



Parcel A | 8.08 Acres



Parcel B | 19.03 Acres

**5051 Estecreek Road**  
Cincinnati, Ohio 45232

# 27.09 acres of land **for sale.**

Two parcels graded and compacted with an opportunity to build up to 100,000 SF building on each site.

- Two Parcels:
  - Parcel A: 8.08 Acres
  - Parcel B: 19.03 Acres
- Zoned for Advance Manufacturing (ML) (City of Cincinnati)
- 1.5 Miles to I-75 Mitchell Ave Exit
- Frontage on Este Avenue & Estecreek Road
- Clean Environmental on File
- All Utilities on Site

Accelerating success.

**THE PORT**  
Making Real Estate Work

Parcel A:

**\$1,089,463**

Parcel B:

**\$1,089,463**

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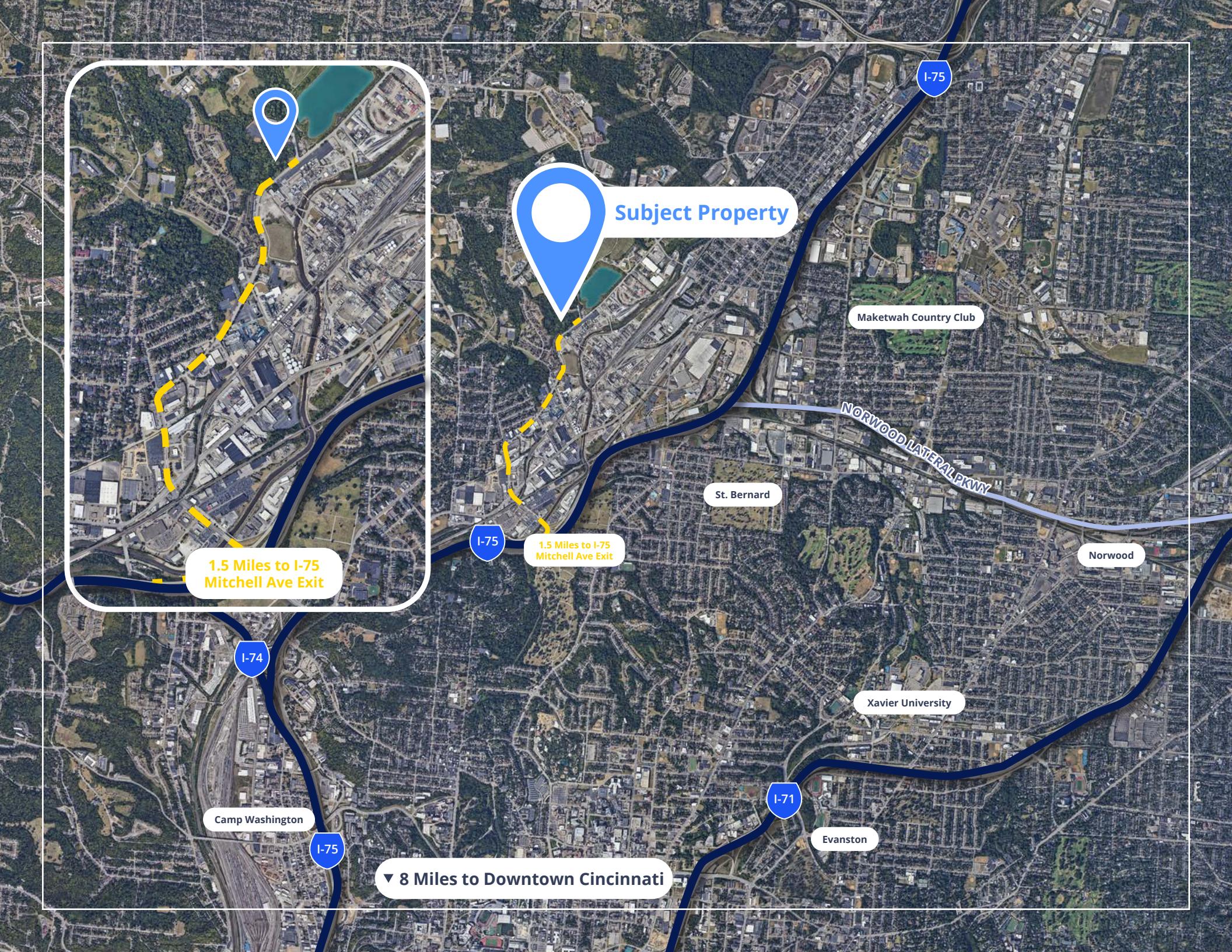
**Chuck Ackerman**

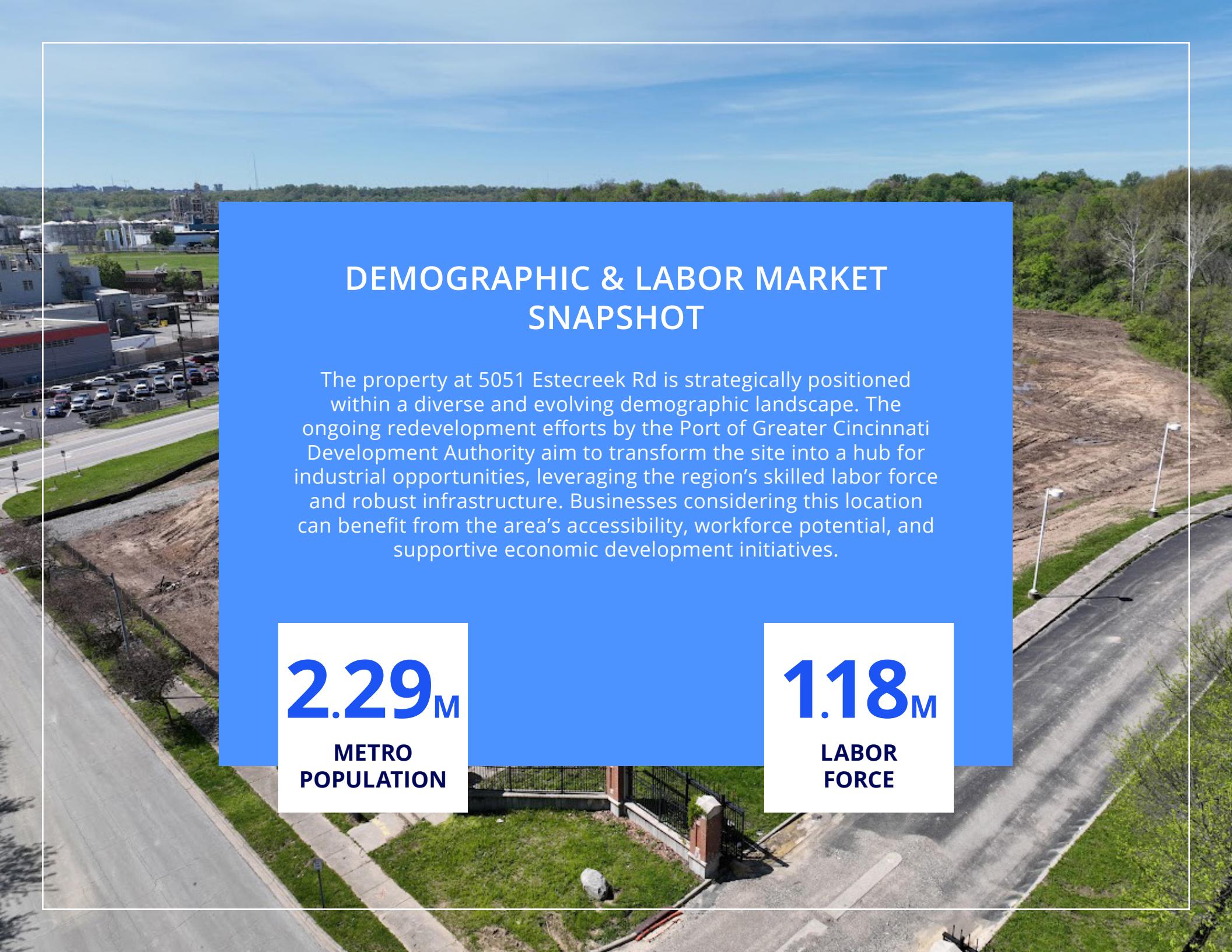
Senior Vice President  
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**Colliers**

# CONCEPTUAL SITE PLAN







## DEMOGRAPHIC & LABOR MARKET SNAPSHOT

The property at 5051 Estecreek Rd is strategically positioned within a diverse and evolving demographic landscape. The ongoing redevelopment efforts by the Port of Greater Cincinnati Development Authority aim to transform the site into a hub for industrial opportunities, leveraging the region's skilled labor force and robust infrastructure. Businesses considering this location can benefit from the area's accessibility, workforce potential, and supportive economic development initiatives.

**2.29M**

METRO  
POPULATION

**1.18M**

LABOR  
FORCE

## NEIGHBOURING EMPLOYERS

Company	Industry	Notes
 <b>P&amp;G</b>	Procter & Gamble (P&G)	Consumer Goods Headquartered in downtown Cincinnati; one of the city's largest employers with multiple campuses.
 <b>BASF</b> We create chemistry	BASF	Chemical Manufacturing Operates three facilities including plants and offices in Cincinnati, focusing on coatings and additives.
 <b>enerfab</b> BUILT FOR THE CHALLENGE	Enerfab	Industrial Services Headquartered in Cincinnati with fabrication and field services operations across the region.
 <b>Marathon Petroleum Corporation</b>	Marathon Petroleum	Energy/Fuels Operates a renewable fuels pretreatment facility in Lower Price Hill, focused on sustainability.
 <b>J.M. Smucker Company</b> THE J.M. SMUCKER Co	J.M. Smucker Company	Food Manufacturing While headquartered in Orrville, OH, the company maintains a local distribution and operations site.
 <b>Baerlocher USA</b>	Baerlocher USA	Plastic Additives Located in Cincinnati, this facility produces polymer additives for North American markets.
 <b>Emery</b> Oleochemicals	Emery Oleochemicals	Specialty Chemicals Global manufacturer with a large production facility on Este Avenue, specializing in natural-based chemicals.
 <b>SunChemical</b>	Sun Chemical Corporation	Printing Inks & Pigments Facility on Sun Avenue focused on inks, coatings, and pigment solutions.
 <b>OxyChem (Occidental Chemical)</b>	Chemical Manufacturing	Facility on Paddock Road producing basic chemicals and vinyls.
 <b>ICC</b>	Intercontinental Chemical Corp	Chemical Manufacturing Based on Spring Grove Avenue, specializing in specialty and industrial chemicals.



## UTILITY INFORMATION

### ELECTRIC

Duke Energy

- 480v; 4000 amp

### GAS

Duke Energy

- Level 4 Gas Line Size
- Intermediate Pressure

### WATER

Greater Cincinnati Water Works

- Level 8 Water Line Size

### SEWER

Metropolitan Sewer District

- 384,642 Sewer Capacity
- Level 15 Sewer Line Size
- Gravity

### FIBER SERVICES

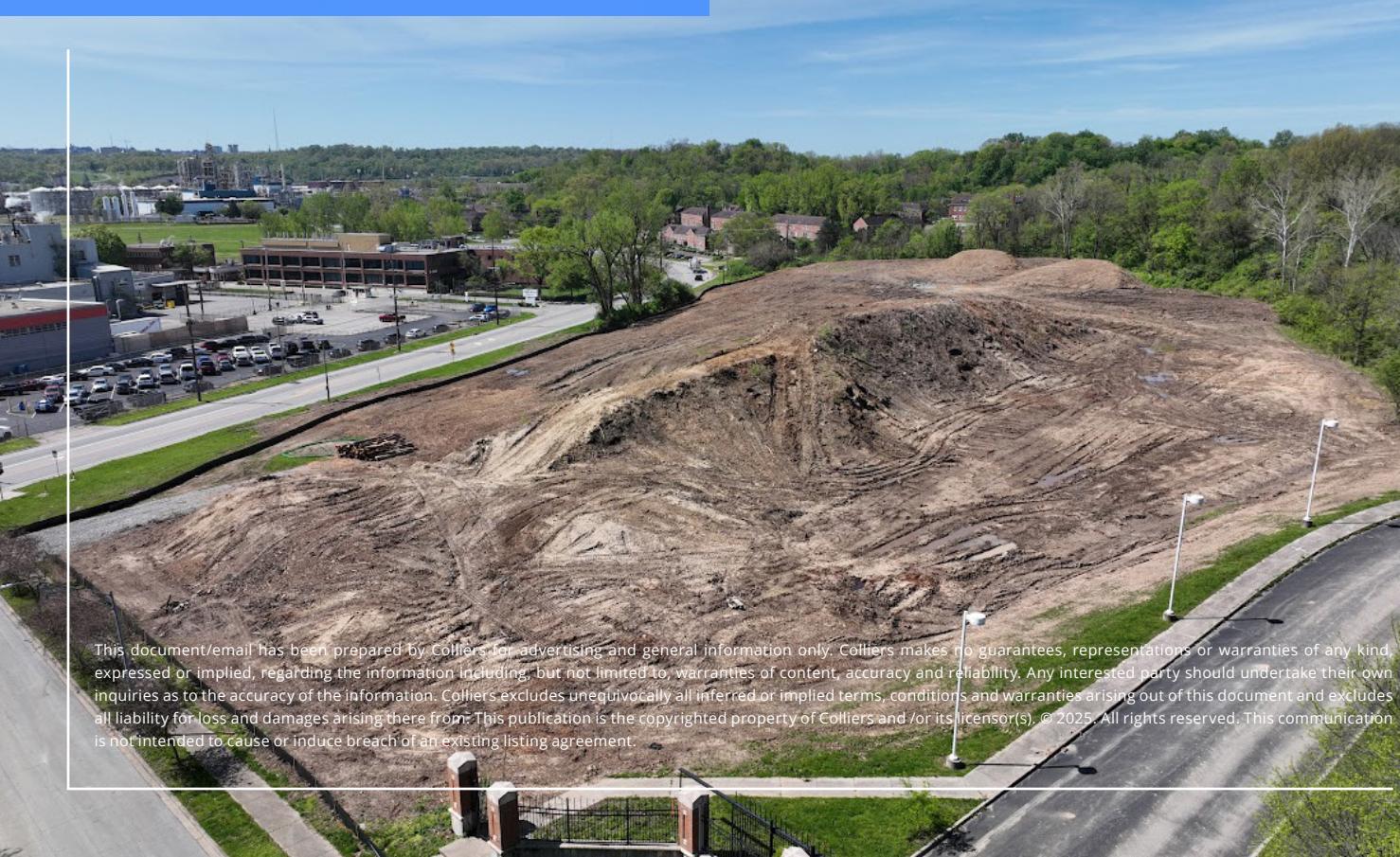
Alta Fiber

- 100 GB Bandwidth





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