

6000-6300 CENTER HILL AVENUE | CINCINNATI, OH

FOR SALE

60 ACRES OF PRIME DEVELOPABLE LAND AVAILABLE



Advanced manufacturing



Tech/R&D



Warehouse and distribution



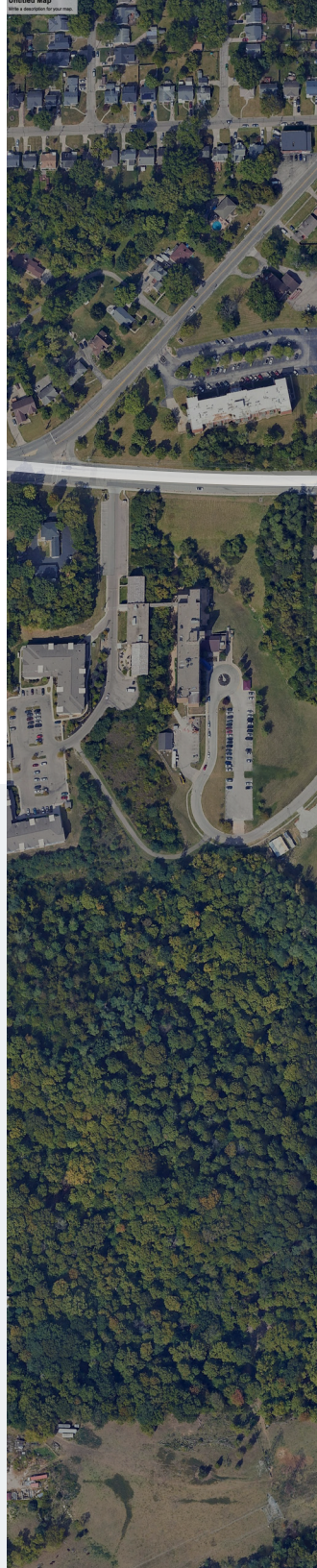
FORGE THE CORNERSTONE

This expansive 60-acre parcel of develop-able land presents a prime opportunity for advanced manufacturing, research and development, or warehouse and distribution facilities. The property offers ample space for large-scale operations, with potential for custom-built structures to suit specific industry needs.

Its generous acreage allows for future expansion and provides flexibility in site planning, including options for parking, loading docks, and green spaces.

HIGHLIGHTS

-  POTENTIAL EXPANSION IN UPCOMING PHASE II
-  SOLAR FARM ON-SITE
-  HIGH-DENSITY PARKING OPTIONS
-  CITY INCENTIVES AVAILABLE
-  ZONED **ML (MANUFACTURING LIMITED)**





PHASE II: COMING SOON

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SOLAR ARRAY

PARCEL NUMBER: 238-0006-0063-00
ADDRESS: 6031 CENTER HILL AVE
ACREAGE: 59.839

PARCEL NUMBER: 238-0006-0036-00
ADDRESS: 6000 CENTER HILL AVE
ACREAGE: 20.246

STRATEGIC LOCATION

6000-6300 Center Hill Avenue is located in midtown Cincinnati. This location benefits from excellent accessibility to major transportation routes, including interstates and highways. Its central position in the Greater Cincinnati area ensures easy access to a skilled workforce, suppliers, and potential customers.

The site's proximity to both urban and suburban areas strikes an ideal balance, offering the advantages of a metropolitan location while providing the space and flexibility typically found in more rural settings.

DRIVE TIME



25 min

TO CINCINNATI / NORTHERN KENTUCKY AIRPORT



3 min

TO INTERSTATE 75



17 min

TO DOWNTOWN CINCINNATI

DEMOGRAPHICS WITHIN

30 MINUTES

POPULATION

266,607

EMPLOYEE POPULATION

133,511

BACHELOR'S DEGREE

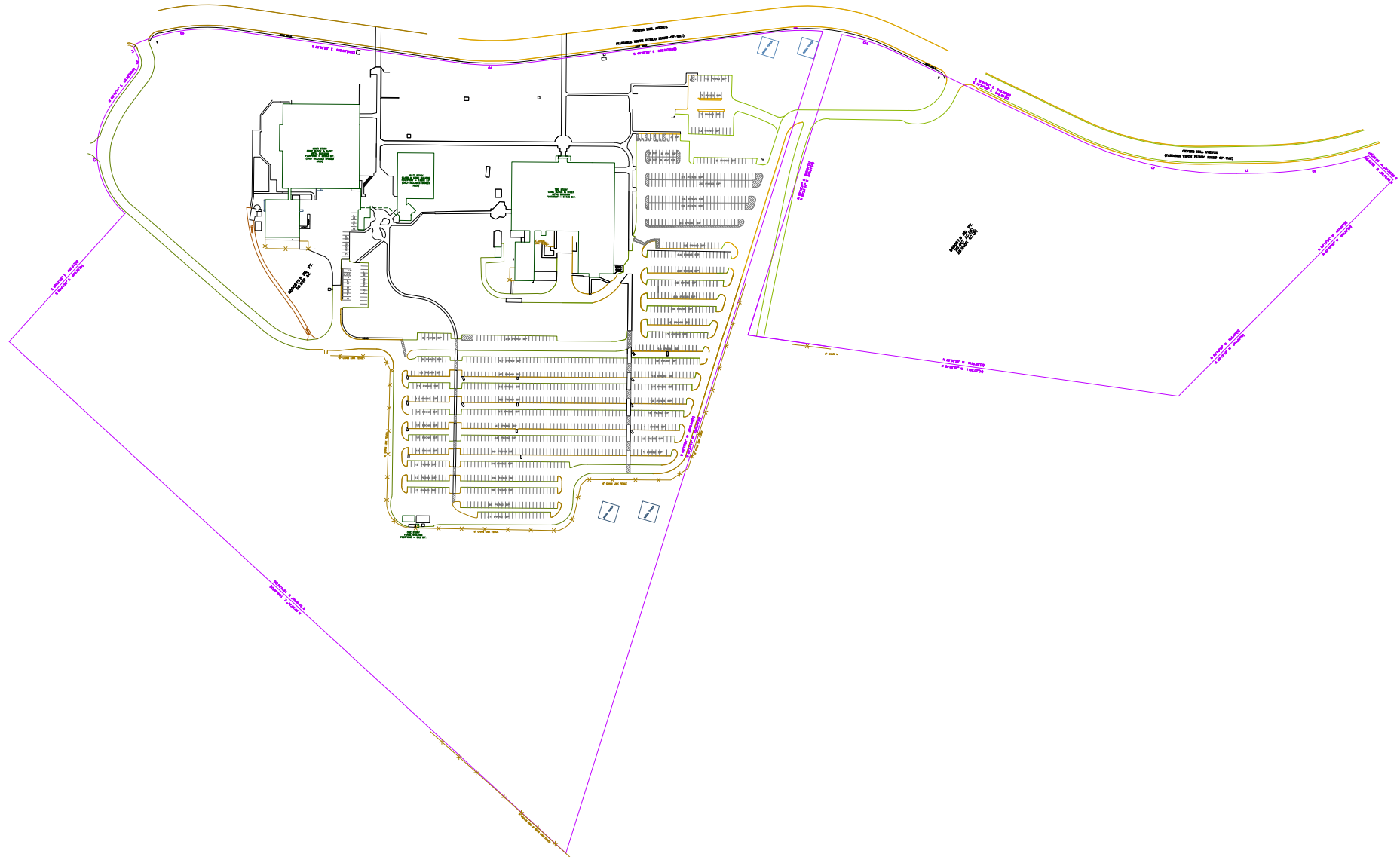
46,656

MEDIAN AGE

36



SITE PLAN



CONTACT:

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