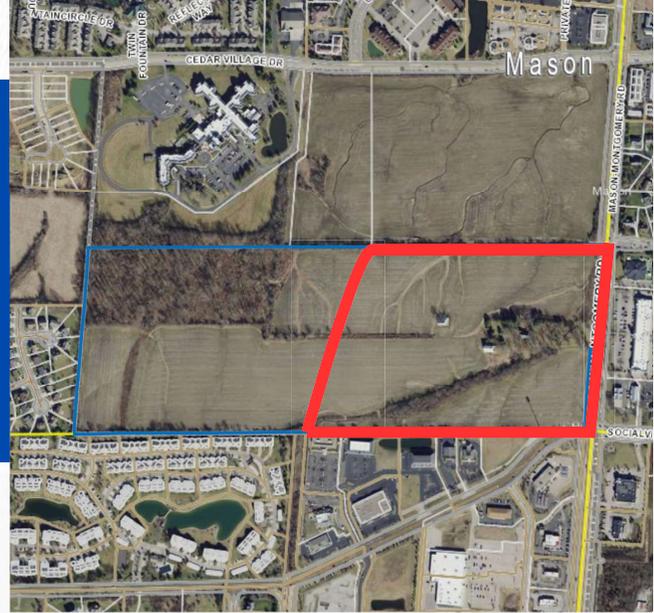


# 7899 MASON MONTGOMERY RD, MASON, OH 45040

Zoned – PUD -Commercial/Industrial

40.38 acres

Public water, sewage & natural gas



## DEVELOPMENT OPPORTUNITY OVERVIEW

40.38± acres of prime development land located within the City of Mason—one of Greater Cincinnati’s most affluent and fastest-growing submarkets. The site is positioned for corporate campus, office, R&D, or light industrial development, with immediate access to major employment centers, regional highways, and newly constructed roadway infrastructure.

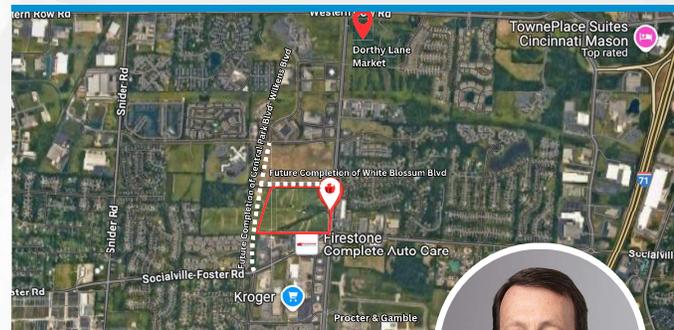
The property is located along Mason Montgomery Road with additional frontage on Central Park Boulevard and Socialville-Foster Road, providing multiple access points and flexible site planning potential.

## LOCATION

- Located within Mason City limits, Warren County
- Part of the Cincinnati MSA – Mason submarket
- Surrounded by major corporate and institutional users including:
  - Procter & Gamble
  - Cintas Corporate Headquarters
  - Mitsubishi Electric Automotive America
  - Intelligrated
  - VEGA Americas
  - Honeywell-Intelligrated
- Regional amenities including Kings Island, Great Wolf Lodge, and Lindner Family Tennis Center are near this property.

## AT A GLANCE PROPERTY FACTS

- **Prime Location:** Located 2.6 miles from the I-71 and Western Row Road interchange.
- **Infrastructure:** GCWW water easement on north property boundary, City of Mason sanitary sewer with access points on Mason-Montgomery Road and Central Park Blvd, & Duke Energy natural gas/electric is available at or adjacent to the site. Duke Energy will serve the property using electric capacity from two 12.47 kV distribution circuits, providing approximately 10,000–12,000 kVA. Duke Energy will service the property with gas at 50 MCFH and 30 PSIG.



# 7899 MASON MONTGOMERY RD, MASON, OH 45040

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## OFFERING HIGHLIGHTS

- **Corporate Proximity:** Close to Procter & Gamble, Cintas, and Honeywell-Intelligent.
- **Daily traffic count:** 27,110 vehicles per day on Mason Montgomery Road  
*\*Traffic Counts from Imagine Mason Website.*
- **Accessibility:** Central Park Boulevard is now constructed along the western property line, providing direct access to Wilkins Blvd. and improved connectivity to I-71.

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## PROPERTY INFORMATION

- **Lots 2:** Commercial 7.74 acres | Industrial 32.66 acres | Total 40.38 acres
- **Parcel Number:** 1634400012
- **Land Valuation:** \$12,971,500
- **Total Valuation:** \$13,079,040
- Currently enrolled in Ohio CAUV Program (tax status subject to change upon development).
- **Road Frontage:** 1185 ft. frontage on Mason Montgomery Road, 1185 ft. frontage on Central Park Blvd and 132 feet on Socialville Foster Road.



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## DISTANCE TO/FROM

CVG 35.3 miles 40 minutes —

DAY 48 miles or 50 minutes —

Cincinnati Union Station(rail) 24 miles 32 minutes —

Downtown Cincinnati, OH 22 miles 30 minutes —

Interstate 71 and Western Row Road Interchange (N/S) 3.1 miles -7 minutes —

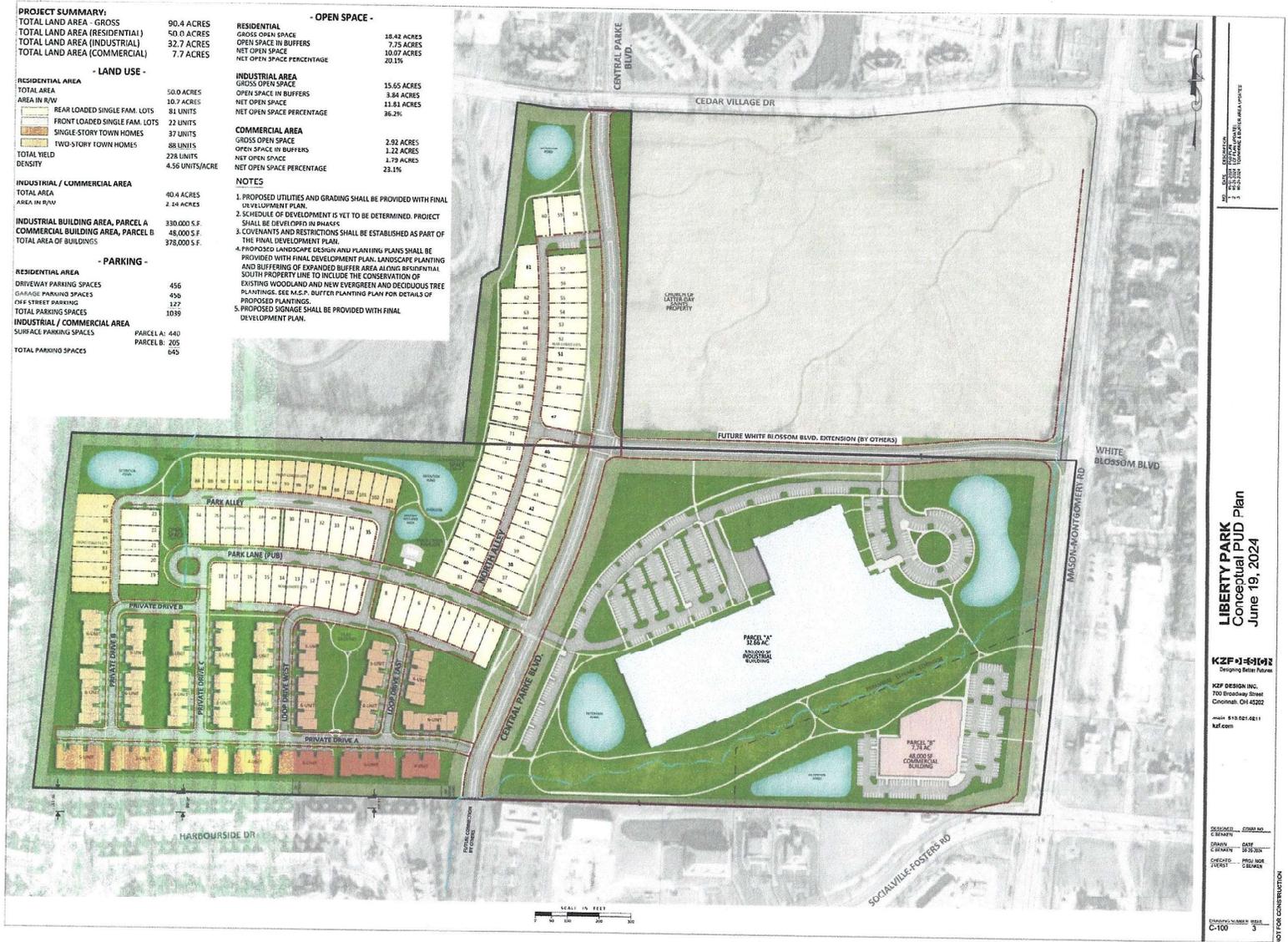
Interstate 75 and Tylersville Road Interchange (N/S) 5 miles -13 minutes —

Interstate 71 Field Ertle Road Interchange (N/S) 2.6 miles -6 minutes —

**FOR MORE INFORMATION:** 301-471-1887 | Tim Luttrell / tim\_luttrell1@comcast.net

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**Disclaimer:**

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