

OLD US HIGHWAY 35 NW

Jeffersonville, OH 43128



POTENTIAL FOR RETAIL, HOTEL, OR DISTRIBUTION

NAI Ohio Equities

Contact Information:

Joe Menninger, CCIM
Vice President
614.629.5262

Haileigh Stanton
Associate
614.629.5266



Click or Scan to
View Video

PROPERTY OVERVIEW



NAI Ohio Equities is pleased to present a ±19-acre property available for sale on Old US Highway 35. The property's zoning (RCD) supports diverse development possibilities, including retail out lots, hospitality, and smaller distribution facilities with all utilities readily available at or near the site. Proximity to I-71 and Highway 435 provides a direct connection to Columbus, Dayton, and Cincinnati, opening the door for businesses that rely on steady traffic flow or regional distribution. Across the street from the site is a future Amazon Web Service, Honda LG, and McKesson.

Address Old US Highway 35 NW
Jeffersonville, OH 43128



AES Ohio
<https://www.aes-ohio.com/>

Sale Price \$1,500,000



COLUMBIA GAS
<https://www.columbiagasohio.com/>

Acreage 19.11 Acres



FAYETTE COUNTY
<https://www.fayette-co-oh.com/219/>
[Water-Sewer-Department](#)

Zoning RCD; Regional Commerce District



Best Use Retail Out Lots, Smaller Distribution/Flex Warehousing, or Hotel

Seller Seller has Preliminary Due Diligence Completed

NAI Ohio Equities

Contact Information:

Joe Menninger, CCIM
Vice President
614.629.5262

Haileigh Stanton
Associate
614.629.5266

LOCATION MAPS



Contact Information:

Joe Menninger, CCIM
Vice President
614.629.5262

Haileigh Stanton
Associate
614.629.5266

Honda LG Plant and AWS

AMAZON AQUIRES 589 ACRES IN JEFFERSON TOWNSHIP

Amazon Data Services Inc. purchased 589 acres of land just outside Jeffersonville North of this site. The parcels bought by Amazon represent part of Amazon Web Services planned \$10 billion investment in data centers by 2030 across Ohio. Amazon Web Services plans to expand its statewide footprint in up to eight new locations in Ohio, according to the company.

FEATURES

- › ANNUAL PRODUCTION CAPACITY OF APPROX. 40 GWH
- › MASS PRODUCE POUCH-TYPE LITHIUM-ION BATTERIES
- › CREATE 2,200 JOBS
- › SUPPLY BATTERIES TO HONDA AUTO PLANTS
- › 2,300 ACRE SITE IN FAYETTE COUNTY
- › 13 MILES OF KW POWER

LG ENERGY AND HONDA JOINT VENTURES

LG Energy Solution and Honda established a joint venture in August of 2022 to produce lithium-ion batteries in the U.S. to power Honda and Acura EV models. The two companies have committed to invest \$3.5 billion in this project with an overall investment projected to be at \$4.4 billion.

Construction of the plant commenced in February 2023, with completion anticipated by late 2025. The project is set to create 2,200 jobs and is strategically located just west of Ohio 729 and south of I-71 in Jefferson Township.

 **LG Energy Solution**

HONDA

 **aws**



HONDA LG RENDERING

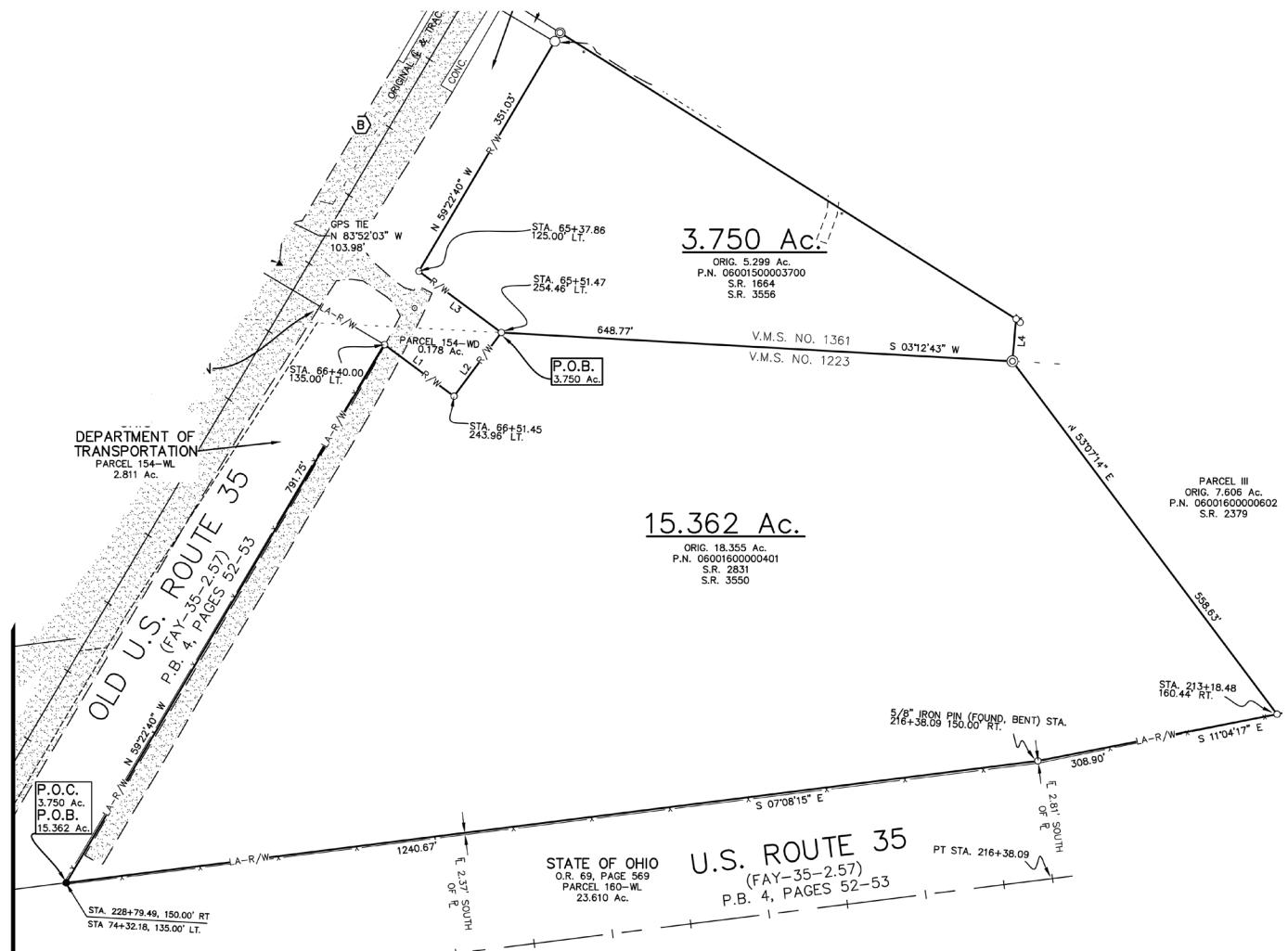
NAI Ohio Equities

Contact Information:

Joe Menninger, CCIM
Vice President
614.629.5262

Haileigh Stanton
Associate
614.629.5266

POTENTIAL SITE PLAN



Contact Information:

Joe Menninger, CCIM
Vice President
614.629.5262

Haileigh Stanton
Associate
614.629.5266

OLD US HIGHWAY 35 NW

Jeffersonville, OH 43128



For more information please contact:

Joe Menninger, CCIM

Vice President

jmenninger@ohioequities.com

614.629.5262

Haileigh Stanton

Associate

hstanton@ohioequities.com

614.629.5266

NAI Ohio Equities

605 S. FRONT STREET, SUITE 200

COLUMBUS OHIO 43215

OHIOEQUITIES.COM

614 224 2400

Any information regarding real property contained in this communication has been obtained by NAI Ohio Equities from a source or sources believed to be reliable. However, NAI Ohio Equities cannot guarantee its accuracy or completeness, and suggests that such information be verified by the recipient of this communication through its own due diligence, prior to execution of any binding contractual decision for operational, sale or lease of the property described herein.