

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

THE PORT

Making Real Estate Work

Parcel A:

\$1,089,463

Parcel B:

\$1,089,463

Bill Keefer

Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Jeffrey Kroeger

Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

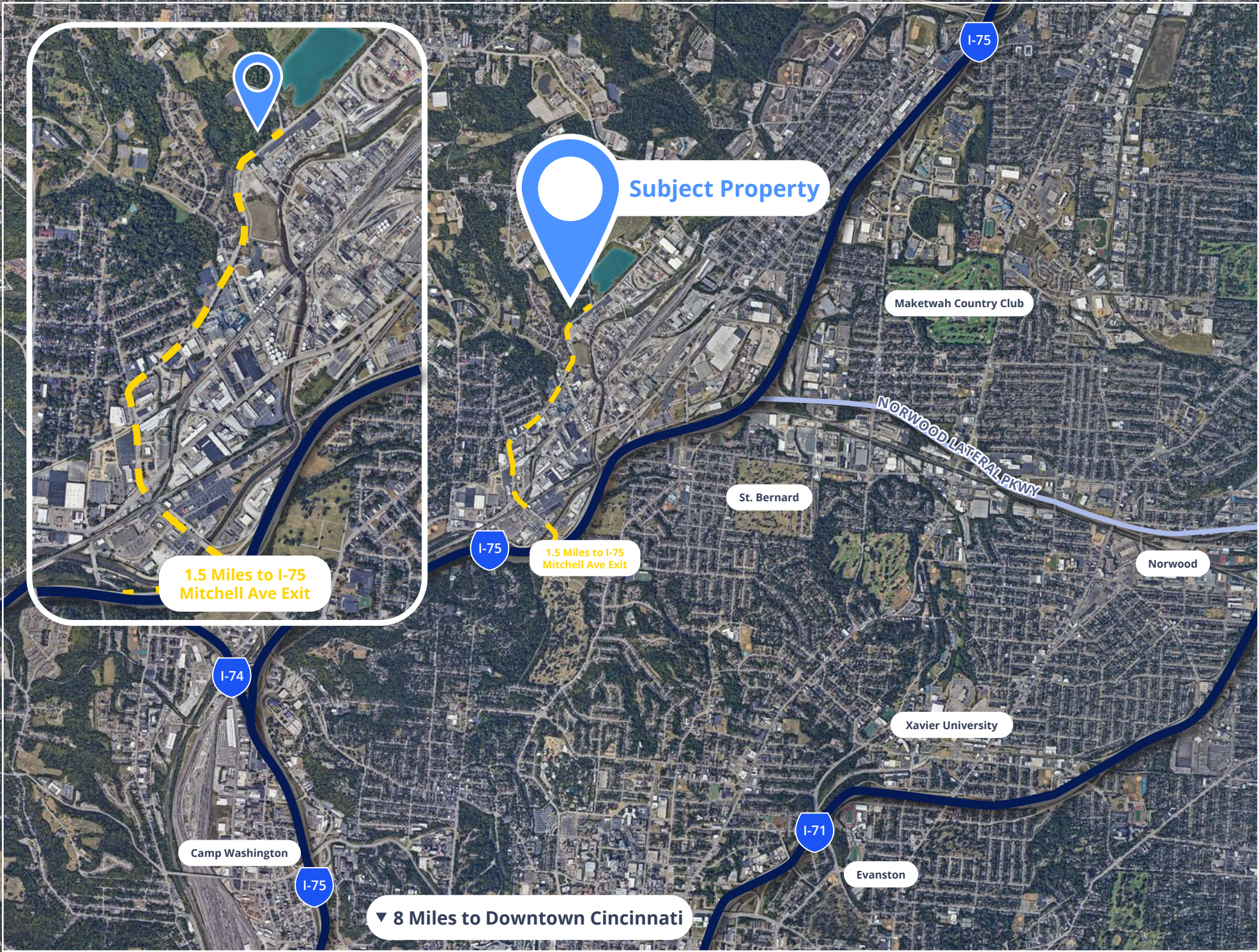
Chuck Ackerman

Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com



CONCEPTUAL SITE PLAN





An aerial photograph of an industrial area, likely near a port, showing various buildings, parking lots, and a large area of cleared land. A large blue rectangular overlay is positioned in the center of the image, containing white text. The background shows a mix of industrial structures, greenery, and a clear sky.

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.

2.29_M

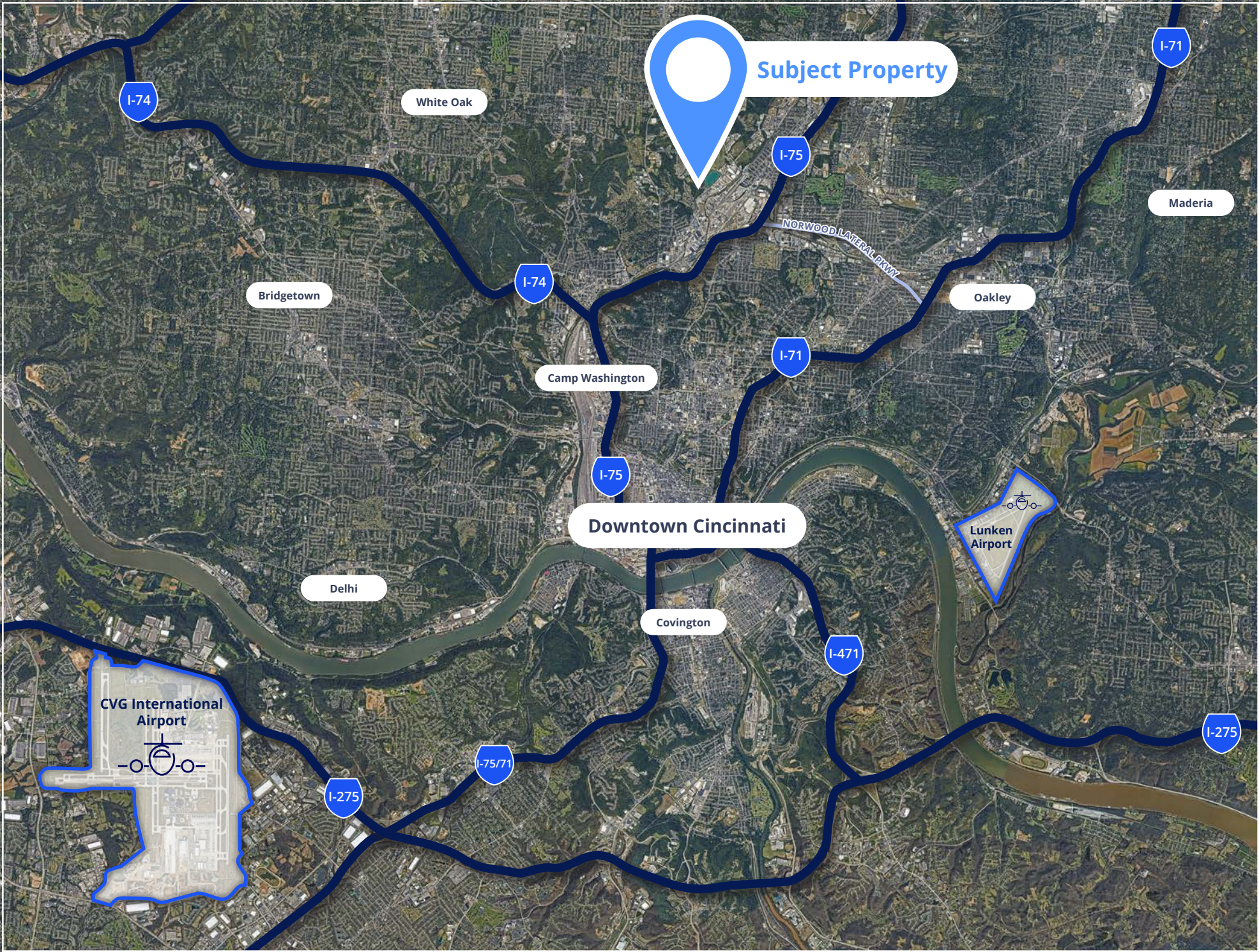
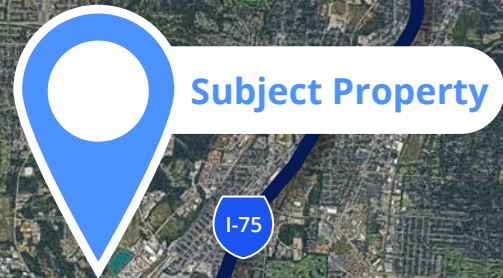
**METRO
POPULATION**

1.18_M

**LABOR
FORCE**

NEIGHBOURING EMPLOYERS

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



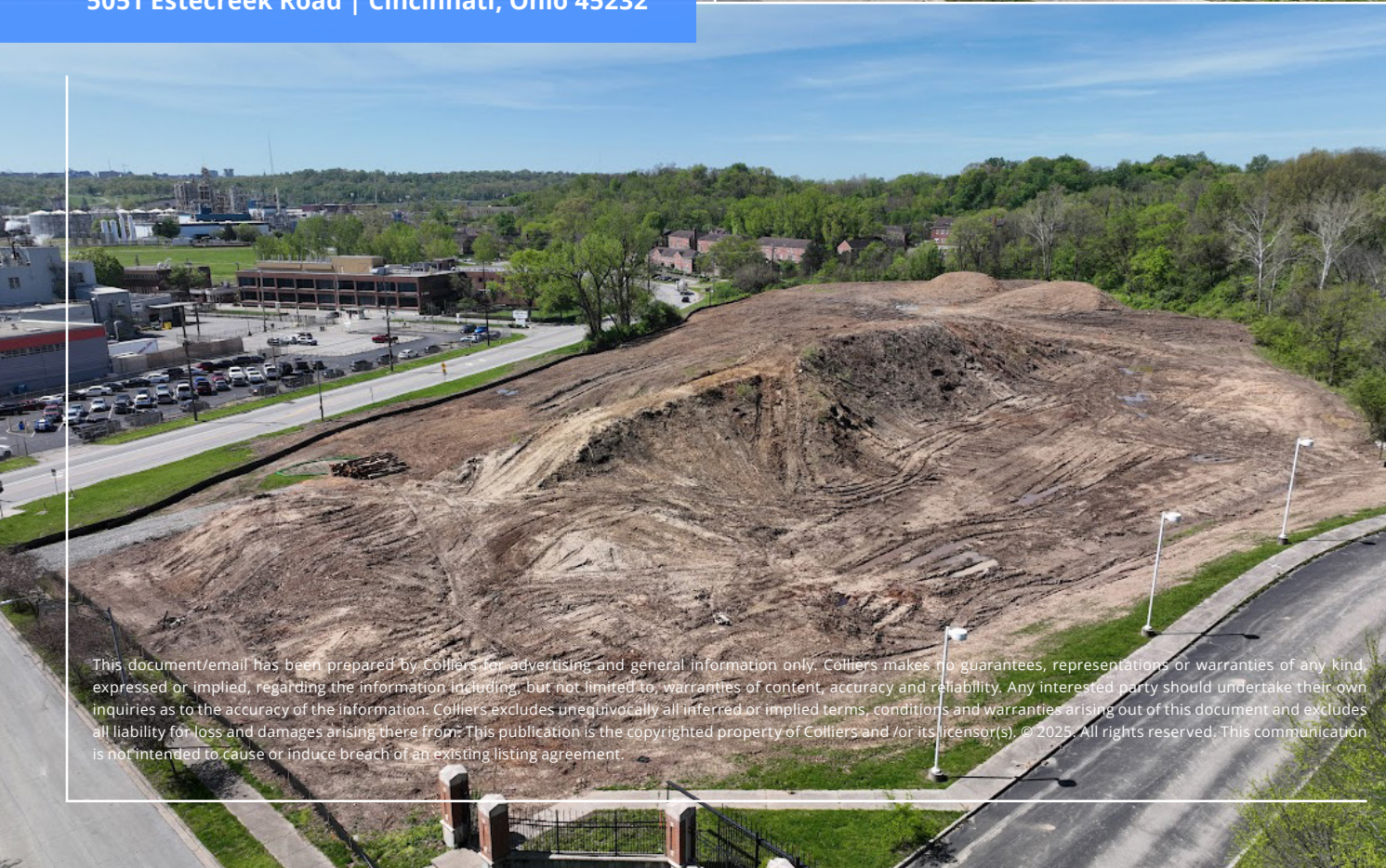
UTILITY INFORMATION

ELECTRIC	Duke Energy <ul style="list-style-type: none">• 480v; 4000 amp
GAS	Duke Energy <ul style="list-style-type: none">• Level 4 Gas Line Size• Intermediate Pressure
WATER	Greater Cincinnati Water Works <ul style="list-style-type: none">• Level 8 Water Line Size
SEWER	Metropolitan Sewer District <ul style="list-style-type: none">• 384,642 Sewer Capacity• Level 15 Sewer Line Size• Gravity
FIBER SERVICES	Alta Fiber <ul style="list-style-type: none">• 100 GB Bandwidth





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