FOR SALE

8001 READING ROAD

CINCINNATI, OH 45237

THE PORT
Making Real Estate Work

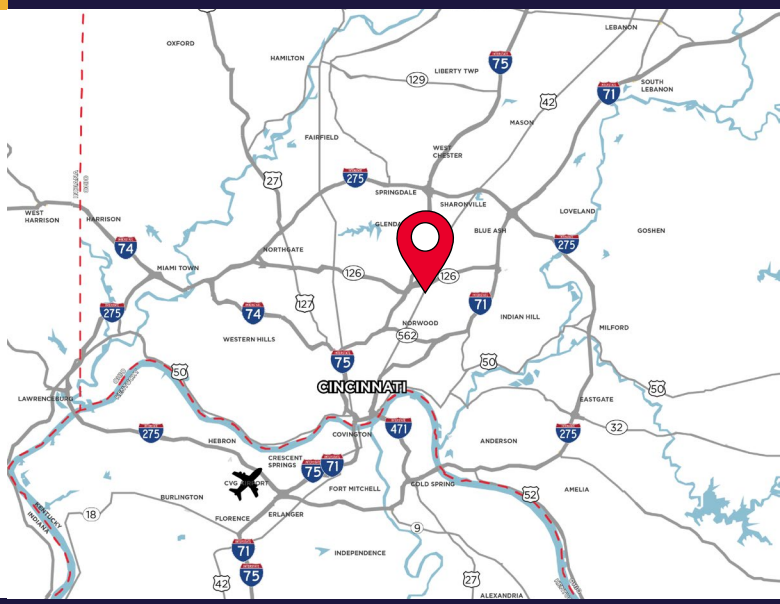
CUSHMAN & WAKEFIELD



4.52 ACRES FOR SALE

SALE PRICE: $150,000/Acre

- High Visibility and Frontage on Reading Road/State Route 42 in Sycamore Township
- 4.52 Acres Ideal for Light Industrial Uses
- Build to Suit for 20,000 - 50,000 SF
- Cincinnati Metro Population = 2.29 MM
- Cincinnati Metro Labor Force = 1.18 MM



For more information, contact:

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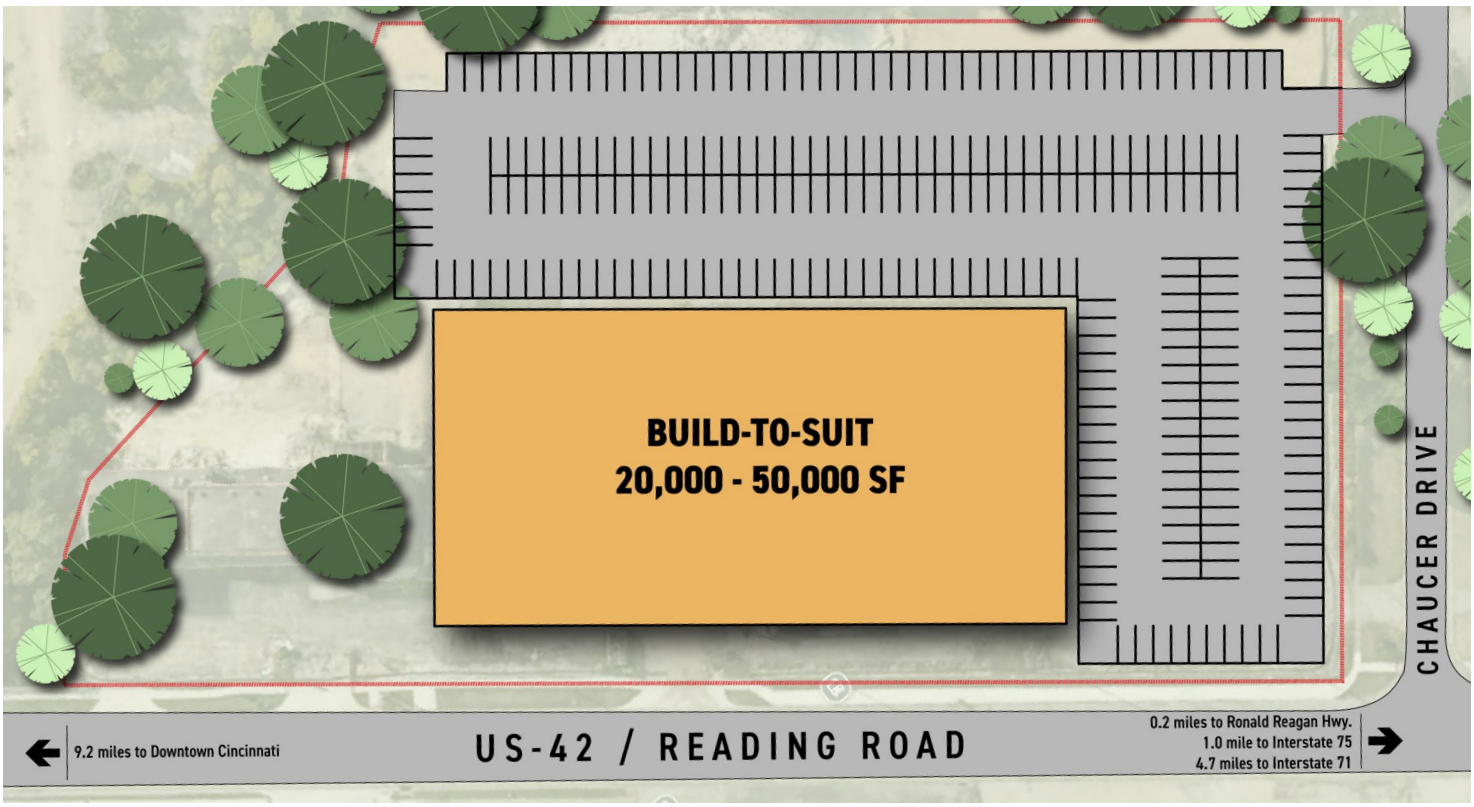
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MORE INFORMATION

- Distance to:
  - » Ronald Reagan Hwy = 0.2 Mile
  - » I-75 = 1 Mile
  - » I-71 = 4.7 Miles
  - » Cincinnati/Northern Kentucky International Airport (CVG) = 23.2 Miles
- Along Metro Bus Route 43
- Planned Bus Rapid Transit along Reading Road
- Utilities:
  - » Water: Greater Cincinnati Water Works
    - » 0.5MGD Capacity
  - » Data: AltaFiber
    - » Fioptics up to 3GB
  - » Energy: Duke Energy
    - » Electric: 12.47 kV Distribution line to the site
    - » Gas: 12” Steel line
  - » Sewer: Metropolitan Sewer District

CONCEPT DEVELOPMENT PLAN



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AERIAL PHOTOS





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