



51.5 AC

Kingsview Drive

INTERSTATE
71

Mason Morrow Millgrove Rd

Columbia Rd

INTERSTATE
71

Mason Rd

Columbia Business Park

51.5 +/- Acres For Sale



Property Overview & Demographics

3905 Columbia Road

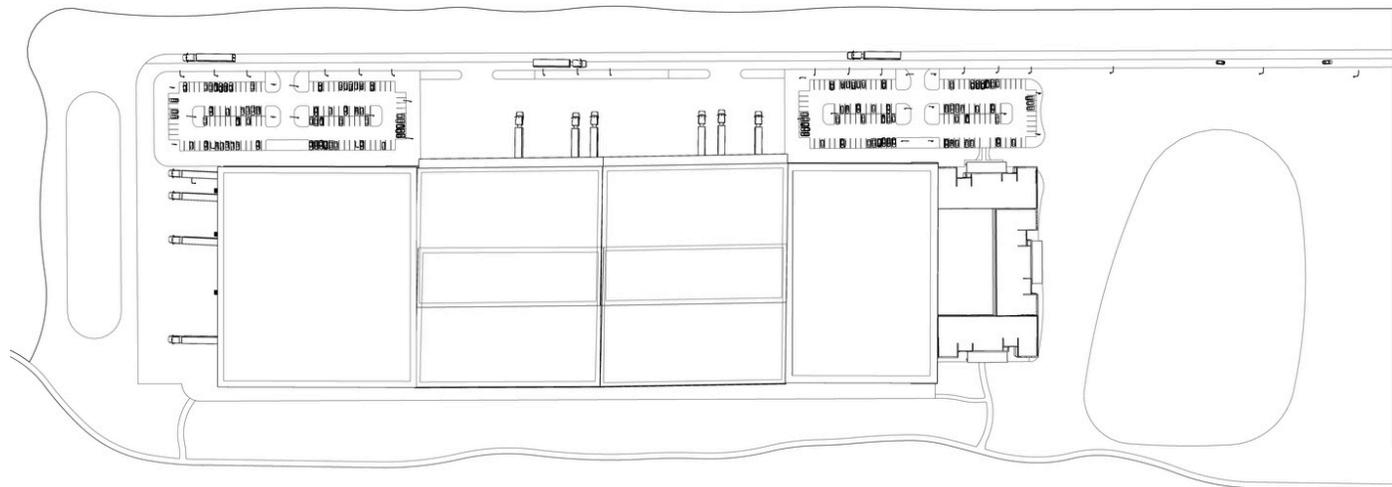
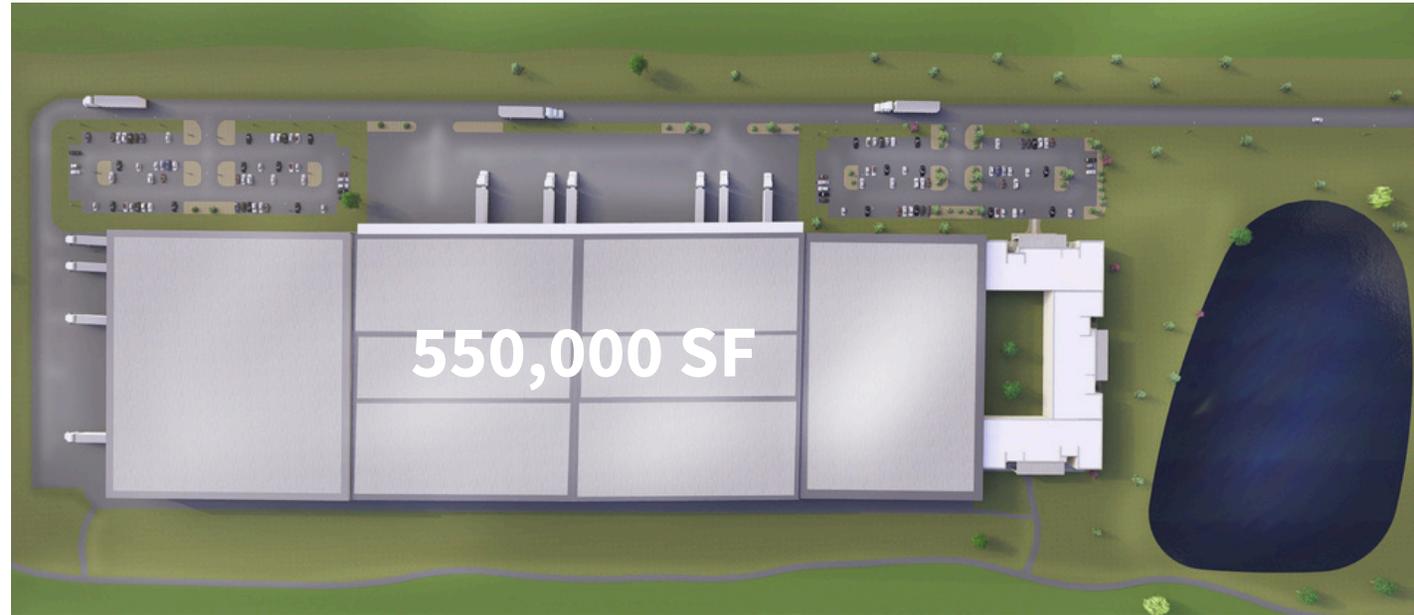
Prime 51.5-acre industrial land site within Columbia Business Park in Lebanon, OH. Up to 15-year 100% tax abatement, close proximity to I-71, and multi-point highway access. Excellent opportunity for industrial development near Cincinnati, with potential for additional incentives and robust connectivity.

Advantages and amenities

- 100% tax abatement for up to 15 years
- Access to multiple interstates within minutes
- Proximity to two major airports

Property Details

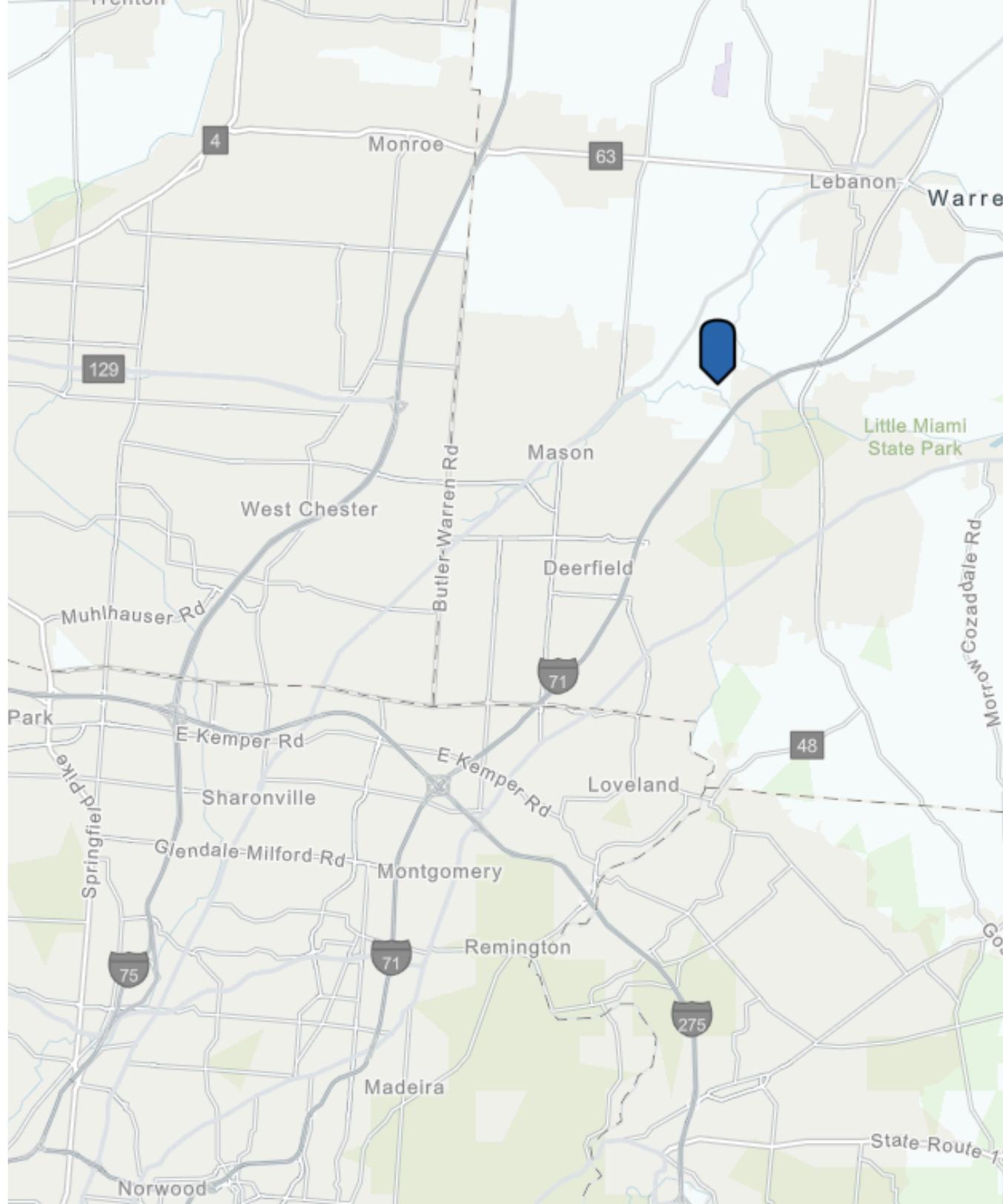
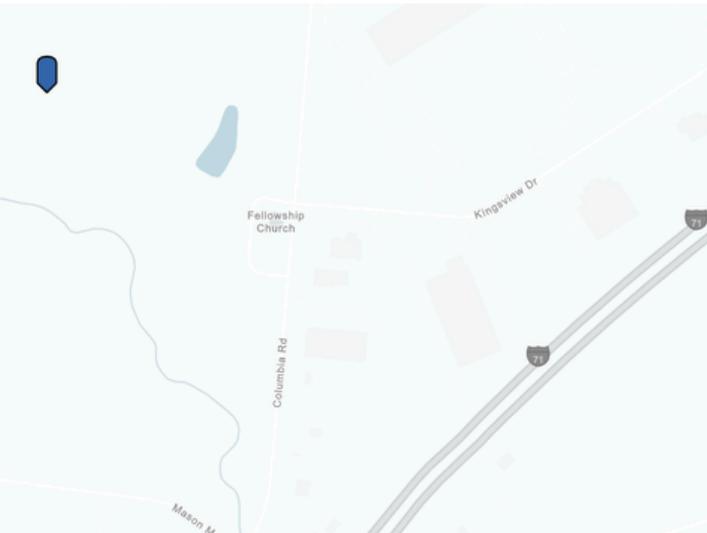
- 51.5 +/- Acres
- Parcel ID: 1214400004
- Zoned I-1 - Light Industrial
- Established industrial park
- Sale price - \$4,635,000 (\$90,000/acre)



Location

Strategically positioned near I-71 with multiple access points, the site offers efficient regional connectivity. It sits ~31 miles from downtown Cincinnati and provides convenient access to CVG and Dayton airports.

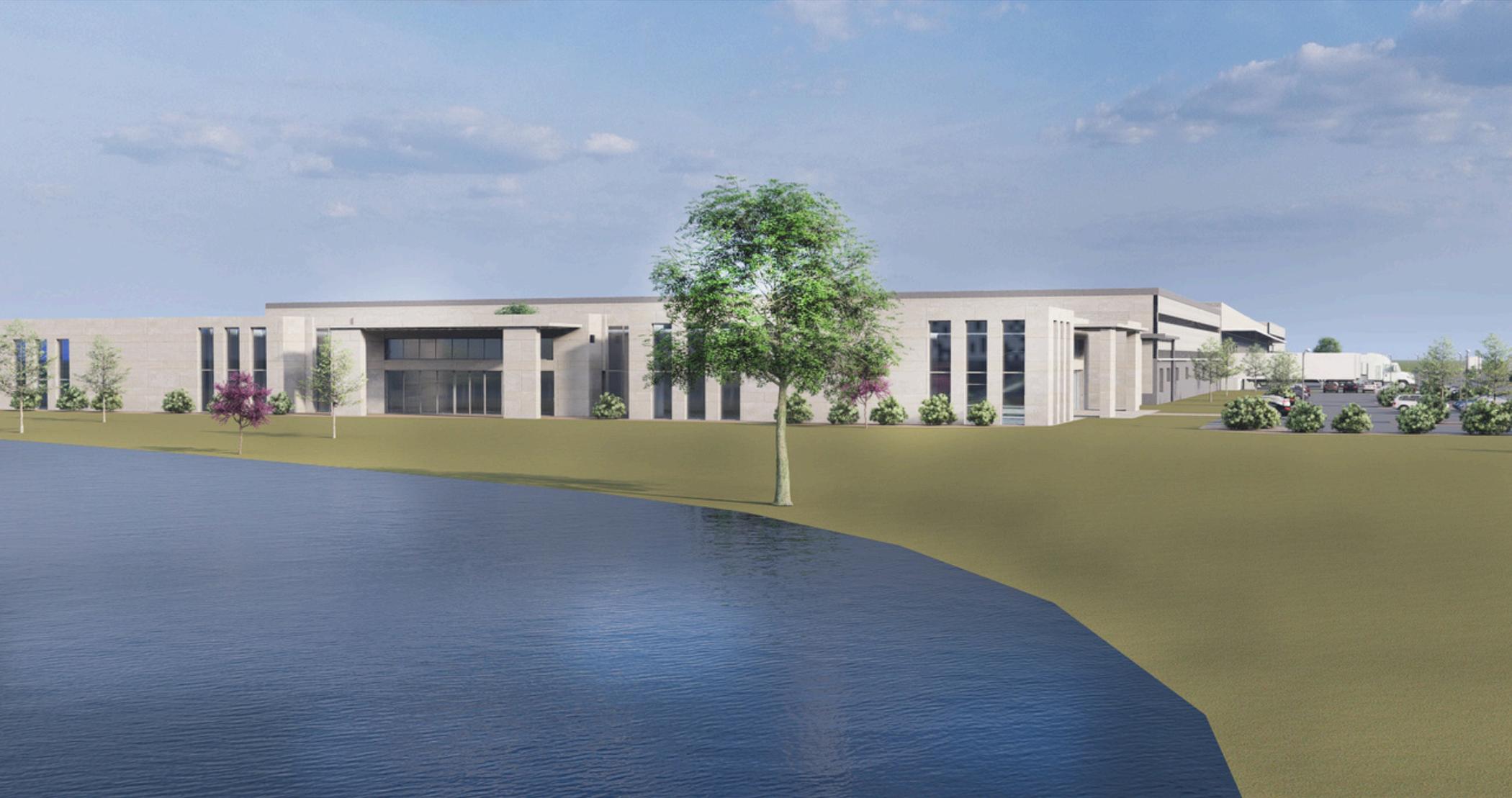
Connectivity to I-71, serving the Cincinnati-Dayton region.



Rendering



Rendering





Thank you

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