

LYONS LANDING

BUILT AROUND ACCESS. POSITIONED FOR GROWTH.

BUILD-TO-SUIT OPPORTUNITY

WEST CHESTER, OHIO

JLL

Jones Lang LaSalleAmericas, Inc.

3.5 ACRES OF PURE POTENTIAL

An exceptional 16.77-acre site is now available for build-to-suit projects in West Chester, one of Cincinnati's most dynamic submarkets, featuring 3.5 acres of prime developable land.

This rare offering provides the flexibility to accommodate office, industrial, or flex configurations tailored to your specific operational requirements. With direct access to Interstate 75, the site delivers unparalleled connectivity to Cincinnati's urban core, northern suburbs, and the broader regional logistics network.

3.5 DEVELOPABLE ACRES

WEST CHESTER, OHIO



OFFICE/ FLEX

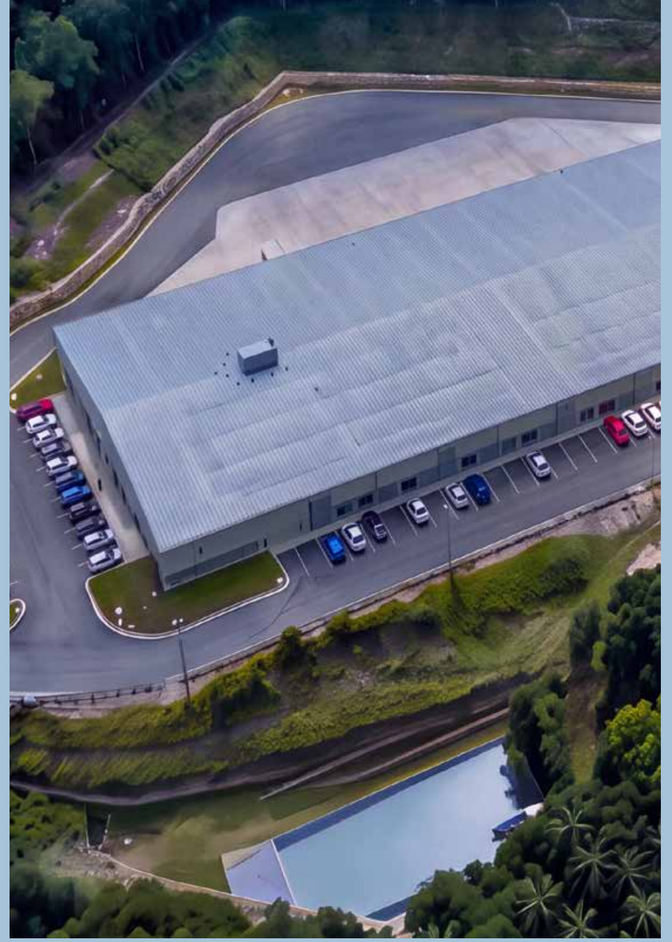
BUILD-TO-SUIT
Up to 70,400 SF

FLEXIBILITY
Flexible customization

PARKING
184 total spaces

ACCESS
Direct I-75 access





ADVANCED MANUFACTURING

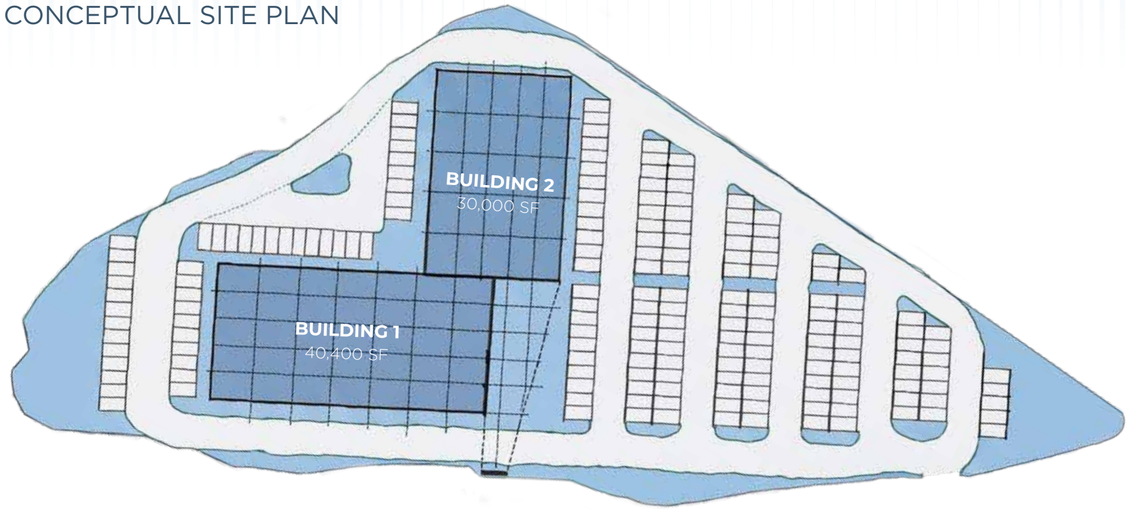
BUILD-TO-SUIT
Up to 63,400 SF

PARKING
109 total spaces

FLEXIBILITY
Flexible customiztion

OFFICE/FLEX

CONCEPTUAL SITE PLAN

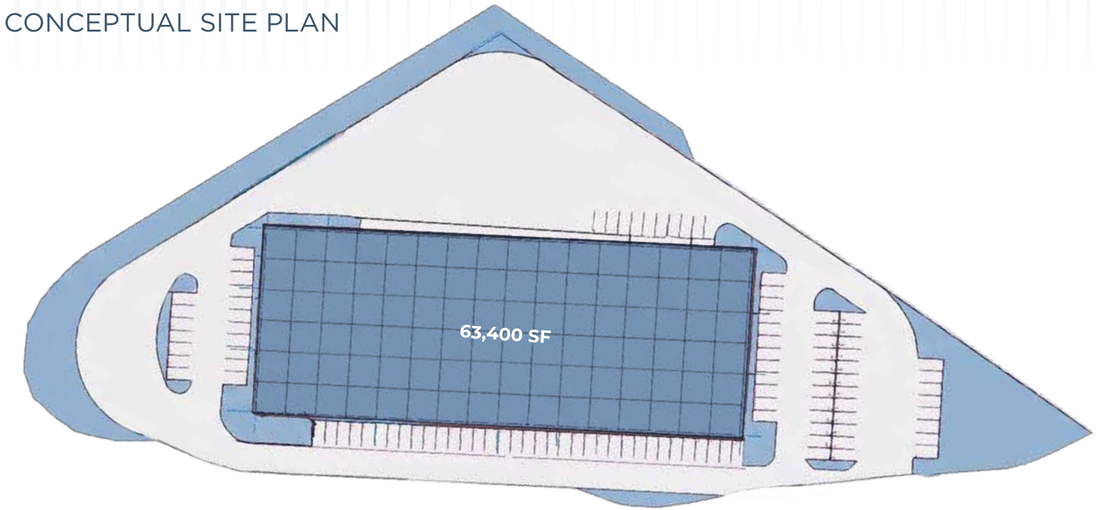


BUILDING 1	
Ground floor	20,200 SF
Mezzanine	20,200 SF
Total	40,400 SF

BUILDING 2	
Ground floor	15,000 SF
Mezzanine	15,000 SF
Total	30,000 SF

INDUSTRIAL

CONCEPTUAL SITE PLAN



ADVANCED MANUFACTURING	
Ground floor	63,400 SF
Total	63,400 SF



A LOCATION BUILT FOR OPPORTUNITY

Anchored by the Butler Tech Bioscience Campus — creating opportunities for employers to connect with Butler Tech on workforce needs and develop tailored training programs and curriculum.

Direct I-75 access — adjacent to the highway and positioned along the Cincinnati–Dayton Innovation Corridor.

At the center of the Cincinnati–Dayton Metroplex — within a region of approximately 3 million people.

Nexus of the I-75 innovation corridor — positioned between GE Aerospace to the south and Wright-Patterson Air Force Base to the north.

Convenient access to two international airports — approximately 35 miles from CVG and 45 miles from DAY

Demographics

3 - MILE	5 - MILE	10 - MILE
57,465 Population	**141,677** Population	**552,236** Population
40.0 Median Age	**39.8** Median Age	**40.1** Median Age
$155,861 Household Income	**$166,966** Household Income	**$142,191** Household Income

Drive times

35 MIN Downtown Cincinnati

48 MIN CVG International

48 MIN Dayton International



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