

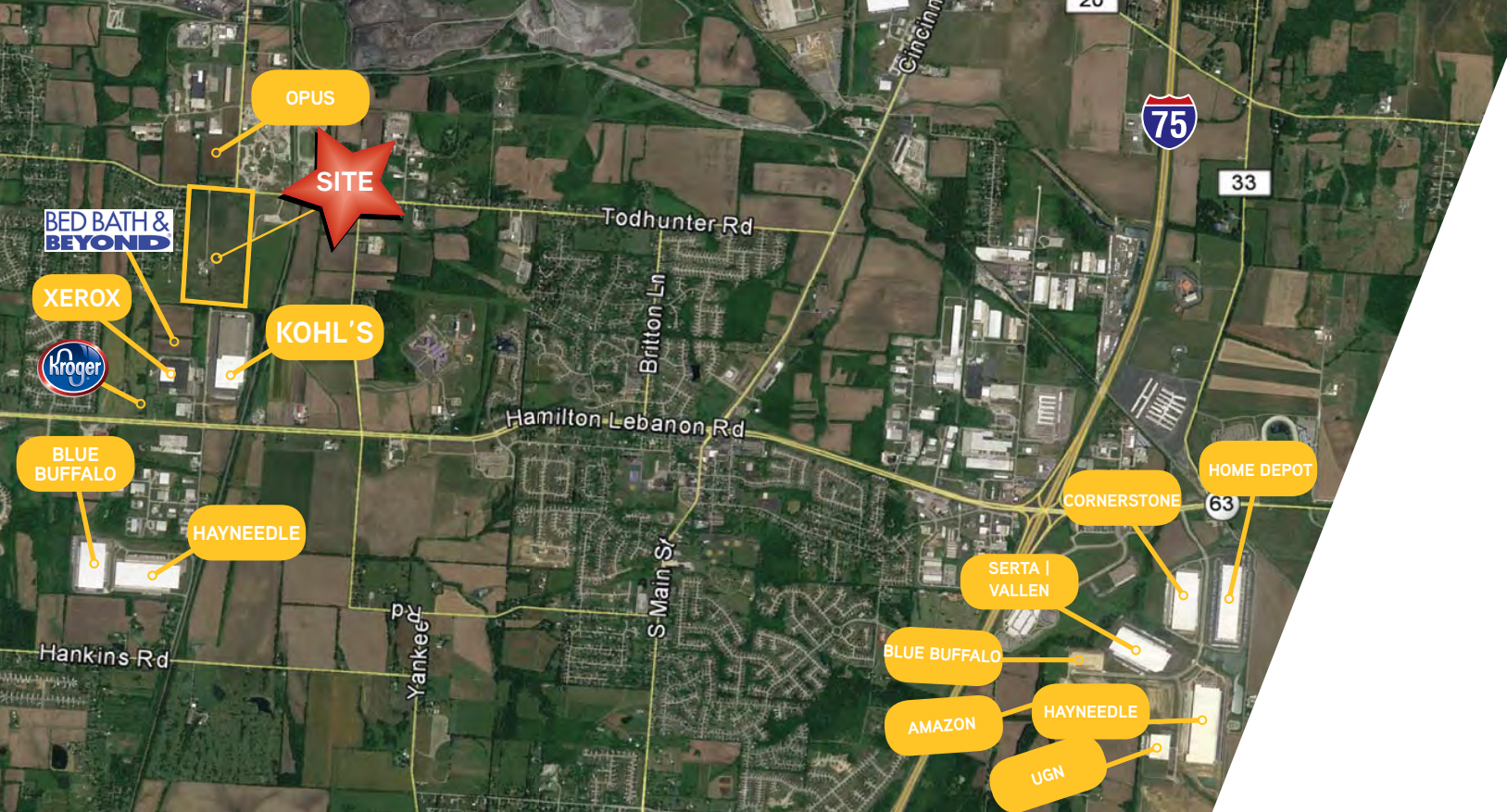
FOR SALE

MCKINLEY FARM

Monroe, Ohio 45044

\$55,000
PER ACRE

WWW.MCKINLEYFARMLAND.COM



5 PARCELS AVAILABLE FOR SALE

Property Highlights

- 77.844 acres
- Convenient access to SR 63 via new Salzman Road extension
- +/- 4 miles to I-75
- Utilities, water and electrical on-site, sewer across Todhunter Road
- Located in CRA, which may allow for RE Tax abatements
- Zoned Light Industrial
- 38 minutes to Cincinnati Northern Kentucky International Airport
- 40 Minutes to Dayton International Airport



REGIONAL



DISTANCES			
Cincinnati, OH	35 mins	Pittsburgh, PA	4 hours 15 mins
Columbus, OH	1 hour 28 mins	Nashville, TN	4.5 hours
Indianapolis, IN	1 hour 58 mins	Chicago, IL	5 hours
Louisville, KY	2 hours	St. Louis, MO	5.5 hours
Detroit, MI	3.5 hours		

LOCATION

- Located on the I-75 “Cincinnati-Dayton Growth Corridor”
- Home to nine Fortune 500 companies
- Within a two-day commercial drive of 60% of the U.S. population
- Convenient access to I-75 via SPUI (Single-Point Urban Interchange)
- Excellent location for local, regional, national distribution and manufacturing
- Excellent transportation infrastructure throughout southwest Ohio (I-71, I-75 and I-275)
- Additional incentives may be available through Jobs Ohio, Butler County Port Authority and the city of Monroe
- Affordable housing and labor in the region
- Located in the “e-commerce hub” and aerospace corridor of the midwest

DISTANCES

METRO AREA

I-75.....	3.5 miles
I-71.....	14 miles
I-275 (Cincinnati).....	17 miles
I-675 (Dayton).....	22 miles
Crossroads of America I-70 at I-75.....	40 miles

AIR

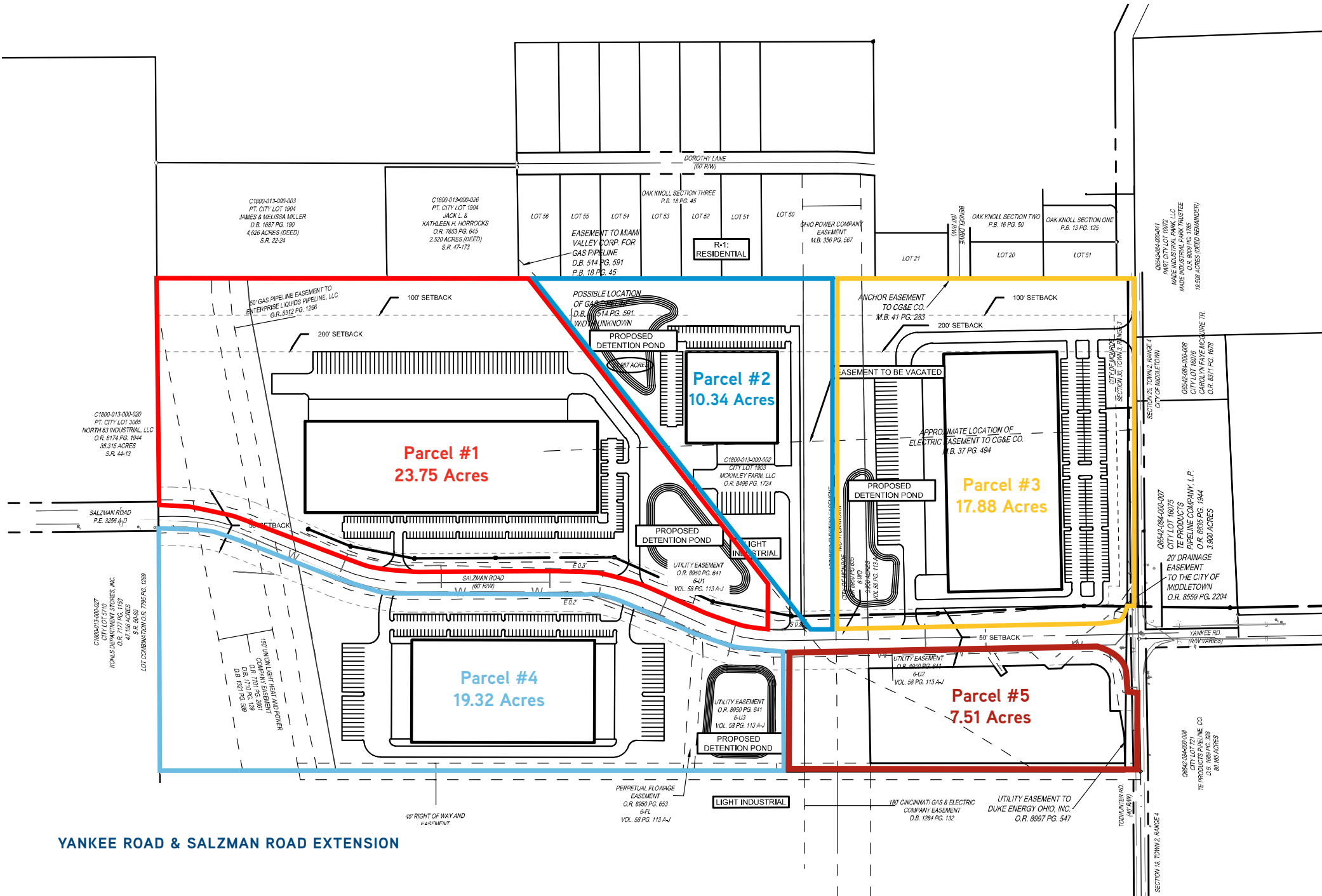
Cincinnati International.....	43.5 miles
Dayton International.....	41 miles
DHL Super Cargo Hub at CVG.....	44 miles
Prime Air Hub at CVG.....	44 miles

GROUND

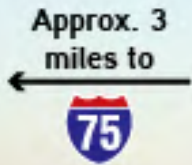
FedEx Ground.....	16 miles
UPS.....	19 miles

INTERMODAL

CSX.....	37.5 miles
Norfolk Southern.....	37.5 miles



YANKEE ROAD & SALZMAN ROAD EXTENSION



77.844 Acres

SALZMAN ROAD

TODHUNTER ROAD

KOHL'S

XEROX

63

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