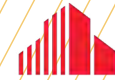


FOR SALE

56 ACRES - DIVISIBLE



CUSHMAN &
WAKEFIELD

THE PORT
Making Real Estate Work

Amberley
Village



CINCINNATI COMMERCE PARK

2100 SECTION ROAD

AMBERLEY VILLAGE, OH 45237

2100 SECTION ROAD | AMBERLEY, OHIO 45237

PROPERTY HIGHLIGHTS

Located just 1.7 miles from I-75, this centrally located, publicly owned redevelopment site offers a rare build-to-suit opportunity with robust gas and water infrastructure. Formerly a greeting card manufacturing facility, the site has undergone environmental due diligence, with an on-site detention basin added by ownership to further support development. Ideally suited for medical device, food & beverage, biopharma/life sciences, and advanced manufacturing users.

**Location:**

Amberley Village, Ohio

**Price:**

\$150,000/AC

**Ownership:**

Publicly Owned - Port Authority

**Project Size:**

56 Acres

**Build-to-Suit:**

Up to 700,000 SF

**Jurisdiction:**

Amberley Village, Hamilton County

**Zoning:**

Industrial-A

**Highway:**

1.7 Miles from I-75, Exit 9

**Rail:**

Genesee & Wyoming (Adjacent)



SITE AERIAL PHOTOS

2100 SECTION ROAD | AMBERLEY VILLAGE, OHIO 45237



SITE PLAN & ACCESS



CONCEPTUAL BUILDING PLANS



SITE UTILITIES

Natural Gas:

Duke Energy
100 MCFH/ 40 PSIG

Electric:

Duke Energy
2MW
12.47 KV - 3 Phase

Telecom:

Altafiber

Water:

Greater Cincinnati Water Works
5 MGD Capacity
8" Water line

Wastewater:

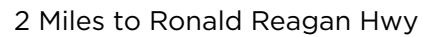
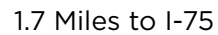
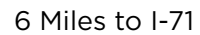
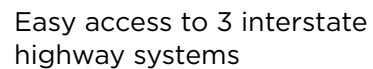
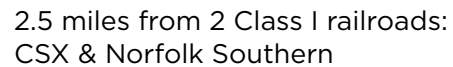
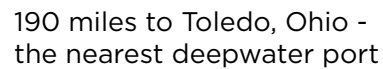
Metropolitan Sewer District of Greater Cincinnati
2 MGD Capacity
21" Sanitary Wastewater line



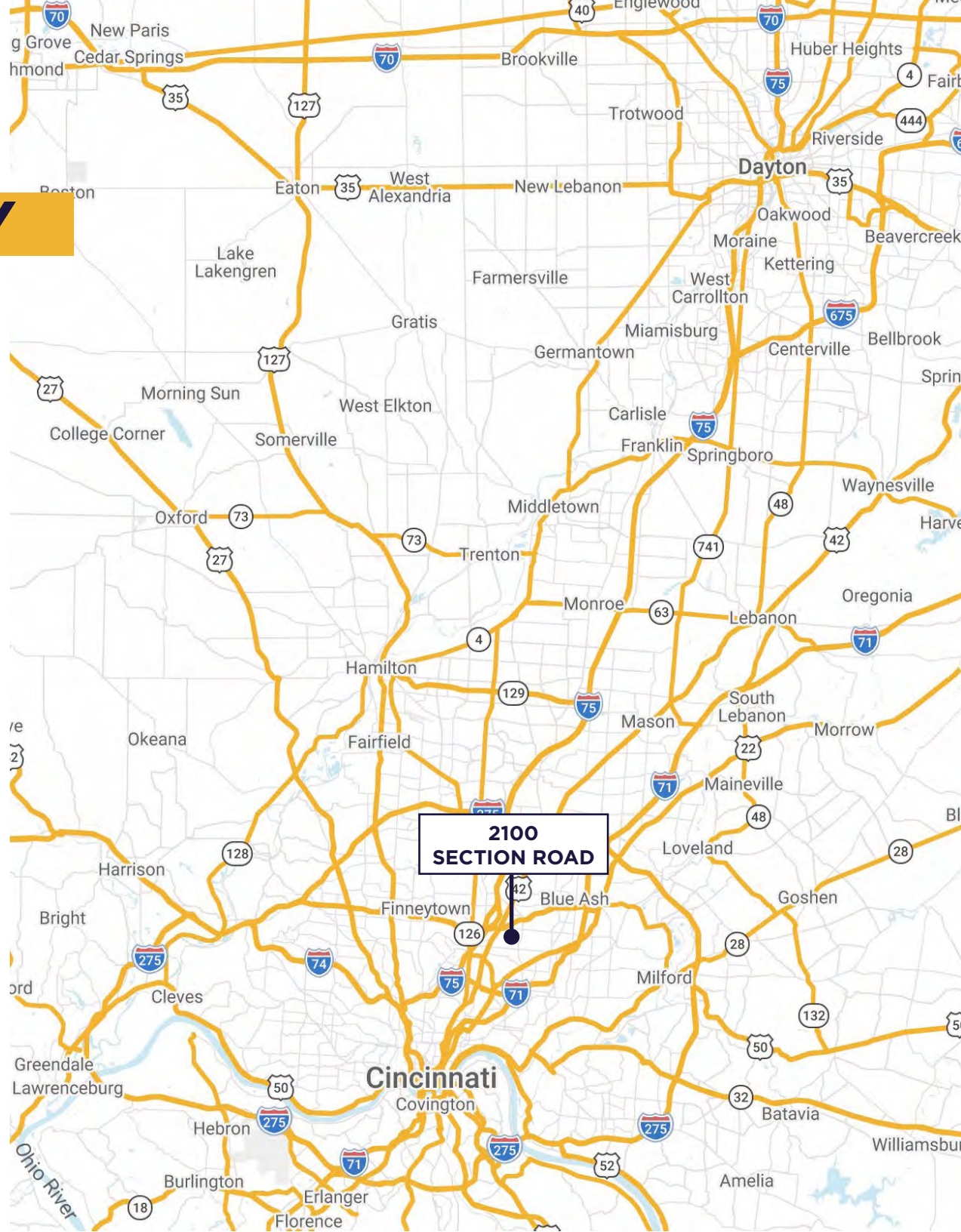
LOCAL BUSINESSES



LOCATION & CONNECTIVITY



A collection of logos for various companies, including Bosch, Siemens, Republic Wire Inc., Milacron, Modula, Champion, P&G, Kao, Advics, PepsiCo, Honeywell, Jabil, and Cliffs.



ADVANCED **MANUFACTURING** BY THE NUMBERS IN CINCINNATI REGION



\$6.7B

GROSS REGIONAL
PRODUCT



868

BUSINESS
LOCATIONS



31K+

MANUFACTURING
INDUSTRY WORKERS

(Including Production and
Engineering Talent)



5%

GROWTH IN JOBS
(2020-2025)

#1

**Nation's Largest
Inland Port**

US Army Corps Engineers
Navigation Data Center

#5

**Best States for
Automotive
Manufacturing (OH)**

Business Facilities, 2025

#7

**Aerospace
Attractiveness
(OH)**

Business Facilities, 2025

#5

**Best States for
Manufacturing
Jobs (OH)**

Business Facilities, 2025

LABOR STATS

CINCINNATI COMMERCE PARK

CINCINNATI
REGION



2.3M
POPULATION



1.2M
WORKERS



121K+
MFG
WORKERS



43K+
VETERAN
LABOR FORCE

SITE LABOR SHED STATISTICS



POPULATION



PRIME WORKING
AGE POP*



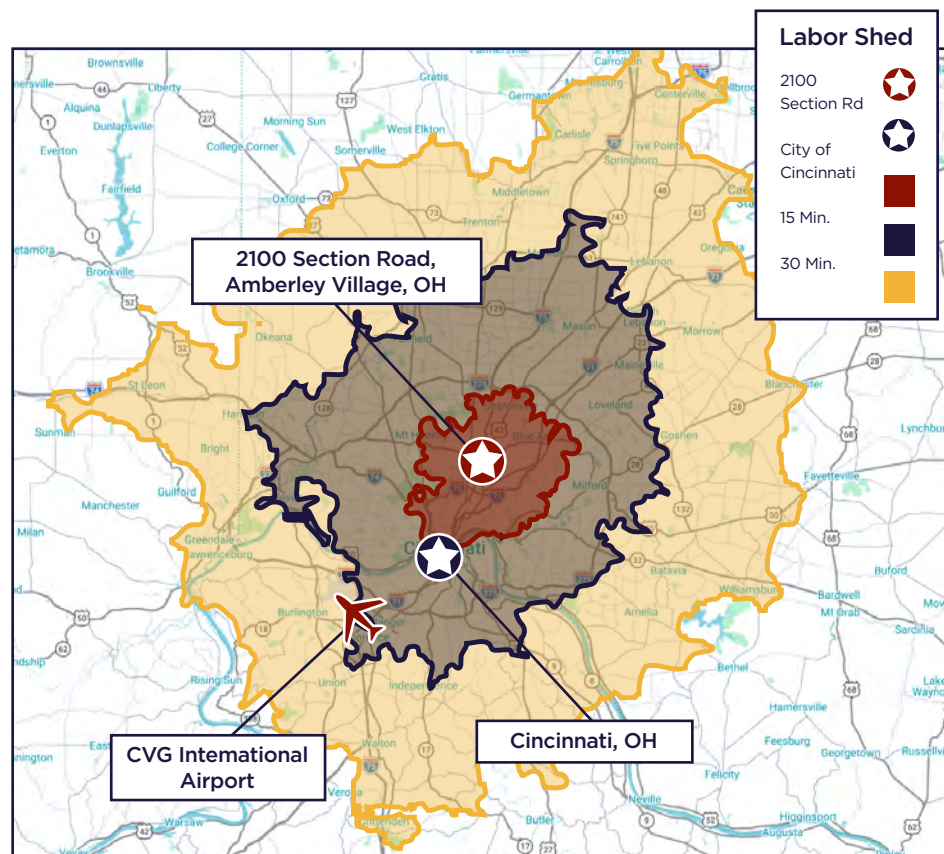
EMPLOYMENT



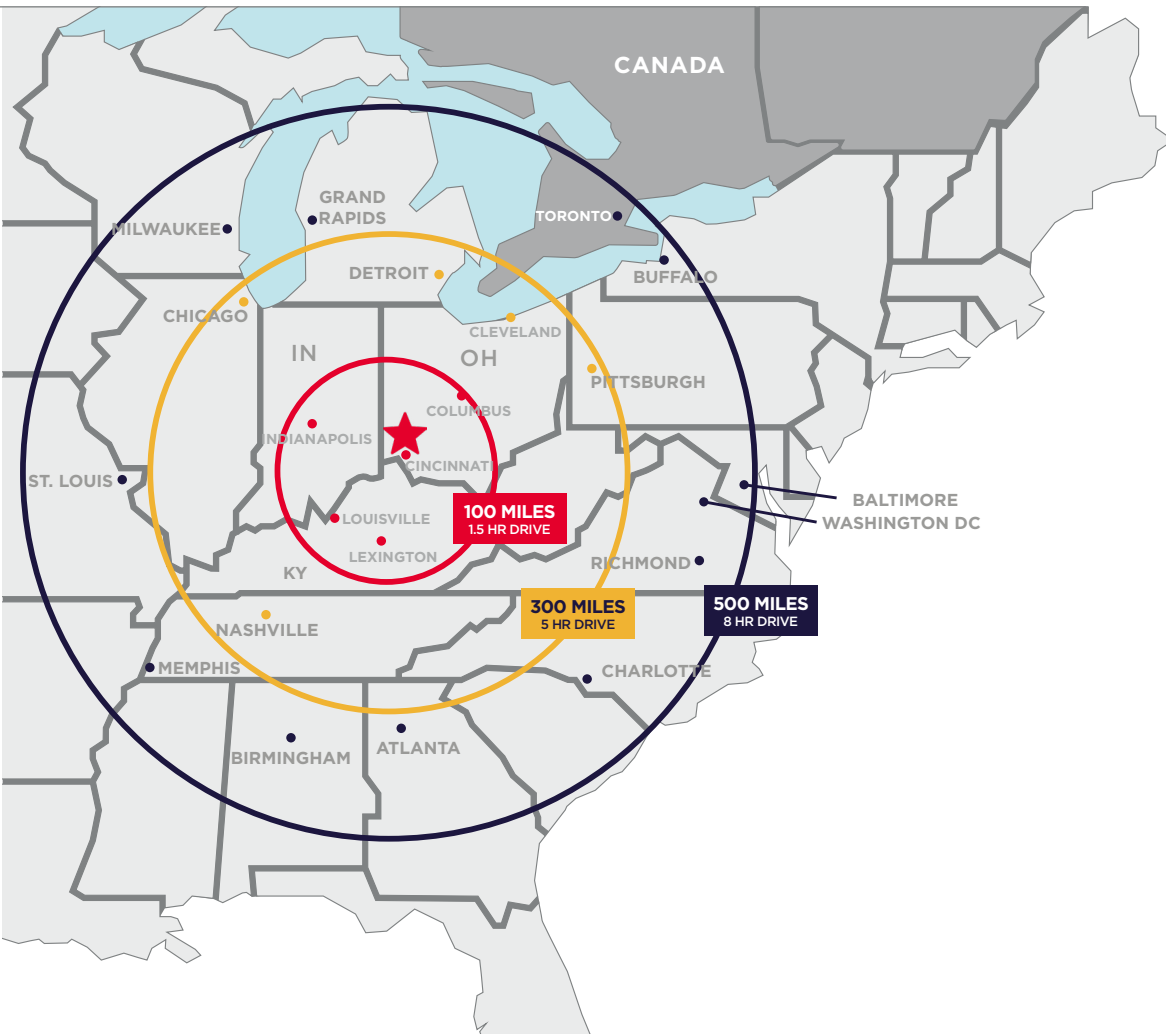
MFG &
PRODUCTION

DRIVE TIME (MINUTES)

15	145,969	60,021	96,867	8,674
30	1,117,332	439,581	729,454	82,032
45	1,955,489	758,432	1,129,289	143,439



PROXIMITY TO MAJOR U.S. MARKETS



60%
OF U.S. AND CANADIAN
POPULATION
IS WITHIN AN
8-HOUR CAR DRIVE

50%
OF U.S. POPULATION
IS WITHIN
1-HOUR FLIGHT

66%
OF MAJOR
U.S. MARKETS ARE WITHIN
90-MINUTE FLIGHT

165
DAILY DEPARTURES TO
60 NON-STOP FROM THE
CINCINNATI/NKY
INT'L. AIRPORT (CVG)

#10
BEST REGIONAL
AIRPORT (CVG) IN
THE WORLD AND
BEST AIRPORT OF ITS SIZE
IN NORTH AMERICA
AIRPORT SERVICE QUALITY (ASQ) AWARDE

3
MAJOR
INTERSTATES
1-71, 1-74 & 1-75

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