



* Conceptual Image

BUILD-TO-SUIT OPPORTUNITY

80,000 - 400,000 SF
CLASS A INDUSTRIAL/DISTRIBUTION BUILDING

 HARRISON BROOKVILLE ROAD, WEST HARRISON, IN

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WEST HARRISON

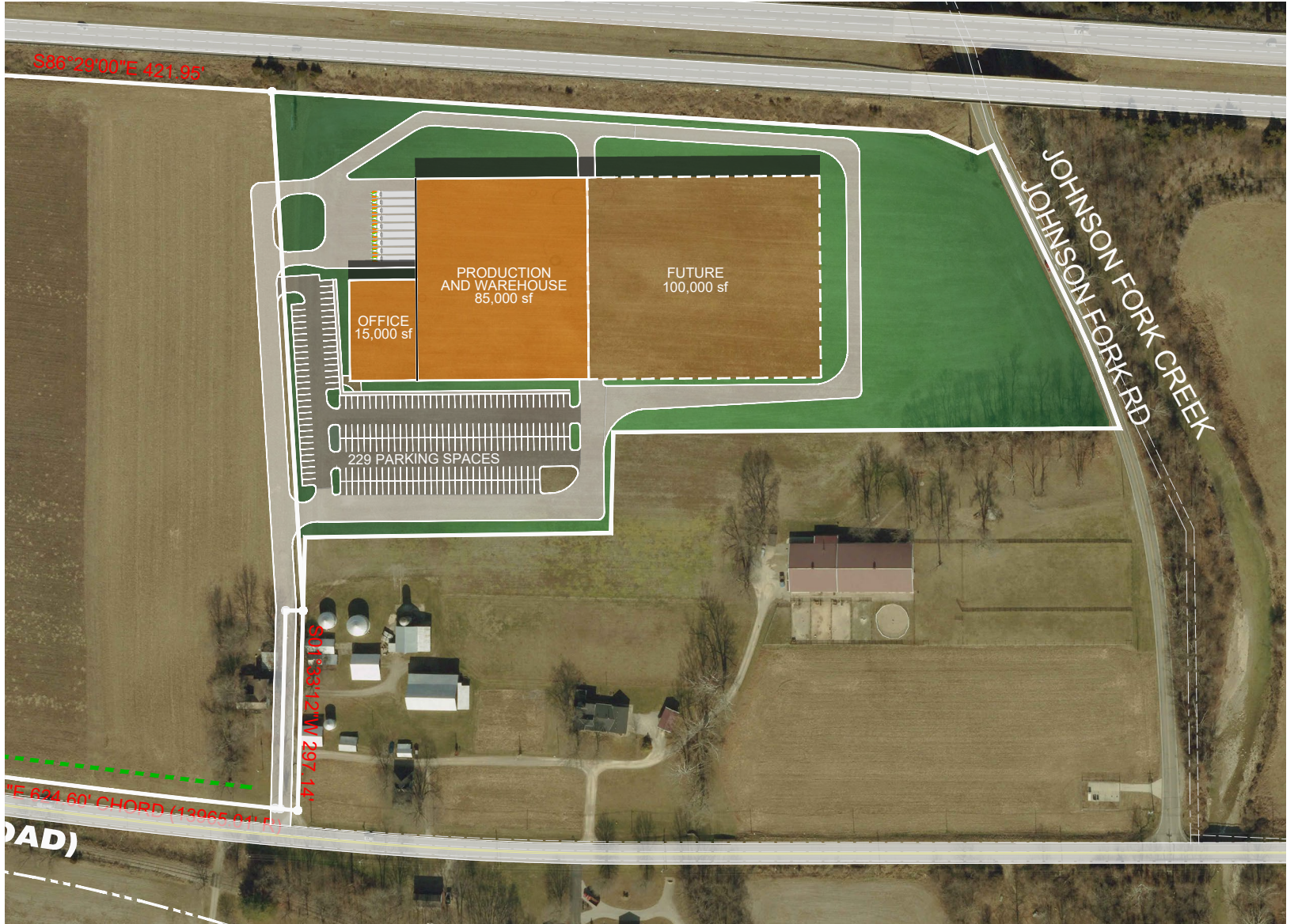


PROPERTY OVERVIEW

- 80,000 - 400,000 SF BTS Opportunity
- All utilities with robust capacity in place at each site
- Moderate I-2 Zoning
- Sites can be purchased together or separately
- High visibility from Interstate 74 with over 35,000 vehicles per day
- Signage facing I-74 traffic
- .2 miles from Exit 169 near the Indiana-Ohio state line
- Close to restaurants, hotels and workforce in Harrison, OH
- 30 minutes to CVG International Airport
- Sites located in a TIF district
- Sites are also located in a pre-established tax abatement (Economic Revitalization Area), giving flexibility on incentive options

WEST HARRISON

SITE A: 15 ACRES
80,000 - 180,000 SF

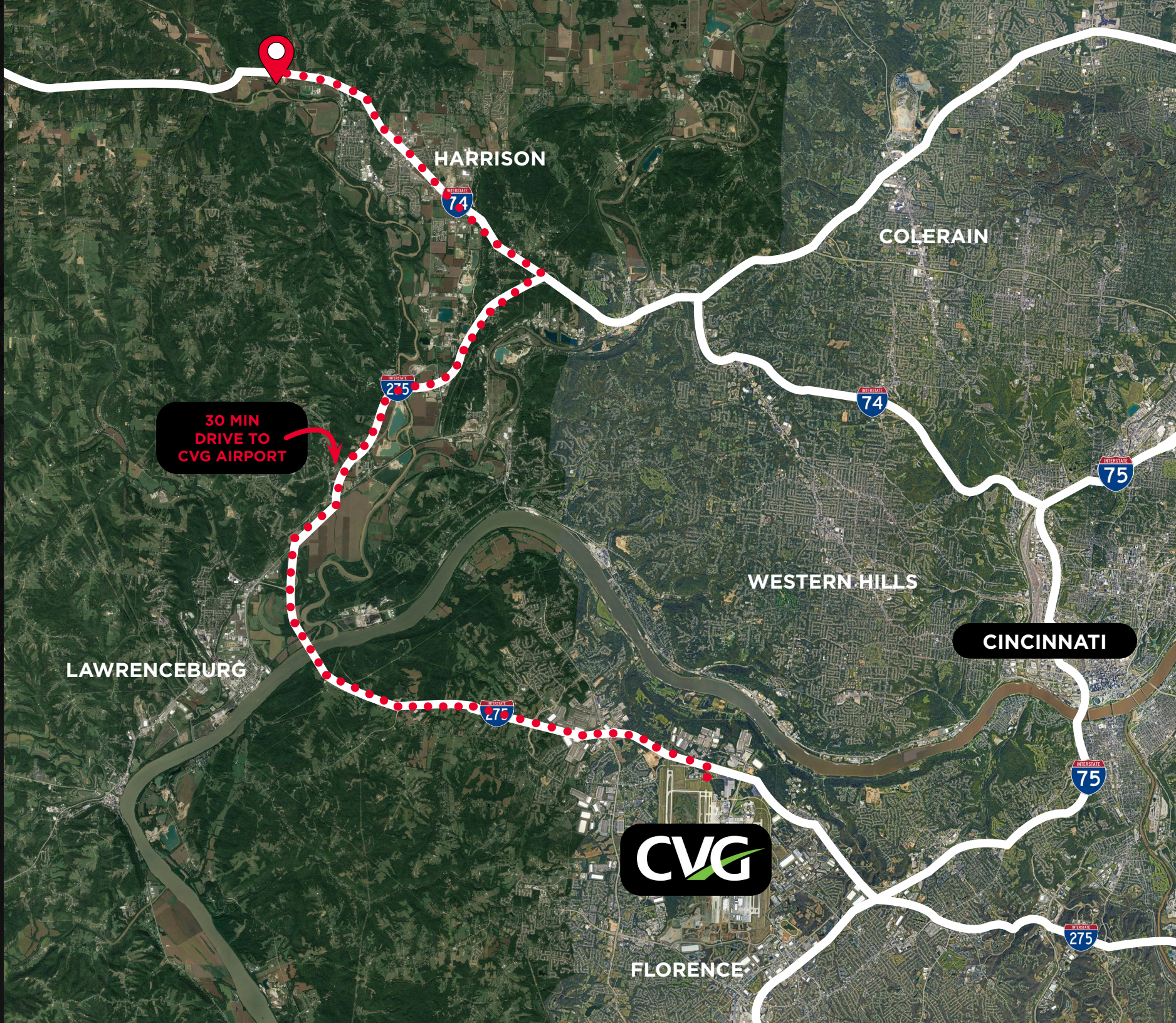


WEST HARRISON

SITE B: 26 ACRES
200,000 - 400,000 SF



WEST HARRISON



30 MIN
DRIVE TO
CVG AIRPORT

HARRISON

COLERAIN

WESTERN HILLS

LAWRENCEBURG

CINCINNATI



FLORENCE

WEST HARRISON



GROUND TRANSPORTATION

Located within a one-day drive of the majority of the east coast, from Minneapolis all the way to Atlanta.

Over 742k people within a 45 minute drive time from West Harrison and a workforce of over 1.1 million with the Cincinnati MSA.



Downtown Cincinnati
28 Minutes



Downtown Dayton
60 Minutes



Downtown Indianapolis
80 Minutes



Downtown Lexington
100 Minutes



Downtown Louisville
120 Minutes

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