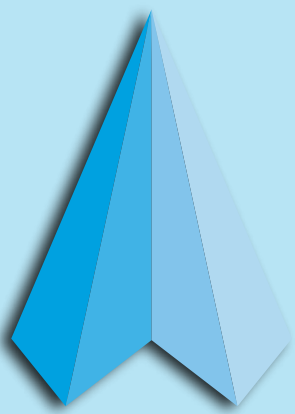


**Learn more
about Aerohub**
Watch Video



AEROHUB

*Build-To-Suit Development
Opportunities Available*

**New Innovation District in
Evendale | Cincinnati, Ohio**

Listed By:



Preferred Developer:



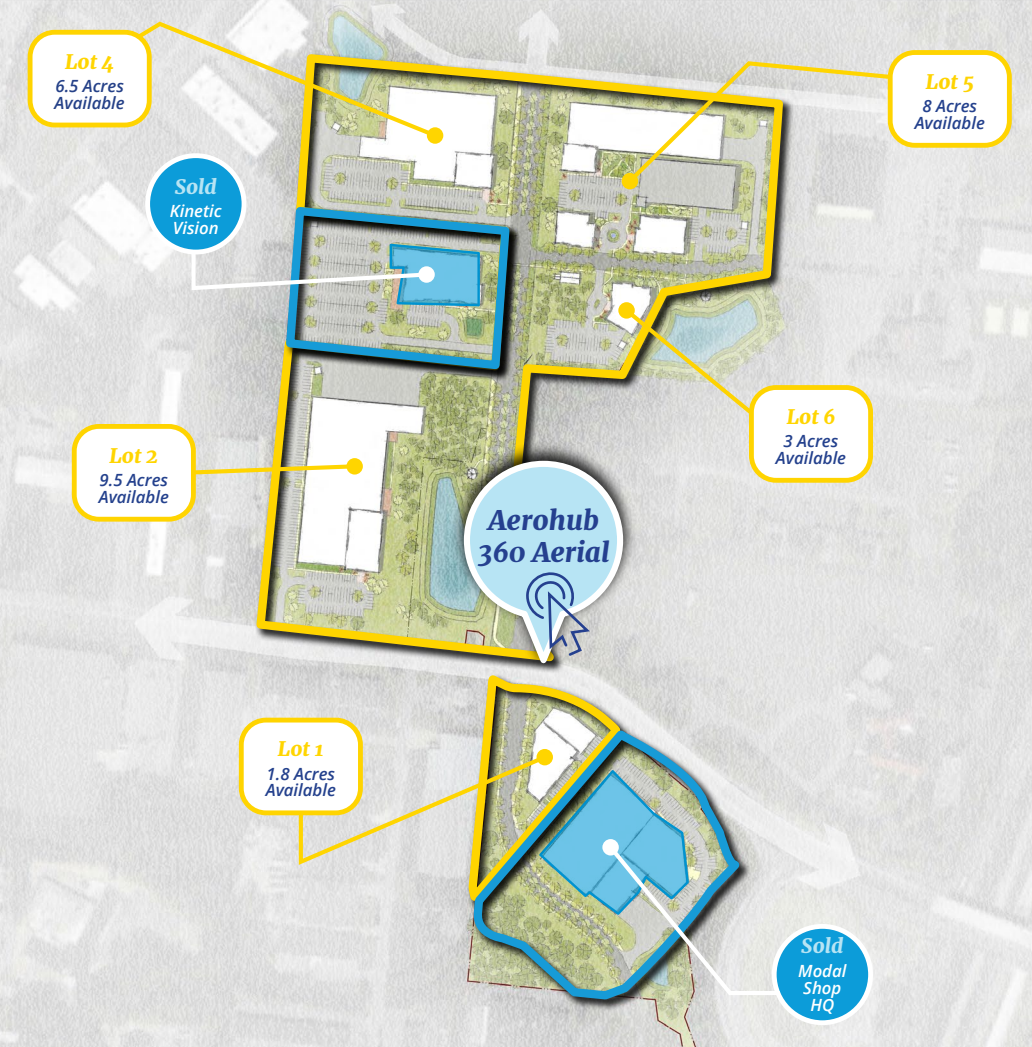
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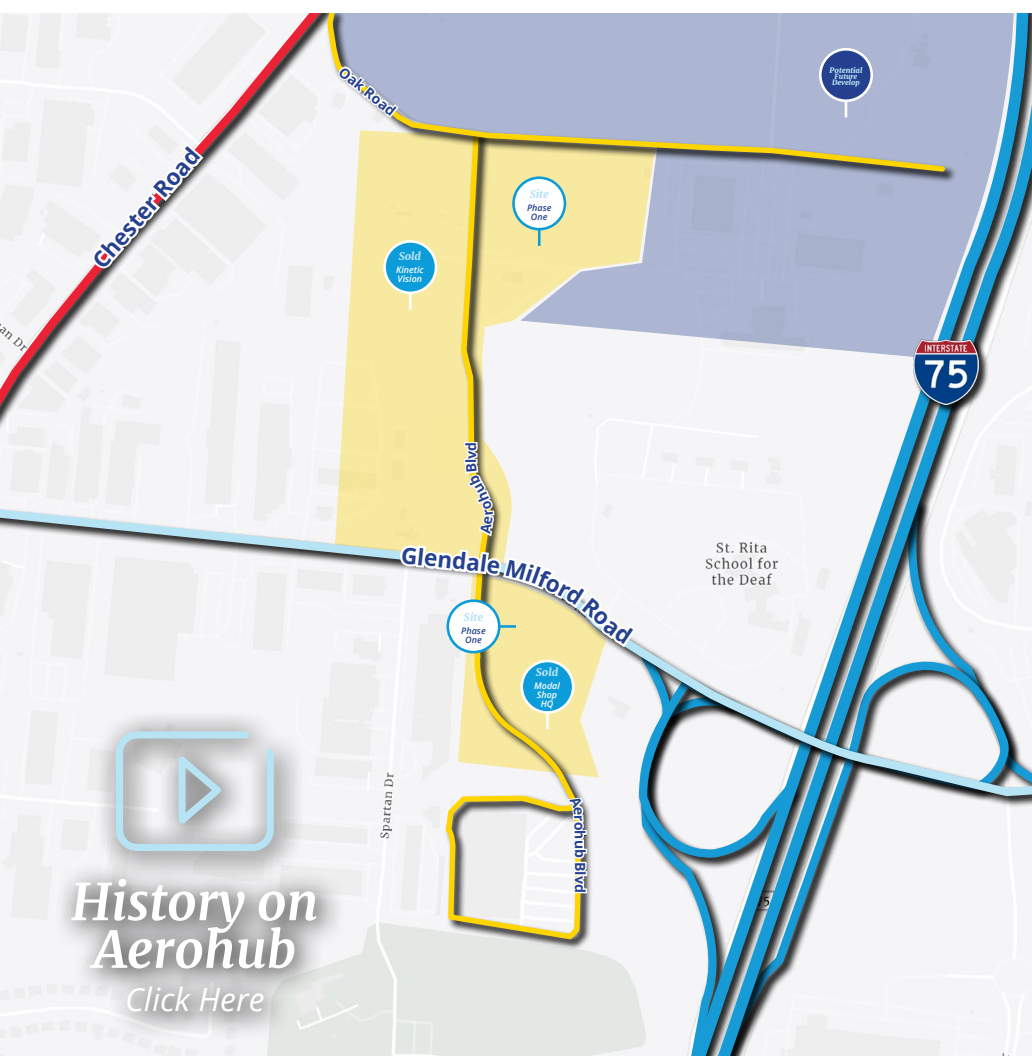
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Specifications

Total Acreage	Up to 145 Acres
Phase One	40 Acres
Building SF	25,000 up to 200,000 SF
Zoning	P.U.D (Planned Unit Development) <ul style="list-style-type: none"> • Allows for office & specified industrial uses
Access	<ul style="list-style-type: none"> • I-75, I-275, I-71 • Ronald Reagan Highway • Norwood Lateral
Price	\$140,000/AC
Rendering	 View Still-Rendering
Master Plan	 View Detailed Plan



Existing Utilities

Sewer	Metropolitan Sewer District <ul style="list-style-type: none"> • 12" Line
Water	Greater Cincinnati Water Works <ul style="list-style-type: none"> • 12" Water Pipe on Glendale Milford Road • 135 psi static and 115 psi • Residual at 1450 gpm
Electric	Duke Energy <ul style="list-style-type: none"> • Currently 34.5kV & 12kV distribution lines
Gas	Duke Energy <ul style="list-style-type: none"> • Currently 12" gas line located on Glendale Milford Road & Chester Road • Pressure Unknown
Telecom	Cincinnati Bell

**History on
Aerohub**

[Click Here](#)





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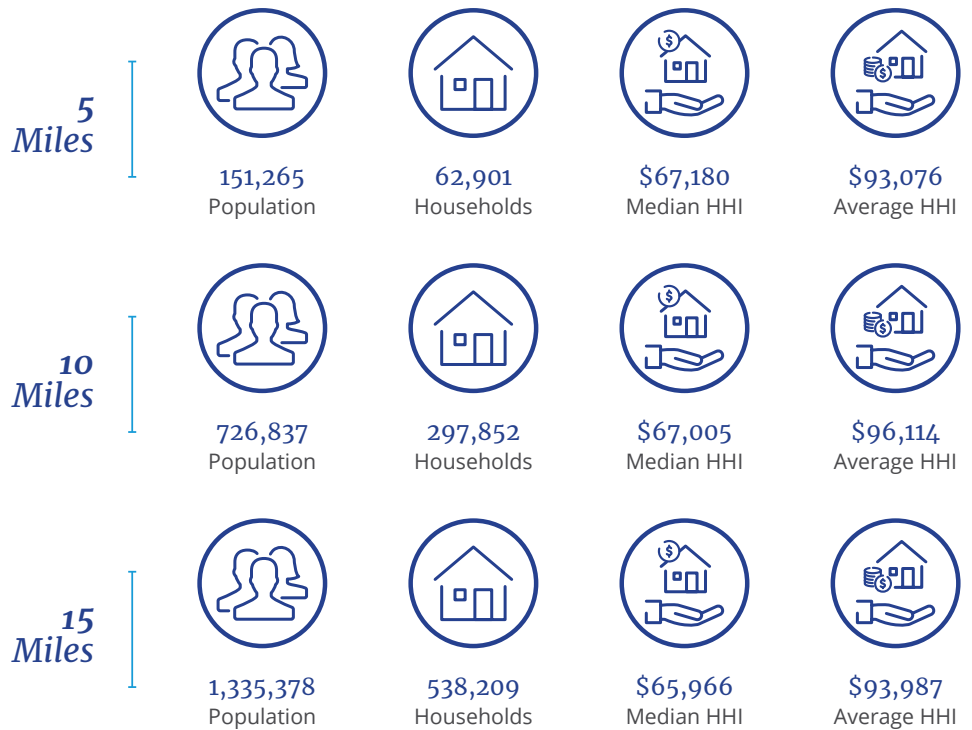
Advanced Manufacturing Eco-System

This site offers a unique opportunity for innovative companies to locate in a dynamic business neighborhood, with a number of special benefits, incentives, and competitive advantages of affordability and opportunity. Located in Evendale, this site is positioned in the heart of the innovation district, adjacent to GE Aviation, the world's leading provider of aircraft engines, with a work force of over 50,000 scientists and engineers within a 50 mile radius. The district provides various mixed-use opportunities, such as advanced manufacturing, research and development, professional offices, and training facilities.

The State of Ohio was named 2nd in the nation for aerospace manufacturing attractiveness by PWC (PricewaterhouseCoopers), above suspected hubs, such as Texas and California, and encompasses more than 17% of the total aviation and aerospace employment in the US. Designated by the DOD, Ohio is a "Defense Manufacturing Community" in addition to SOAR (Southwest Ohio Aerospace Region) being granted one of 12 regions awarded "Advance Manufacturing Designations."

Geographically, Aerohub is perfectly positioned to accelerate the success of varying innovative operations powered by skilled designers, engineers, researchers, and educators alike emerging, innovating, or looking to grow in collaborative opportunities in the advanced manufacturing industry.

Area Demographics



In Partnership With



Location Overview

Location

Municipality:	Village of Evendale	
Accessibility:	I-75	<i>Nearly Adjacent</i> <ul style="list-style-type: none"> • 0.3 Miles to I-75 South (2 Min) • 0.6 Miles to I-75 North (3 Min)
	I-275	<ul style="list-style-type: none"> • 3.2 Miles via I-75 North (5 Min) • 4.2 Miles via Chester Road (11 Min)
	I-71	<ul style="list-style-type: none"> • 8.3 Miles via I-75N/I-275E (10 Min) • 7.3 Miles via Glendale Milford Road & I-275E (14 Min) • 8.0 Miles via Chester Road & I-275E (15 Min)
Nearby Aerospace Facilities:	GE Aviation	1.4 Miles (5 Min)
	Northrop Grumman	6.7 Miles (12 Min)
	CVG	26.2 Miles (39 Min)
	Wright Patterson AFB	50.6 Miles (53 Min)
Nearby Amenities:	 View Amenities Map	

Project Details

Project Phases:	<p>Currently in Phase One</p> <p>Approx. 105 AC of Land Available for Future Development</p>
Project Size:	Will accommodate new construction projects of most size requirements

Taxes

Property Tax:	No property tax assessed by Evendale
Zone:	Located in Enterprise Zone



Glendale Milford Road
& Aerohub Boulevard
Evendale, OH 45215





Join New Aerohub Tenants

THE MODAL SHOP MTS SYSTEMS CORPORATION



Property Highlights	
Aerohub Phase:	Phase One
Lot #:	N/A - South Subdivision
Business Function:	Measures and tests structural vibration & acoustic sensing for design and test laboratories, manufacturing plants.
Total SF:	100,000 SF • Broke ground on phase 1/3: 40,000 SF
SF Planned Usage:	• 15,000 SF Manufacturing & Warehousing • 25,000 SF Engineering, Sales, Administration
Sale Date:	September 2018
Breaking Ground Date:	June 2019



Company [Website](#)

Cincinnati Business Courier
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Soapbox Cincinnati
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kinetic vision



Property Highlights	
Aerohub Phase:	Phase One
Lot #:	3 - North Subdivision
Business Function:	Integrates advanced technologies with accelerated product innovation. Categories include: medical device development, packaging innovation, product quality engineering, software/app development, AR/VR/XR, industrial scanning & analysis, digital twin stimulation, and visual communication.
Total SF:	100,000 SF
Acreage:	5.4 AC
Sale Date:	July 2020
Breaking Ground Date:	July 2021



Company [Website](#)

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Market Highlights Cincinnati

7 Local Headquarters
Fortune 500 Companies

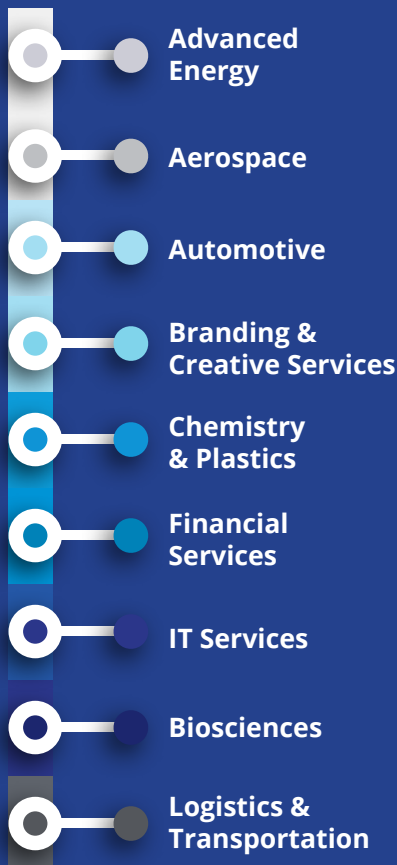


American Financial | Cintas | Cincinnati Financial | Fifth Third Bancorp
The Kroger Company | Procter & Gamble Co. | Western & Southern

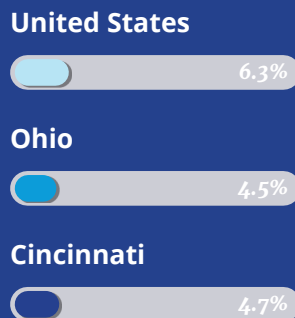


More than 370 Firms with a local presence within the region

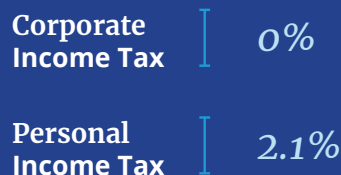
Top Industries



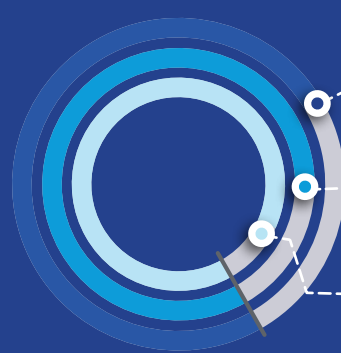
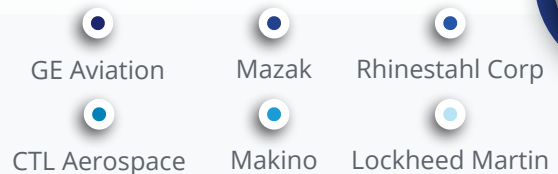
Unemployment Rates



Taxes



Notable Aerospace Companies

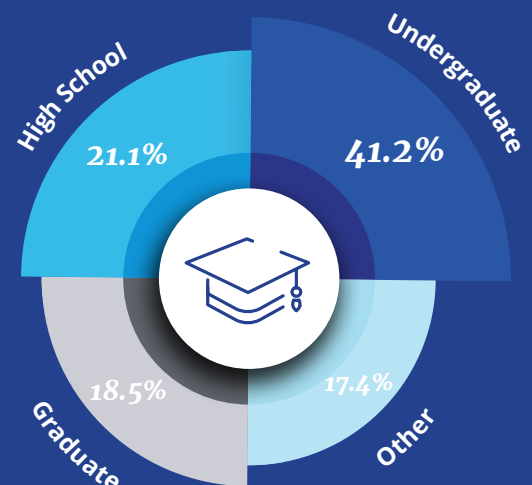


In the Heart of the Midwest, Cincinnati is located within 600 Miles of 65% of the US population & within 1 Day's Trucking Service to 20 Major Metropolitan Markets.

A population of 2.2 Million makes Cincinnati the 30th Largest Metropolitan Market in the US.

Cincinnati's Cost of Living Index is 94.0 making it one of the Lowest Cost places to live amongst the 31 Largest US cities.

Degree Attainment



More than 300 Colleges & Universities within 200 Miles



AEROHUB

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Accelerating success.