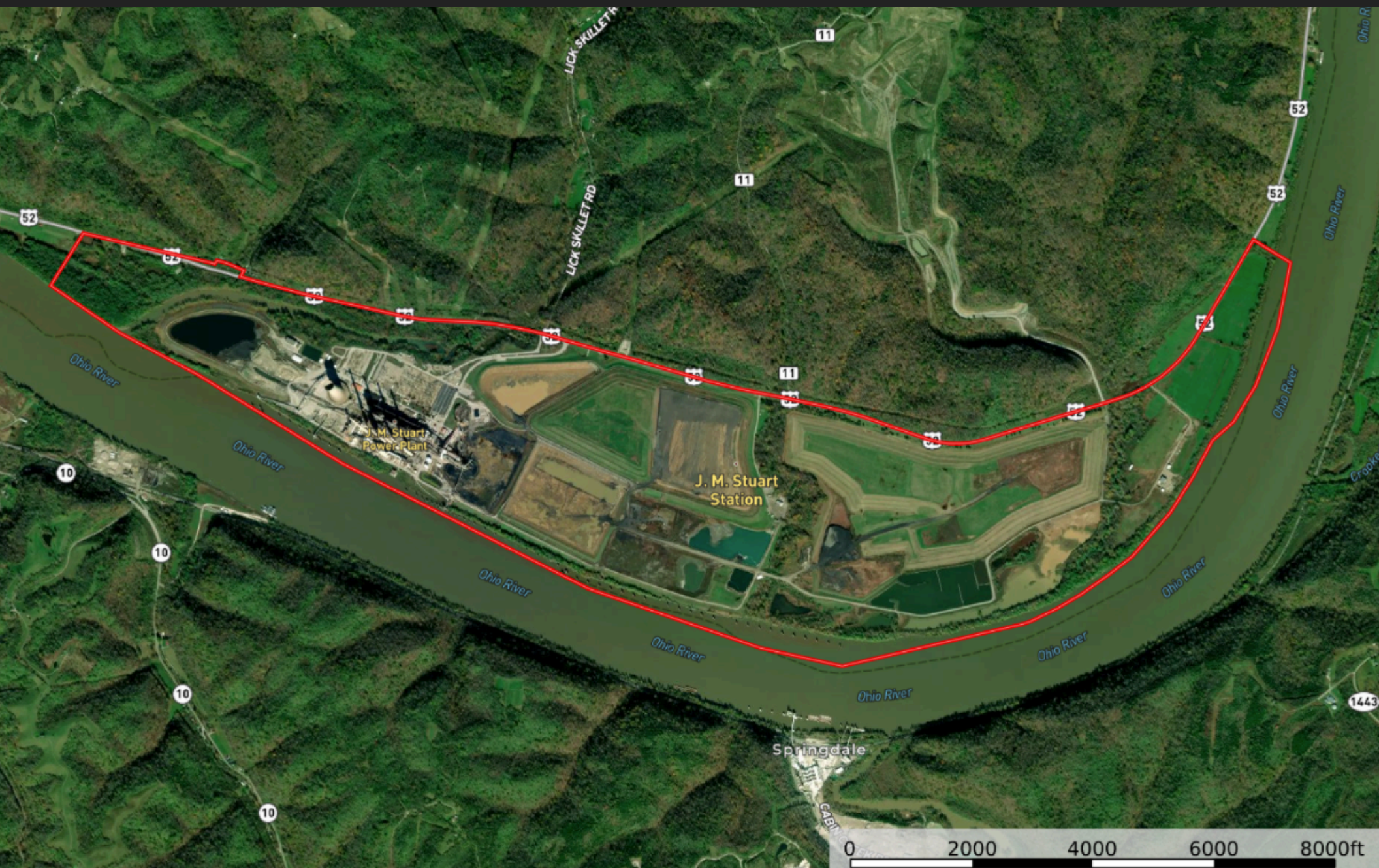
## SEWER

ADAMS COUNTY





# SITE OVERVIEW





# SITE CONCEPT OVERVIEW



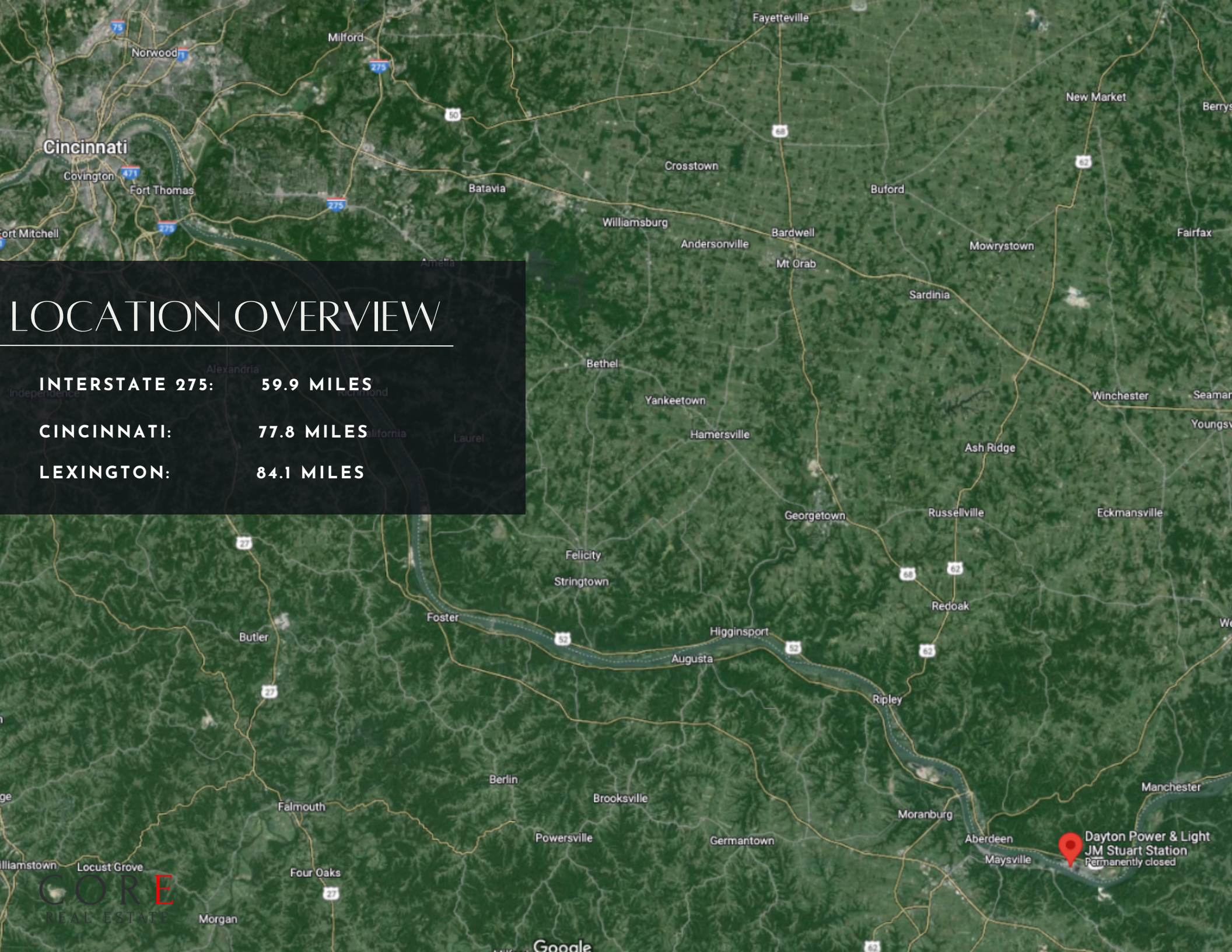












Cincinnati

# LOCATION OVERVIEW

**INTERSTATE 275:** 59.9 MILES

**CINCINNATI:** 77.8 MILES

**LEXINGTON:** 84.1 MILES

Dayton Power & Light  
JM Stuart Station  
Permanently closed

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Google



745 US HWY 52  
MANCHESTER, OH 45144

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**Listed in Association with Scott Reid & ParaSell Inc.**

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