



For sale

33630 Old US Route 35,
Chillicothe, Ohio

Industrial development site
31.26 acres

Land for sale

JLL is pleased to present a strategic 31.26-acre shovel-ready industrial development site positioned for immediate construction and operational success. This turnkey parcel features an active rail spur directly adjacent to the property, full utility service ready for connection, and industrial zoning that accommodates manufacturing, distribution, and logistics operations. The site's strategic location provides superior access to major highways and regional transportation corridors, connecting operations to key markets efficiently.

Property specifications

- 31.26 Shovel-Ready Industrial Development Site
- Active Rail Spur Adjacent
- All utilities to the site
- Zoning: IC (Industrial/Commercial)



31.26 acres available for sale



31.26 acres available for sale

Access

 16.5 Miles

 1 Mile

 31 Miles

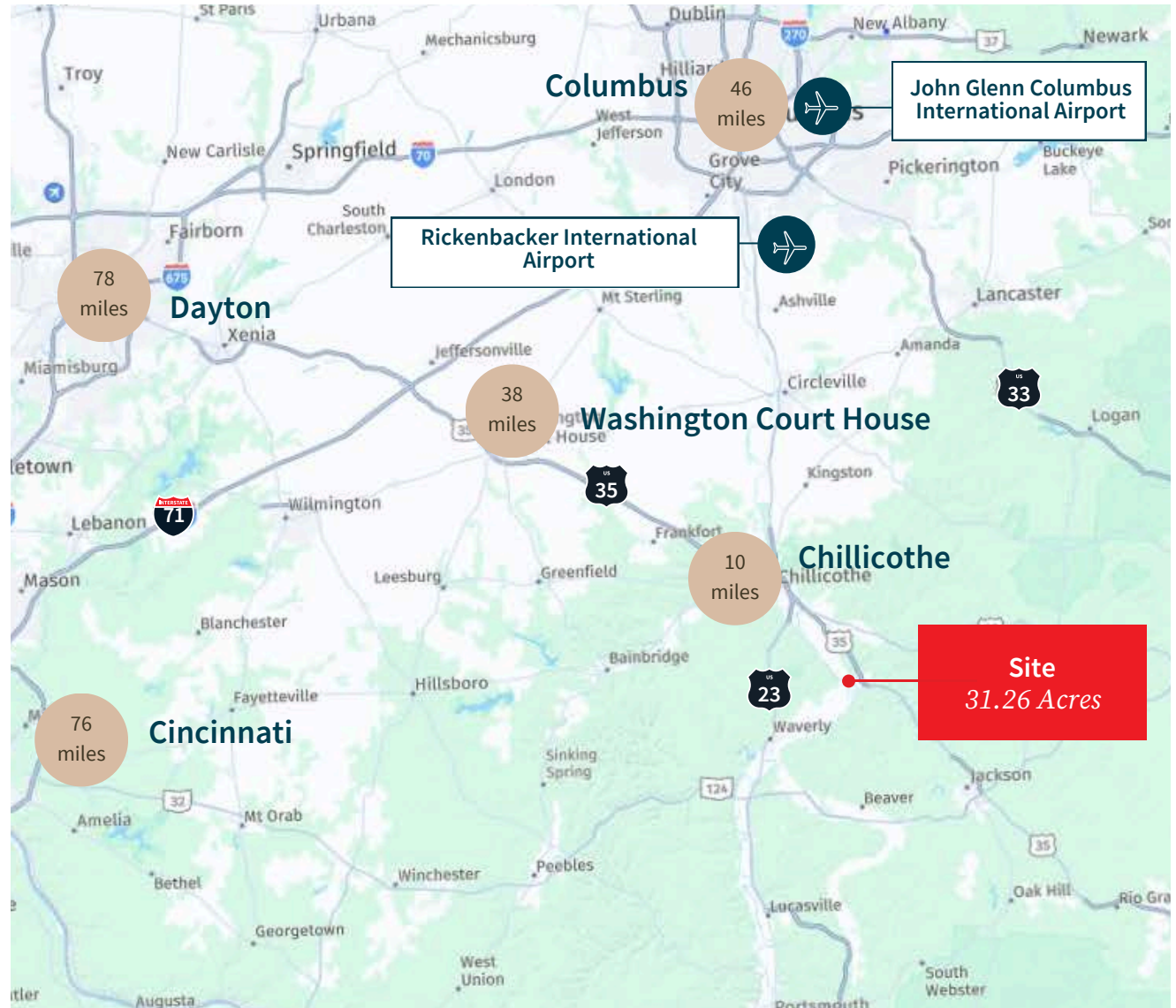
 7.3 Miles



Rickenbacker International Airport
41 Miles

John Glenn Columbus International Airport
53 Miles

Estimated Households	Esstimated Households	HH Income
5 Miles 3,742	5 miles 1,516	5 miles \$64,390
10 miles 18,863	10 miles 7,729	10 miles \$57,443
15 miles 74,261	15 miles 29,015	15 miles \$57,663



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