

Colliers

Accelerating success.

276

HALF-ACRE ROAD

32

52-35-08F-014
108.652 AC

52-35-08H-096
53.148 AC

32



DEVELOPMENT OPPORTUNITY

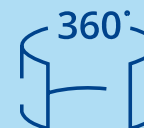
Eastern Cincinnati Innovation Park

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 Industrial

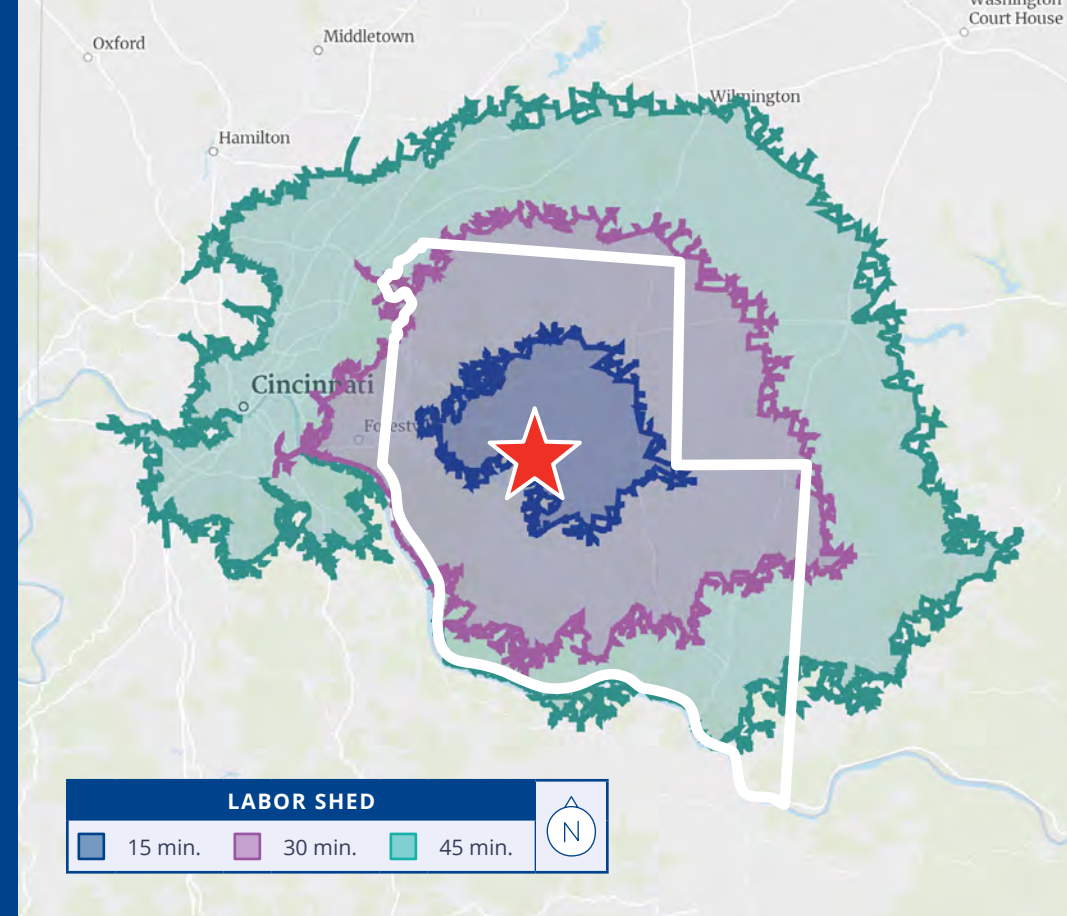
UTILITIES Water, electric and sewer are available at site;
Gas extension required

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

Demographic and Labor Shed information courtesy of REDI

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
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* 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



276

HALF-ACRE RD

32

Nestlé Purina
PetCare

Design Within
Reach

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

*Conceptual Site Plan provided by



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

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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