



Accelerating success.



52-35-08F-014
108.652 AC

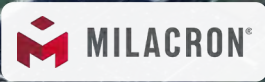
52-35-08H-096
53.148 AC

276

32

32

HALF-ACRE ROAD



DEVELOPMENT OPPORTUNITY

Eastern Cincinnati Innovation Park

4393 SR 276 | Williamsburg Township (Batavia), OH

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161.8± AC AVAILABLE

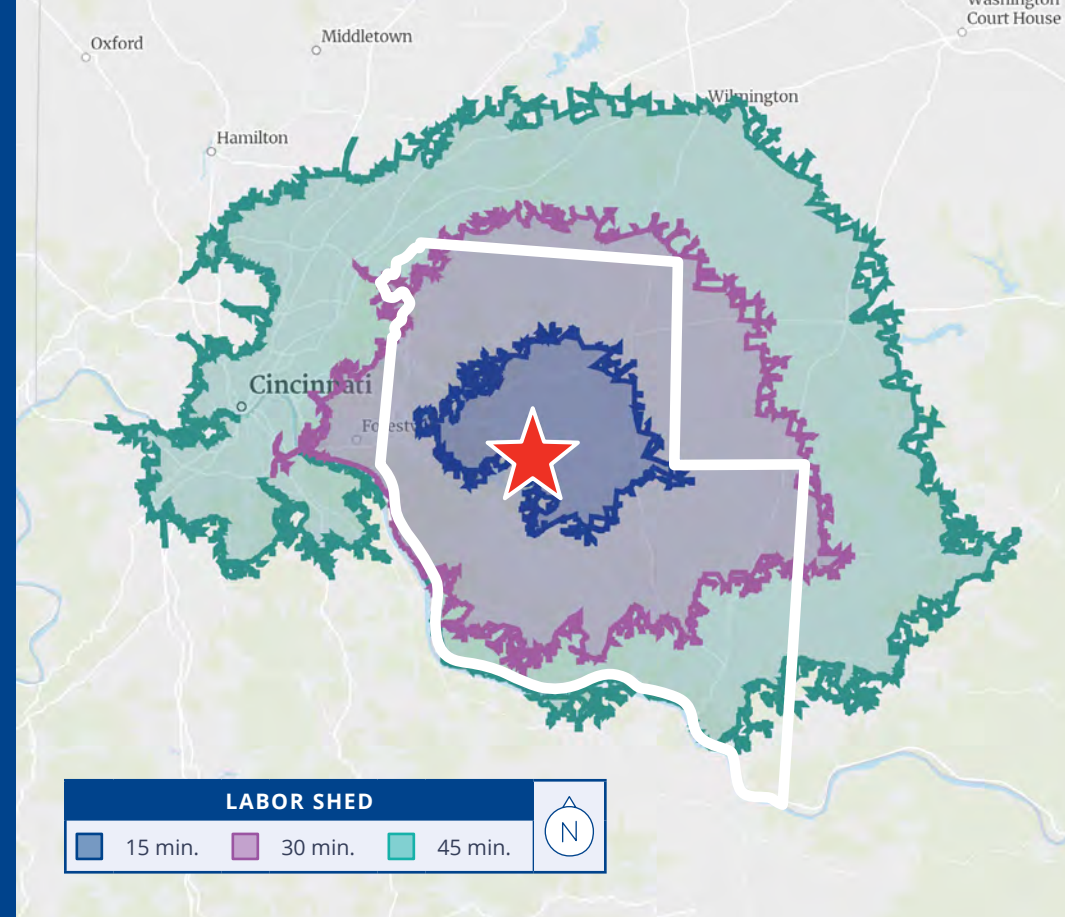
For Sale



[CLICK HERE to view drone video](#)

Property Highlights

- AVAILABLE:** 161.795 Acres on two parcels
-
- PARCEL IDS#:** **52-35-08F-014:** 108.652 AC
52-35-08H-096: 53.143 AC
-
- ACCESS:** Direct access to SR-32 via SR-276 and Half-Acre Rd
-
- ZONING:** Williamsburg Township B-2; Industrial uses will be considered
-
- UTILITIES:** Water, electric and sewer are available at site; Gas extension required
-
- INCENTIVES:**
- Enterprise Zone
 - Foreign Trade Zone
 - Opportunity Zone
 - No city income tax (township)
-
- ADDITIONAL ADVANTAGES:**
- Heavy Power
 - Flat topography



Due Diligence **Complete**

- Phase I Environmental Report
- Geotechnical Study
- Wetlands Delineation
- Alta Survey
- Army Corps of Engineers Jurisdictional Determination
- Phase I Cultural Resources Study
- Endangered Species Analysis

Labor Shed | Cincinnati



2.28M
Population



120K+
Mfg. Workers



1.19M
Workers

Labor Shed | Subject Area

	Population	Labor Force (15+)	Employment
15 MINUTES	71,216	58,366	18,073
30 MINUTES	456,406	371,738	217,801
45 MINUTES	1,643,592	1,338,822	995,976

Property Utilities

WATER | Clermont County Water Resources

Size:	10-inch
Excess water capacity at site:	1,300,000 GPD

ELECTRIC* | Duke Energy

Details:	Up to 34.5 kV distribution with no upgrades; Higher loads could be supported with upgrades
* Adjacent to Duke Energy substation; levels are based on current system conditions and are subject to change; Additional information available by request	

FIBER | Altafiber

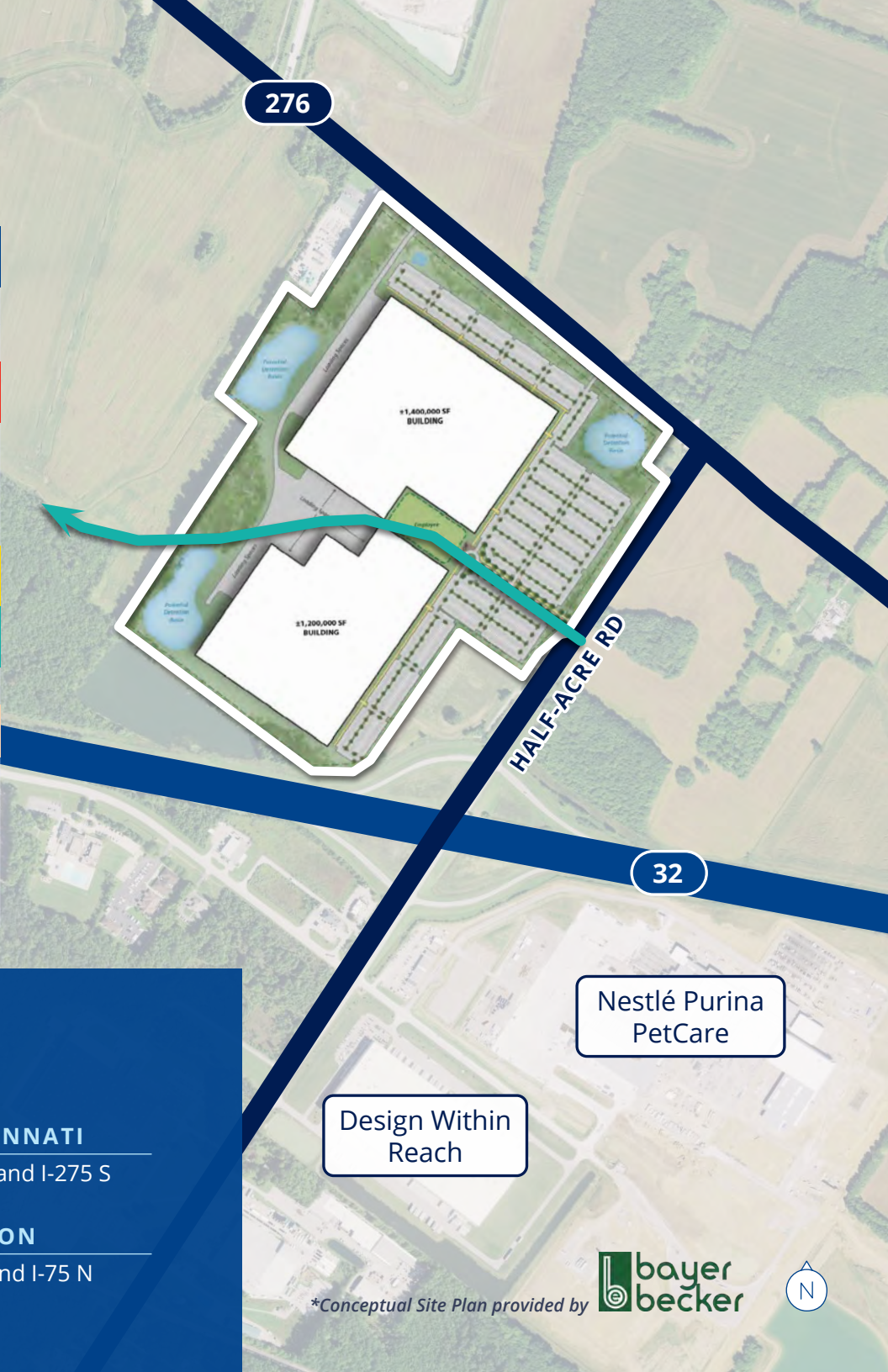
SEWER | Clermont County Water Resources

Excess sewer capacity at site:	2,500,000 GPD
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GAS* | Duke Energy

Size of line:	8-inch
Distance to gas:	9,700 ft
Gas pressure:	15 PSIG

* Gas extension to site is required; levels are based on current system conditions and are subject to change; Additional information available by request



Distance To:

← **I-275**
11.2 miles via SR 32 W

← **DOWNTOWN CINCINNATI**
29.3 miles via SR 32 W and I-275 S

← **CVG, AMAZON, DHL HUBS**
37.3 miles via SR 32 W and I-275 S

▲ **DOWNTOWN DAYTON**
68.3 miles via I-275 N and I-75 N

Nestlé Purina PetCare

Design Within Reach

Cincinnati by the Numbers

TOP EMPLOYERS

	20,000 EMPLOYEES Produces: Ice cream, soda, barbecue sauce, pasta sauce, jelly
	16,742 EMPLOYEES Provides: Health care services
	12,000 EMPLOYEES Provides: Health care services
	10,530 EMPLOYEES Provides: Educational services
	10,255 EMPLOYEES Provides: Healthcare services
	10,048 EMPLOYEES Provides: Healthcare services
	9,700 EMPLOYEES Produces: Consumer packaged goods
	9,000 EMPLOYEES Produces: Jet engines and components
	7,500 EMPLOYEES Provides: Financial services
	7,500 EMPLOYEES Provides: Healthcare services

Cincinnati Market Overview

WITHIN A DAY'S DRIVE OF NEARLY TWO-THIRDS OF THE U.S. POPULATION, Greater Cincinnati is located at the junction of two of America's largest arterial highways: I-75 and I-71 from north to south, and I-70 from east to west connect the city with ease to Detroit, St. Louis, Kansas City, Pittsburgh, Washington D.C., Atlanta and many cities in between. This strategic location has allowed this nineteenth-century boomtown to compete with other larger Midwest cities to become a major hub for businesses across all sectors.

PROXIMITY TO MAJOR U.S. MARKETS

60% of U.S. population is within an 8-hour car drive	50% of U.S. population is within a 1-hour flight	66% of major U.S. markets are within a 90-minute flight
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NONSTOP FLIGHTS TO PARIS & LONDON
via CVG International Airport



Cincinnati Statistics

					
2.28M Population	1.19M Workers	\$70.3K Median HH Income	\$173B Gross Regional Product	\$157B Annual Exports	450+ Foreign Firms

Sources: Lightcast 2024.1, Bureau of Economic Analysis Bureau, Bureau of Labor Statistics, Cincinnati Business Journal

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