



Accelerating success.



Design Within Reach

Nestlé Purina PetCare

SR 32

52-35-10D-024  
166.77 AC

OLD SR 32

RAIL LINE

Lot extends to Tollgate Rd (not pictured)



## Development Opportunity



[CLICK HERE to view drone video](#)

# 3074 Old SR 32

Williamsburg Township, Ohio 45103

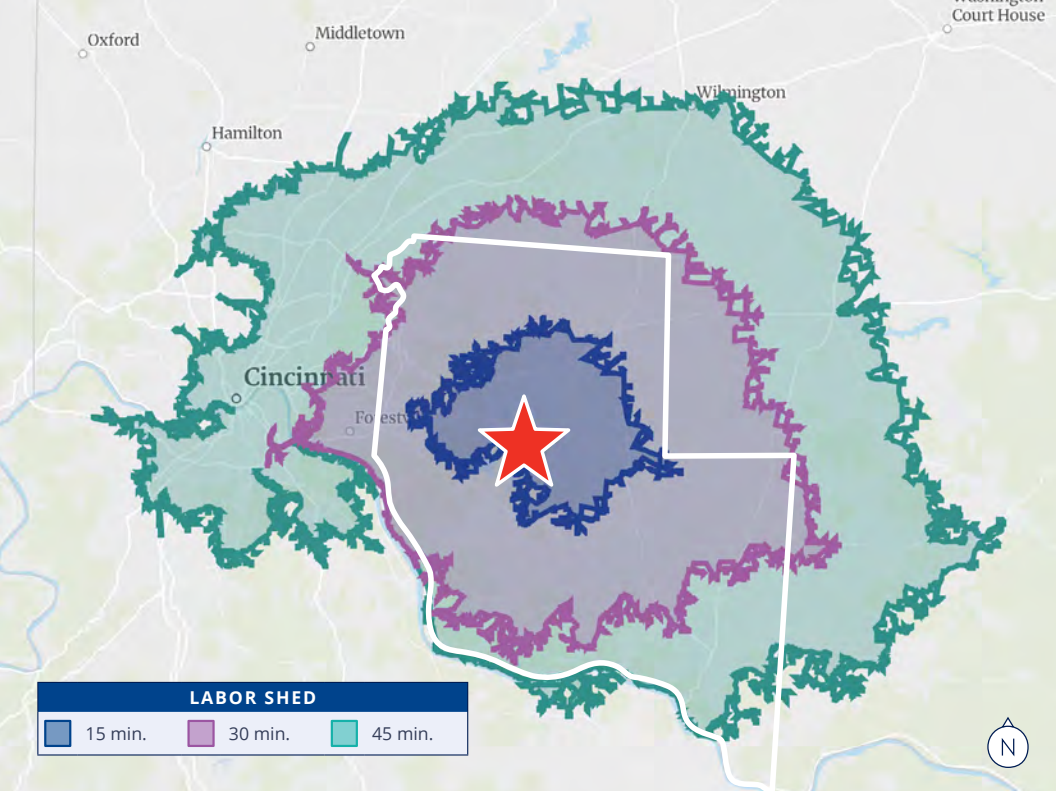
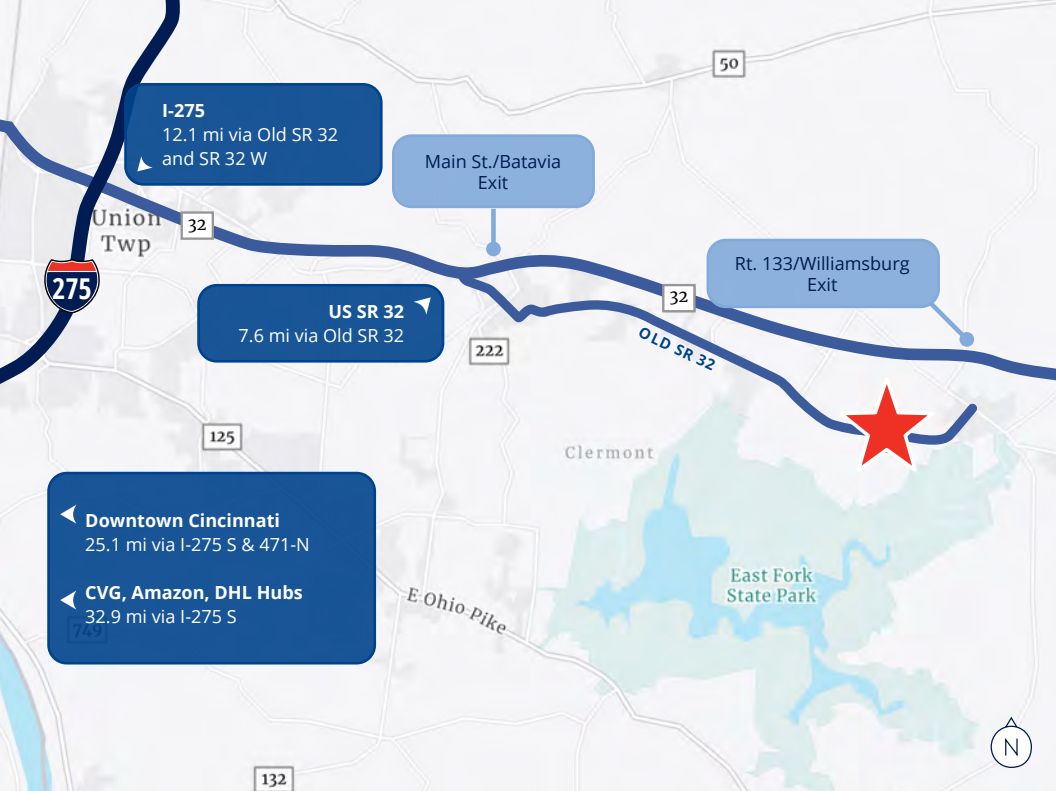
**166.77 AC For Sale**  
**Sale Price: \$4,628,775**

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## Property Highlights

- Available:** 166.77 Acres
- Parcel ID#:** 52-35-10D-024
- Rail Access:** Approximately 0.6 miles of potential rail frontage
- Access:** Easy access to OH-32 with proximity to South Afton Industrial Park
- Zoning:** Industrial
- Utilities:** Water, gas and electric are available at site; Sewer extension required
- Incentives:** Local and state incentives are available
- Miscellaneous:** Located in an Enterprise Zone

## Labor Shed | Cincinnati



**2.28M**  
Population



**120K+**  
Mfg. Workers



**1.19M**  
Workers

## Labor Shed | Subject Area

	Population	Labor Force (15+)	Employment	Mfg. Workers
<b>15 MINUTES</b>	71,216	58,366	18,073	3,254
<b>30 MINUTES</b>	456,406	371,738	217,801	17,154
<b>45 MINUTES</b>	1,643,592	1,338,822	995,976	102,100

Demographic and Labor Shed information courtesy of RED1



## WATER

Size:	12-inch (100' from property)
Existing total capacity:	1,500,000 GPD
Existing total <u>excess</u> capacity:	1,000,000 GPD

## FIBER

Fiber At Site:	Contingent on company's needs
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## ELECTRIC

Size of line(s) at site boundaries:	34.5 KV (Distribution)
Existing distribution-level capacity at site boundaries:	25 MW

## RAIL

Distance:	Approximately 0.6 mi. of frontage
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## SEWER\*

Size:	8-inch*
Distance:	Approx. 2,100–8,300 ft*
Existing total capacity that could serve the site:	500,000 GPD (if extended)*
Existing total <u>excess</u> capacity that could serve the site:	500,000 GPD (if extended)*

\*A sewer extension is required. The sewer information and graphics above represent estimated possibilities from Village of Williamsburg, Williamsburg Township or Clermont County Water Resources that require further investigation.

## GAS

Size of line at site boundaries:	6-inch
Existing distribution-level capacity at site:	50,400.00 MCF/month
Current available PSI (#) at site boundaries:	30 PSI

# Cincinnati By the Numbers

## Top Employers



# Cincinnati Market Overview

Within a day's drive of nearly two-thirds of the U.S. population, Greater Cincinnati is located at the junction of two of America's largest arterial highways: I-75 and I-71 from north to south, and I-70 from east to west connect the city with ease to Detroit, St. Louis, Kansas City, Pittsburgh, Washington D.C., Atlanta and many cities in between. This strategic location has allowed this nineteenth-century boomtown to compete with other larger Midwest cities to become a major hub for businesses across all sectors.



### Proximity to Major U.S. Markets

**60%** of U.S. population is within an 8-hour car drive

**50%** of U.S. population is within a 1-hour flight

**66%** of major U.S. markets are within a 90-minute flight

**Nonstop flights to Paris & London via CVG International Airport**

## Cincinnati Statistics



**2.28M**  
Population



**1.19M**  
Workers



**\$70.3K**  
Median HH Income



**\$173B**  
Gross Regional Product



**\$157B**  
Annual Exports



**450+**  
Foreign Firms

Sources: Lightcast 2024.1, Bureau of Economic Analysis Bureau, Bureau of Labor Statistics, Cincinnati Business Journal

## Contact

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