

**FOR SALE**

## **8001 READING ROAD**

CINCINNATI, OH 45237

**THE PORT**  
Making Real Estate Work

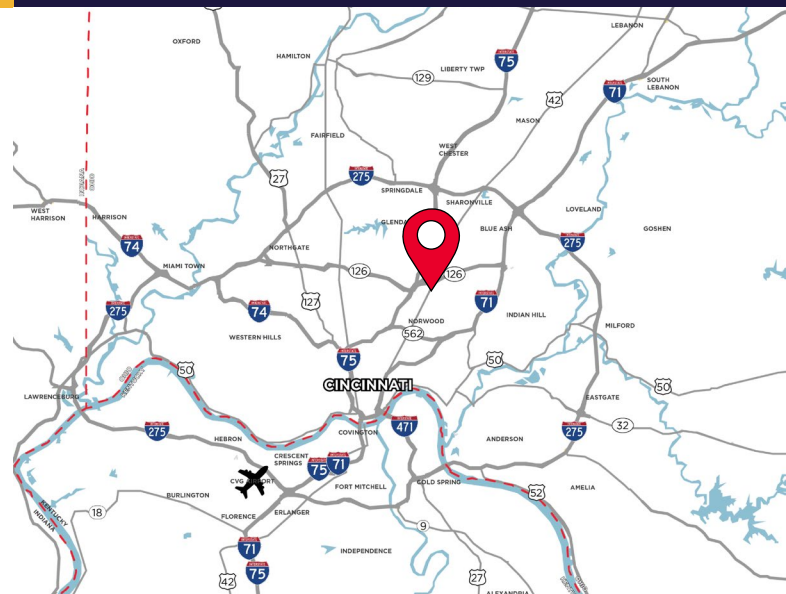
**CUSHMAN & WAKEFIELD**



**4.52 ACRES FOR SALE**

**SALE PRICE: \$150,000/Acre**

- High Visibility and Frontage on Reading Road/State Route 42 in Sycamore Township
- 4.52 Acres Ideal for Light Industrial Uses
- Build to Suit for 20,000 - 50,000 SF
- Cincinnati Metro Population = 2.29 MM
- Cincinnati Metro Labor Force = 1.18 MM



**For more information, contact:**

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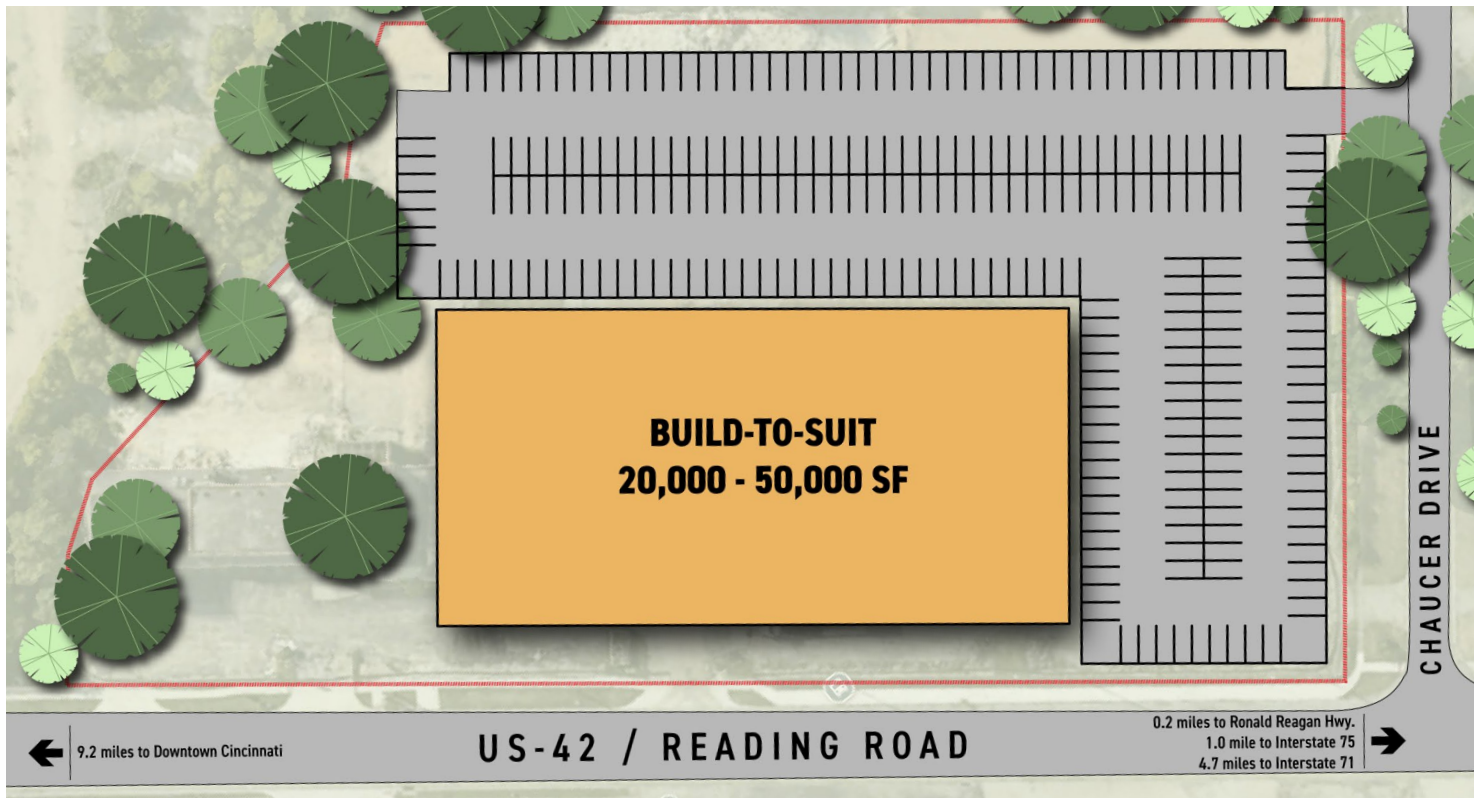
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### MORE INFORMATION

- Distance to:
  - » Ronald Reagan Hwy = 0.2 Mile
  - » I-75 = 1 Mile
  - » I-71 = 4.7 Miles
  - » Cincinnati/Northern Kentucky International Airport (CVG) = 23.2 Miles
  - » Reading Road & Summit Road Bus Stop = 0.5 Mile
  - » Reading Road & Kenova Ave. Bus Stop = 1.2 Miles
- Planned Bus Rapid Transit along Reading Road
- Utilities:
  - » Water: Greater Cincinnati Water Works
  - » Telephone: AltaFiber
  - » Energy: Duke Energy
  - » Sewer: Metropolitan Sewer District

### CONCEPT DEVELOPMENT PLAN



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## AERIAL PHOTOS



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