

FOR SALE

OVERVIEW

SITE

MARKET HIGHLIGHTS

2275

Seymour Avenue

CINCINNATI | OH

Advanced Manufacturing Development Site in Opportunity Zone

FOR SALE:

\$900,000 Asking Price

OR

\$120,000/Acre

*Not a representative photo



THE PORT
Making Real Estate Work

Bill Keefer

Brokerage Senior Vice President

+1 513 562 2235

bill.keefer@colliers.com

Chuck Ackerman

Brokerage Senior Vice President

+1 513 562 2266

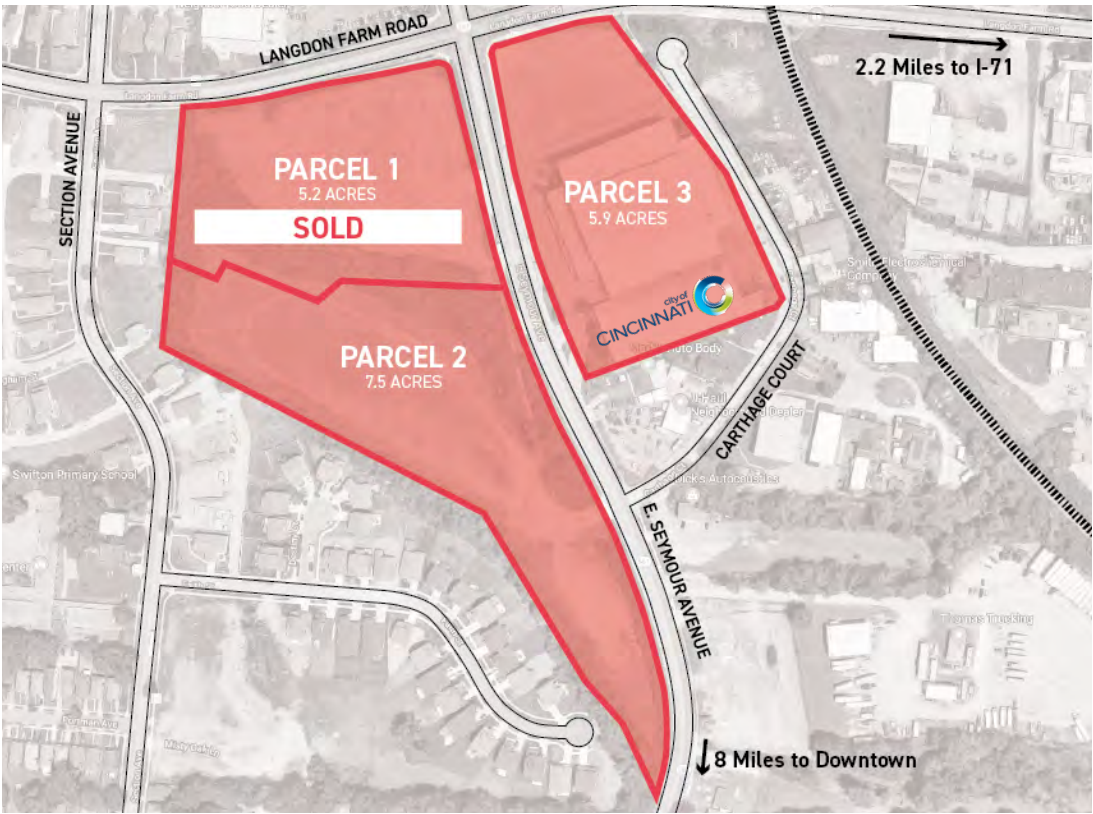
chuck.ackerman@colliers.com

Colliers Greater Cincinnati

+1 513 721 4200

425 Walnut Street | 1200

Cincinnati, Ohio 45212



BUILDING SPECIFICATIONS

Location	Cincinnati, Ohio
Project Size	7.5 Acres
Built-to-Suit	TBD
Jurisdiction	Hamilton County, City of Cincinnati
Zoning	CG-A (Click here to learn more)
Amenities	Commercial & Retail amenities in close proximity
Airport	Cincinnati/Northern Kentucky International Airport - 20 miles SW via I-75/I-275
Highway	1/4 mile from I-75 Exit 9

THE PROPERTY

2275 Seymour is a 7.5 acres development-ready site featuring three parcels of varying sizes in the City of Cincinnati neighborhood Roselawn. The property offers access to utilities and easy transportation access to I-71 and I-75. The nearby Seymour

Reading Road corridor has seen over \$270 MM in new investment including 300 new homes, new schools, recreational facilities and religious institutions The Port demolished the Cincinnati Gardens, remediated and prepared the property as part of its

Industrial Revitalization strategy to reposition underutilized real estate in highly accessible transportation corridors in Hamilton County.

\$900,000
ASKING PRICE
OR
\$120,000
PER ACRE

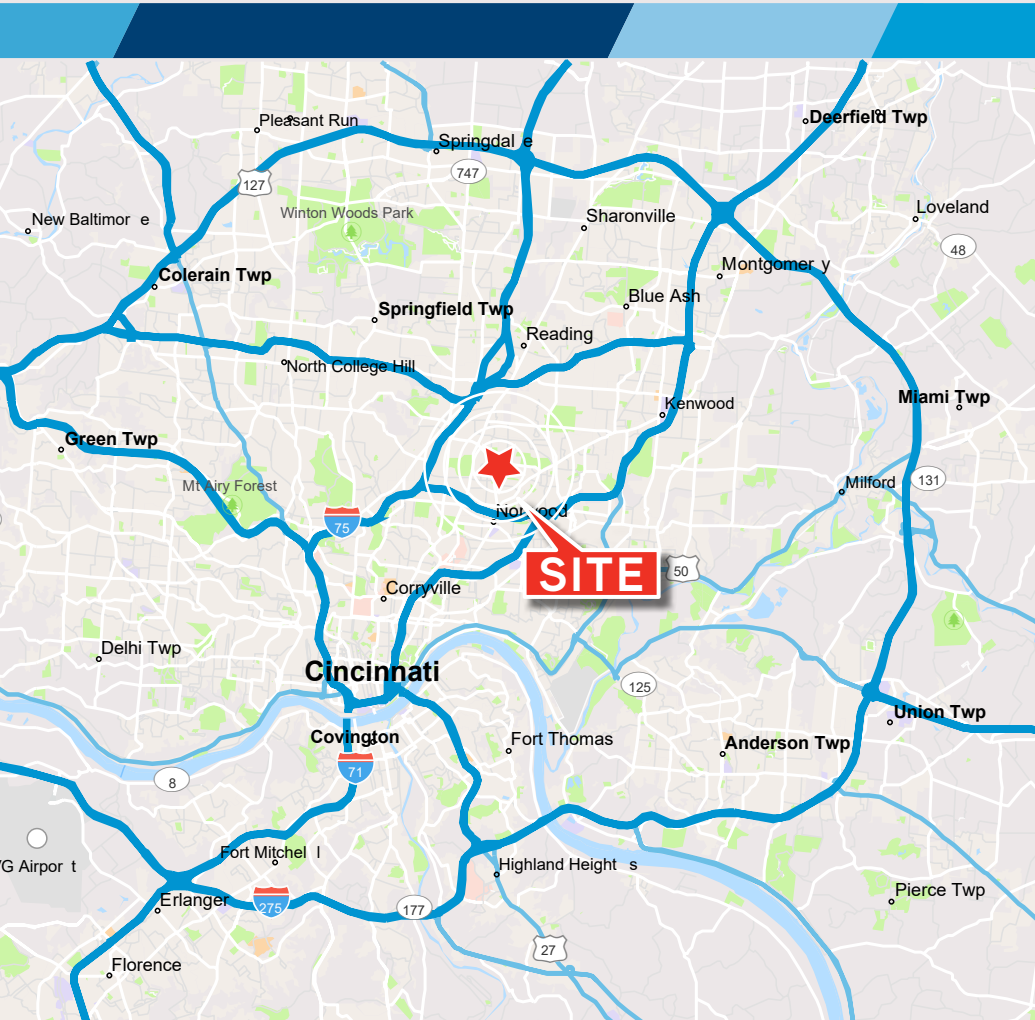


FOR SALE

OVERVIEW

GREATER CINCINNATI MSA

- Low Labor Costs Compared to National Average
- One Million + Labor Force Metropolitan Area
- 900 Trucking Companies
- Three Interstate Highways
- Two Class I Railroad Systems
- Inland Waterway
- Accessible International Airport
- Superior Business Support Services
- State and Local Incentives and Tax Programs
- 14th Largest Industrial Market in the United States



SITE

MARKET HIGHLIGHTS

A population of 2.2 million makes Cincinnati the 24th largest metro area in the U.S.A.



5TH Most affordable metro area by FORBES Magazine

KPMG named Cincinnati as the least costly location to do business among all large U.S. cities.

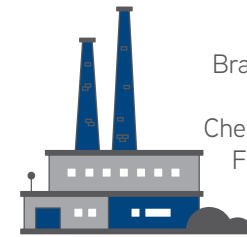


15-county region at the intersection of:
Ohio
Kentucky
Indiana



TOP INDUSTRIES

Advanced Energy
Aerospace
Automotive
Branding & Creative Services
Chemistry & Plastics
Financial Services
IT Services
Biosciences



UNEMPLOYMENT JOBS

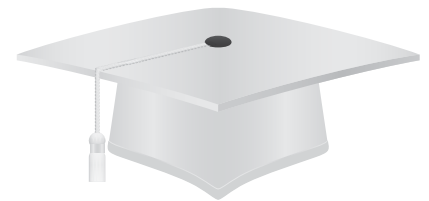
Unemployment Rates
4.1% U.S.A.
4.8% Ohio
4.0% Cincinnati

NINE

Fortune 500 Firms are headquartered in Greater Cincinnati:

AK Steel	Macy's, Inc.
American Financial	Omnicare
Ashland Inc.	Procter & Gamble Co.
Fifth Third Bancorp	The Kroger Company
General Cable	

300 Colleges & universities within a 200 mile radius



In the heart of the Midwest, Cincinnati is located within 600 miles of 65% of the U.S. population, within one day's trucking service to 20 major metropolitan markets.

370 FORTUNE 500