

OFF-MARKET LAND ACQUISITION OPPORTUNITY

± 205 ACRES OF RIVERFRONT LAND

ROUTE 7, CLARINGTON, OHIO | SALEM TWP, MONROE COUNTY



APPROXIMATE SITE OUTLINE

FOR MORE INFORMATION:

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SOUTHWESTERN OHIO

OHIO RIVER FRONTAGE

SITE DETAILS

- ± 205 acres of prime, riverfront land available along the Ohio River and State Route 7
- Industrial Zoning with access to rail and active mooring cells
- ± 1 mile of shoreline along the Ohio River
- Extensive permitting and due diligence has been conducted to develop the site

SITE LOCATION

- The site offers substantial frontage along Ohio State Route 7 and the Ohio River
- The property is within 10 miles of Dilles Bottom, Ohio and 25 miles of Interstate 70.
- Site is located in a Federal Opportunity Zone
- Site is located in an area with plentiful industrial and manufacturing operations and uses

KEY DISTANCES

- Immediate access to Ohio State Route 7
- 10 miles north to PTT Global Chemical Planned Ethane Cracker in Dilles Bottom, OH (*\$10 Billion Planned Investment*)
- 10 miles to Hannibal, OH
- 25 miles to I-70 (Wheeling, WV)
- 100 miles to Shell Polymers Monaca, PA Plant
- 130 miles to Nucor Steel's WV Plant (*under construction*)

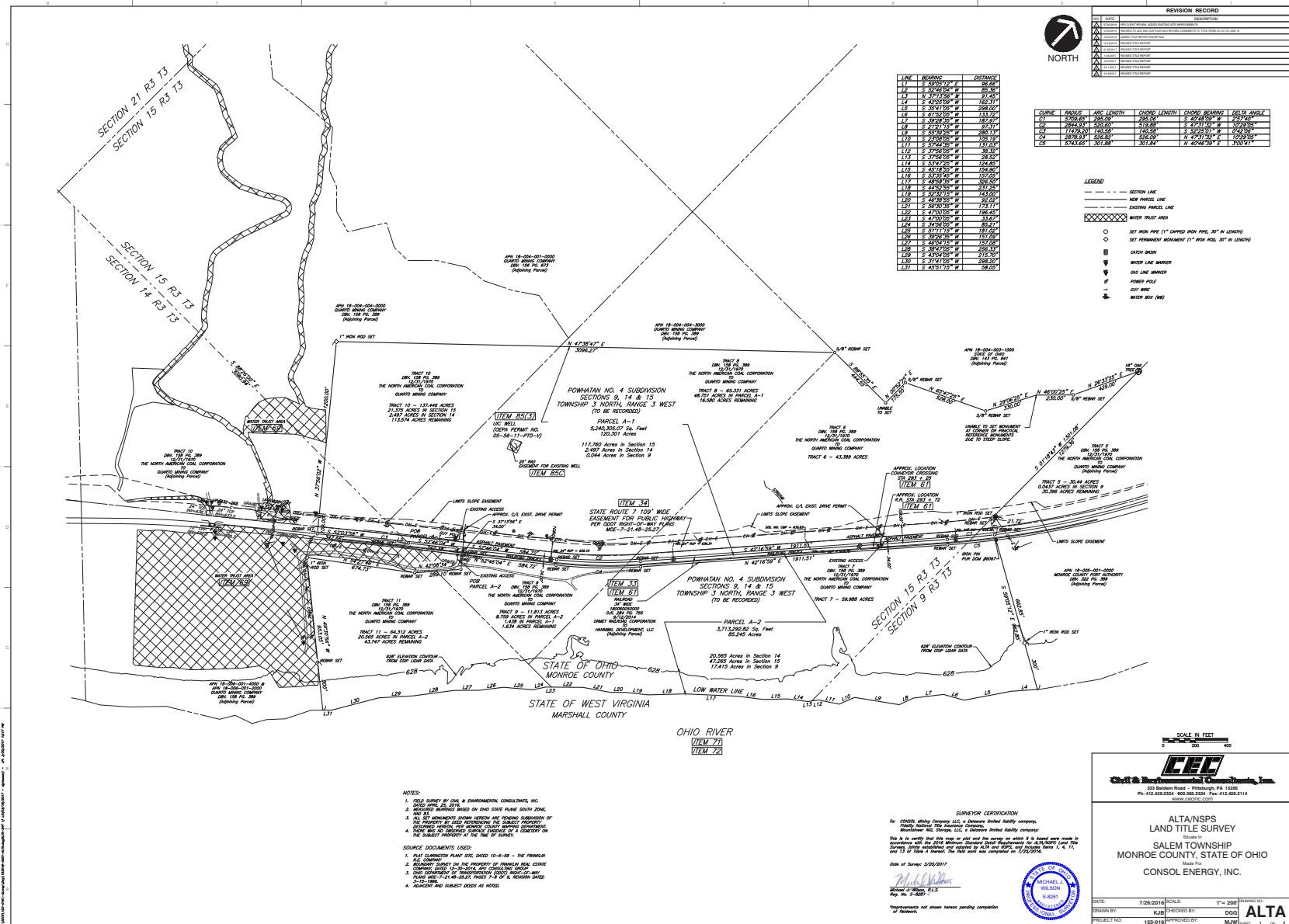


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LAND SURVEY

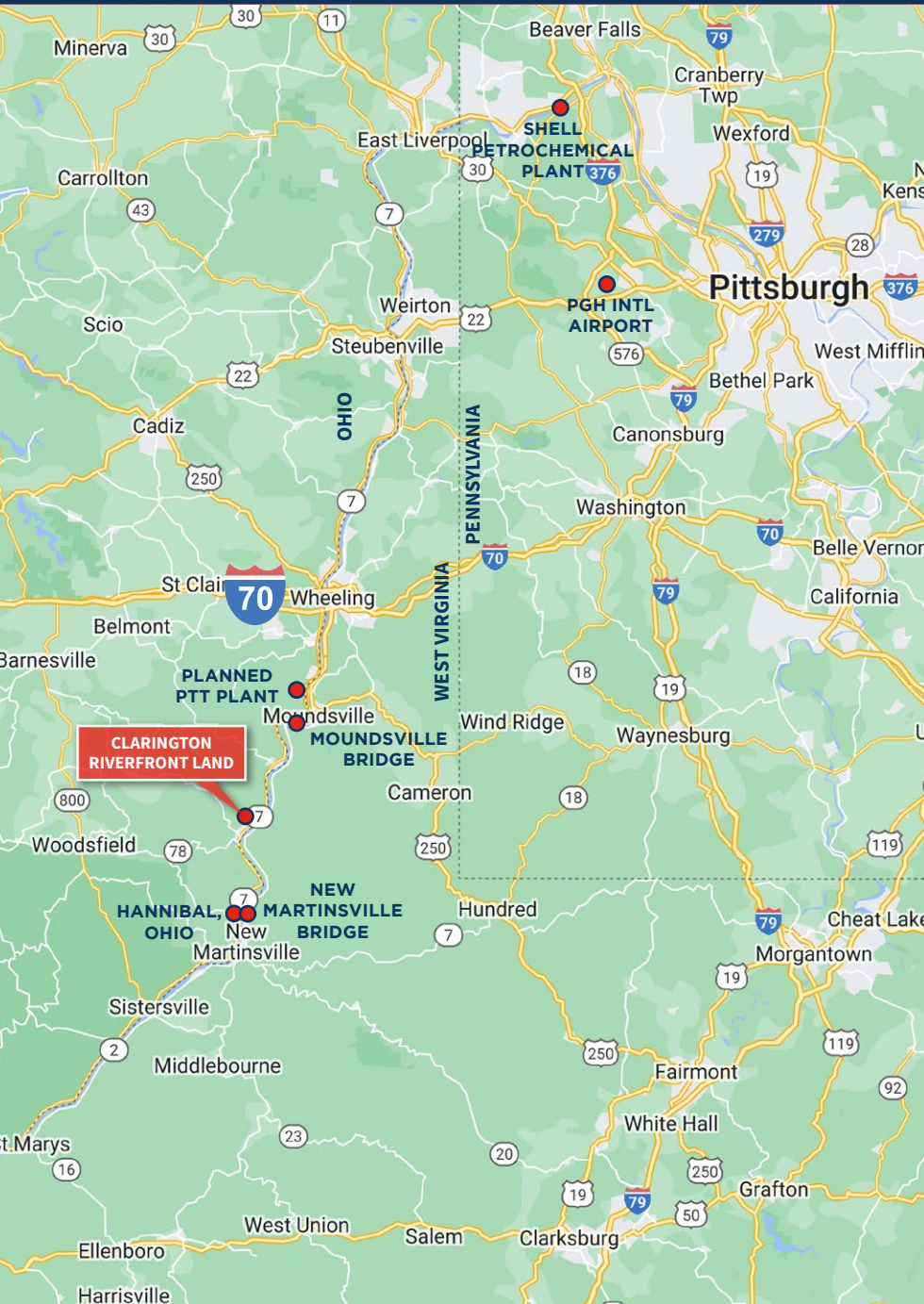


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LOCATION



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Please contact the leasing team for more information:

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