



**THE PORT**  
Making Real Estate Work



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2100 Section Road | *Cincinnati, Ohio 45237*

**Pad-ready advanced manufacturing development site**

This site offers a unique opportunity for advanced manufacturers to locate in the heart of Hamilton County, Ohio. This fully redeveloped heritage manufacturing site offers all of the benefits of an urban manufacturing site:

- Ample space for a build-to-suit
- Proximity to major transportation corridors
- All the amenities critical to today's workforce through close proximity to the urban core

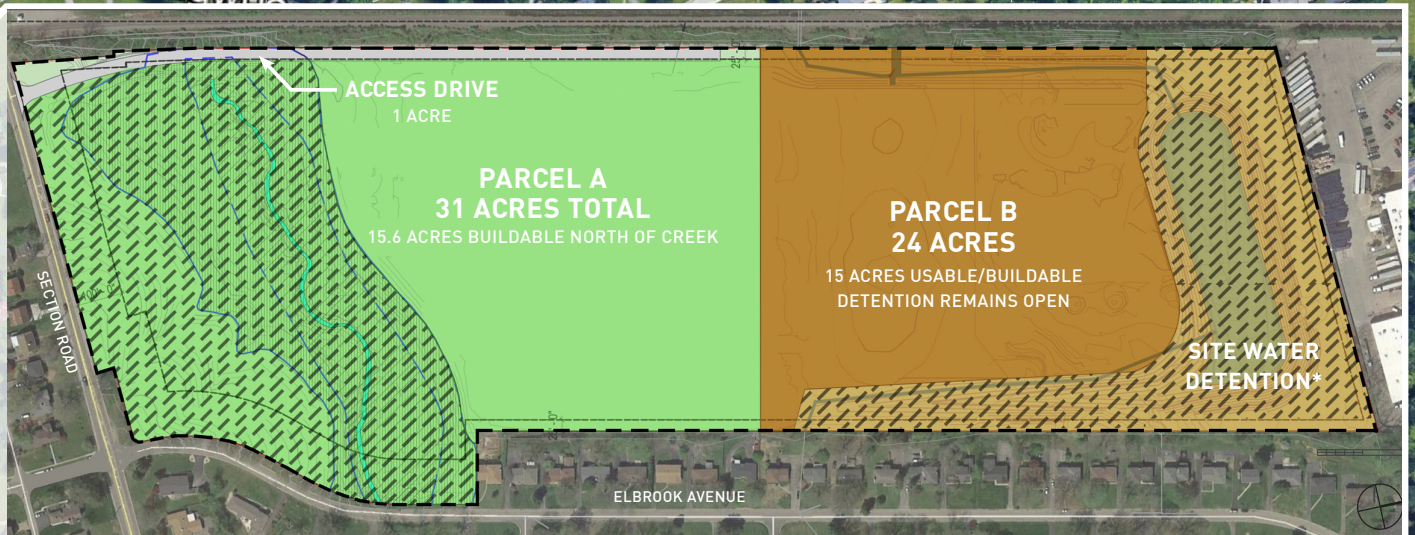


**FOR SALE**

*\*Contact Agents For Pricing*







# Property Highlights

<b>Location</b>	Cincinnati, Ohio
<b>Project Size</b>	56 Acres
<b>Built-to-Suit</b>	Up to 700,000 SF
<b>Jurisdiction</b>	Hamilton County, Amberley Village
<b>Zoning</b>	Industrial-A
<b>Amenities</b>	Commercial & retail amenities in close proximity



# Transportation & Access

## RAIL

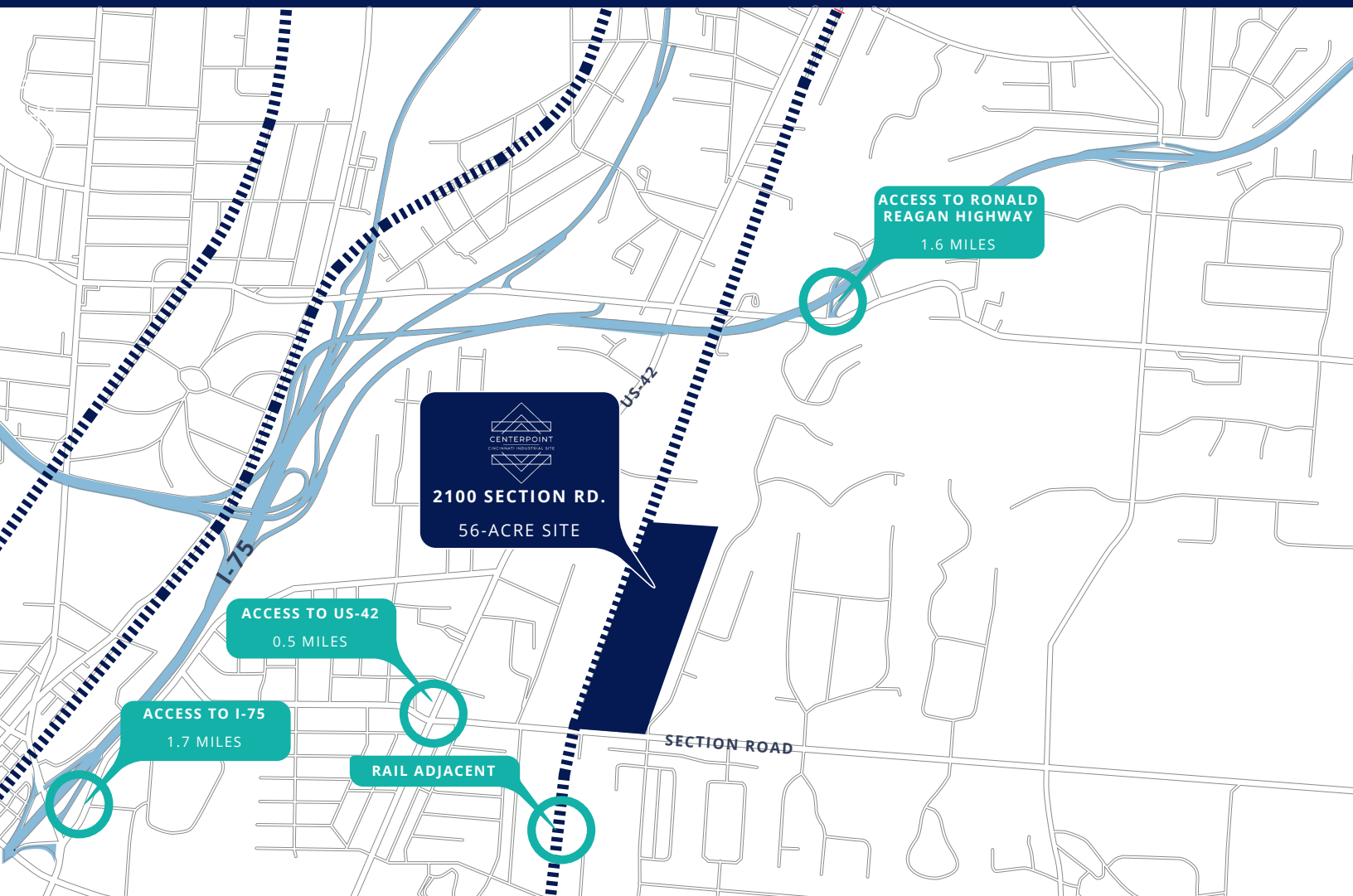
- Rail Adjacent
- Indiana & Ohio Railway (IORY) (Genesee & Wyoming)
- Existing rail spur to the site - with all future rail spur available, up to 500 feet
- Currently five (5) trains per week; daily service possible if business warrants
- 2.5 miles away from the nearest rail storage yard
- Access to two Class I railroad systems

## ROAD

- Access via Section Road
- 80,000 lbs (40T) without a special ODOT permit are the truck restrictions
- Access to three interstate highway systems
- Over 900 trucking companies in the area

## PORT

- 190 miles to the nearest deepwater port - Toledo, Ohio
- Access to inland waterway





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.

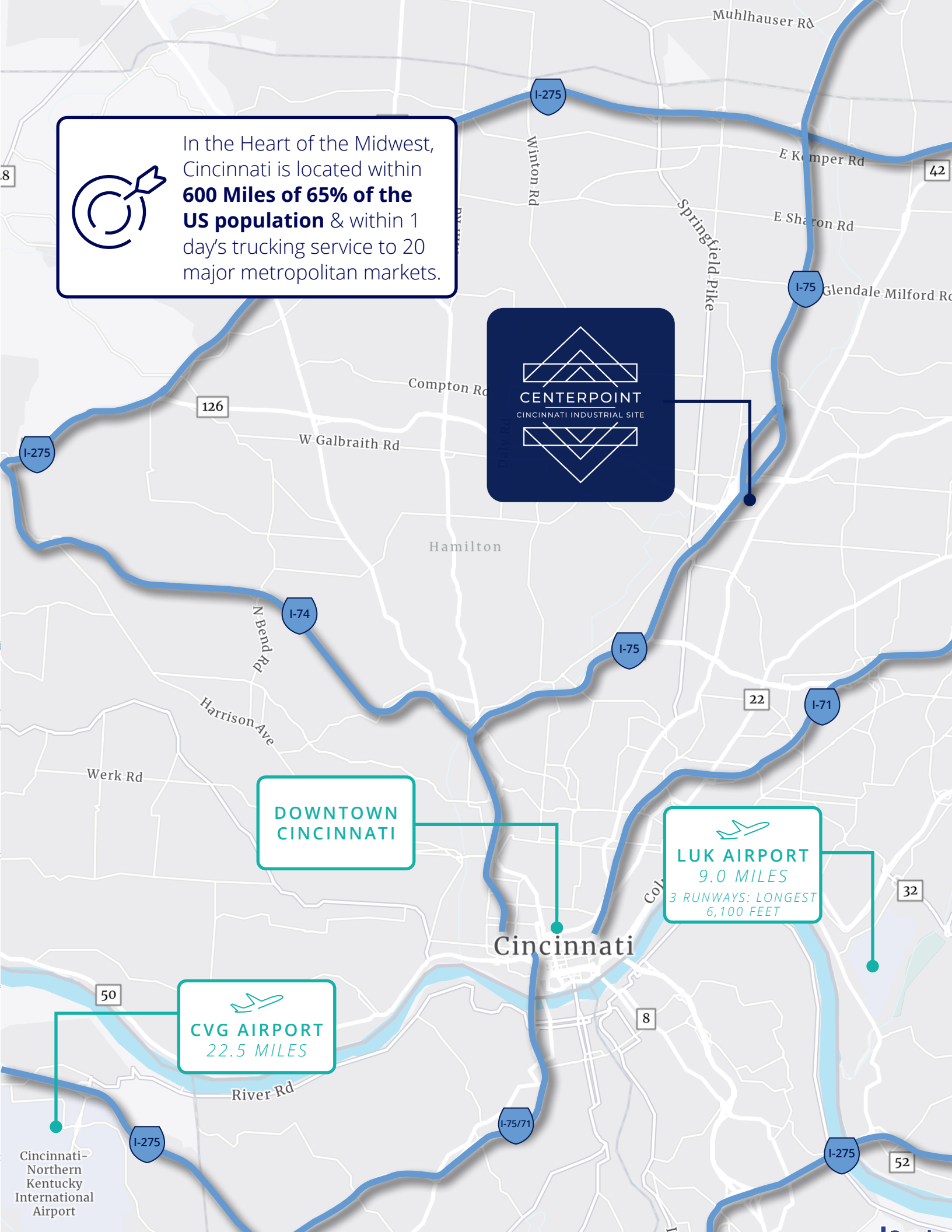


**DOWNTOWN CINCINNATI**

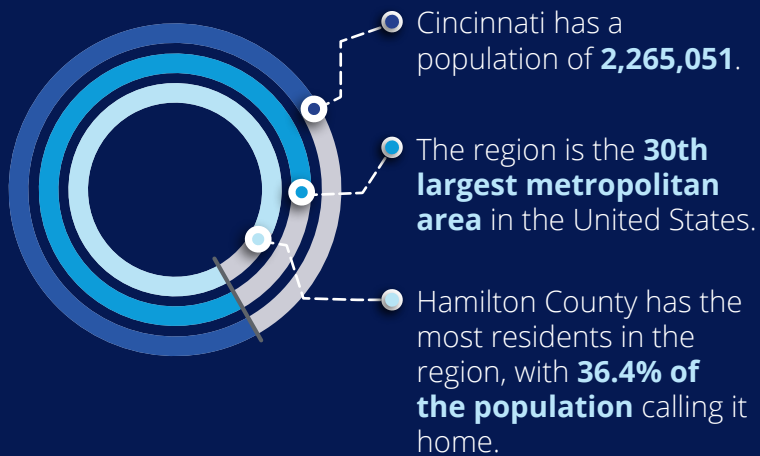
  
**LUK AIRPORT**  
9.0 MILES  
3 RUNWAYS: LONGEST 6,100 FEET

  
**CVG AIRPORT**  
22.5 MILES

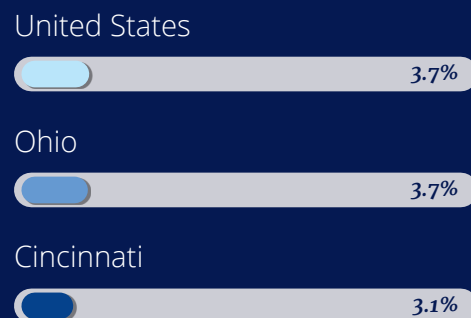
Cincinnati-Northern Kentucky International Airport



# Market Highlights Cincinnati



## Unemployment Rates



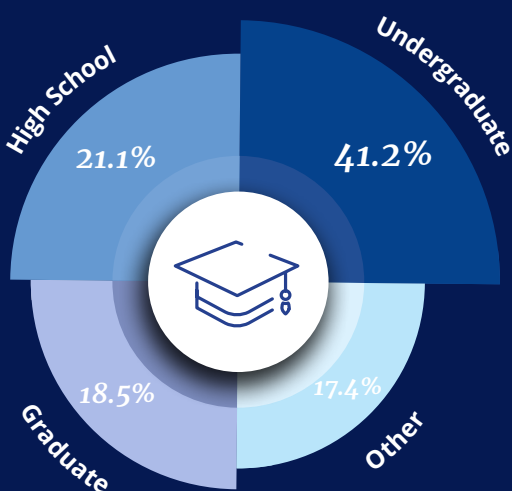
## Taxes



## Jobs



## Degree Attainment



More than **300 Colleges & Universities** within 200 Miles



Job Growth | **2.19%**  
Five-Year Job Growth Percentage

## Five Fortune 500 Companies

- 
- Cintas
  - Fifth Third
  - Kroger
  - Proctor & Gamble
  - Western & Southern

## Economic Indicators



Regional Real GDP	\$141.6 B
Regional Export	\$23.2 B

## Awards & Accolades

KPMG ranked Cincinnati **the best big city for business in the U.S.** based on various costs associated with taxes, labor, facilities, transportation, and utilities.

**#1 Best city** in the nation for College grads by SmartAsset, 2021.

**#1 in tax climate** for new data centers/distribution (Ohio) by Tax Foundation, 2021.

**#2 state** for automotive manufacturing strength (Ohio) by Business Facilities, 2021.

## Core Industries

- Life Sciences
- Business & Professional Services
- Advanced Manufacturing
- Technology
- Health Care
- Logistics & Transportation

# Advanced Manufacturing Evolution in Cincinnati

The Cincinnati region provides an optimal environment for manufacturers to prosper and expand. Over the past five years, regional **manufacturing growth has exceeded the national average twofold.** With a rapidly expanding economy, a 33% increase in the workforce, and boasting one of the busiest inland ports, the region offers compelling advantages.

Below, you'll find notable companies in our three largest manufacturing sectors.

## Notable Aerospace Companies



GE Aviation	Mazak	Rhinestahl Corp
CTL Aerospace	Makino	Lockheed Martin

## Notable Automotive Companies



ADVIOS	BILSTEIN	Ford
Honeywell	Mubea	Toyota

## Notable Food & Flavoring Companies



General Mills	Givaudan	Kelloggs
Samuel Adams	UDF	Kroger





# CENTERPOINT

CINCINNATI INDUSTRIAL SITE



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