



CINCINNATI MSA MANUFACTURING HUB

MASSIVE POWER 25 - 250 MW

CRITICAL RAIL ACCESS ON SITE

PRIVATE AQUIFER WATER SUPPLY

ABUNDANT WATER DISCHARGE CAPACITY

FOR LEASE / SALE

UP TO \pm 24 ACRES
 \pm 444,000 SF AVAILABLE

5177 SPRING GROVE AVE.
CINCINNATI, OH 45217

A New Era in Industrial Space

5177 Spring Grove Ave.



Cincinnati MSA Manufacturing Hub, the former home to St Bernard Soap Company and Procter & Gamble, sits on 31.50 acres along I-75 in Cincinnati, OH and offers a robust infrastructure designed for large and mid-size users alike.

The site boasts abundant but efficient non-potable water supply sourced from the largest aquifer in Ohio, an adequate water discharge system, two separate power supplies, each providing 13,200 KVA (26.4MW), and access to two rail spurs serviced by CSX and Norfolk Southern.

Property Highlights



± 638,595 SF
Available (Divisible)

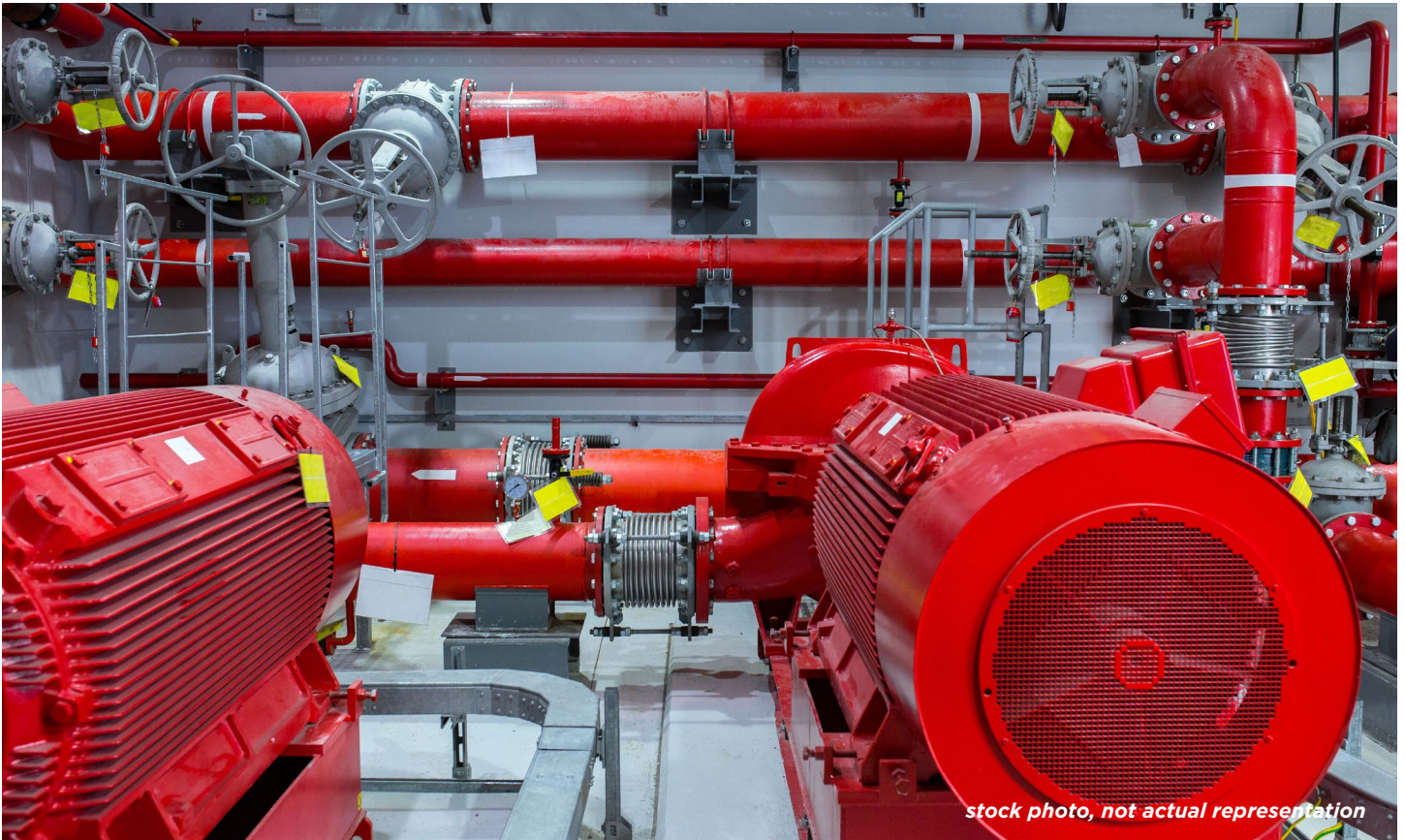


Prime Location with Easy
Access to Highways, Rail,
and a Skilled Labor Pool



Fully-Paved Campus with
500+ Parking Spaces

Abundant Water



stock photo, not actual representation

The facility is uniquely equipped with dual water supplies, designed to meet a wide range of operational needs with an emphasis on both cost efficiency and sustainability. Water from the state's largest aquifer and one of the most robust in the nation, is piped in at a 1/3 of the cost of using municipal water. The Great Miami Buried Valley Aquifer, situated over more than 1.5 trillion gallons of water, offers Cincinnati MSA Manufacturing Hub prime access to a sustainable water supply critical for processes requiring substantial water usage, reducing operational cost.

Water Discharge

The facility is equipped with an adequate water discharge system, strategically designed to handle virtually any reasonably expected volume of water discharge. Located at the western edge of the site, this system channels treated water directly into Mill Creek, providing an efficient alternative to conventional municipal sewer systems. The site's capacity to accommodate substantial water discharge volumes, underscores its readiness to support large-scale and water-intensive operations. By utilizing this direct-to-creek discharge system, the facility significantly enhances its operational efficiency.

Incredible Electric

Cincinnati MSA Manufacturing Hub features electric service that is in place, and ready to go, offering substantial power capabilities. This is facilitated through massive power allocations, served by two separate power supplies, each providing 13,200 KVA (26.4MW), that leverage cost-efficient transmission voltage, as part of a 56MW (56,000kva) transformer north of the site, owned by Procter & Gamble.

This dual-supply setup enhances the reliability of power delivery, with ± 40 MW to ± 200 MW. Additionally, there is a clearly defined path to add to the facility's power supply by nearly 2x the capacity, with the potential for even greater power capacity to be realized in subsequent phases.

The current site infrastructure ensures that the facility is well-positioned to meet both current and future energy demands, underlining its readiness to support high-power consumption operations efficiently and reliably.



Critical Rail Access

The site benefits from critical class-1 rail line connectivity capable of handling liquid tankers and bulk commodities, featuring two (2) rail spurs serviced by CSX and Norfolk Southern. Sitting approximately 1,000 feet, from one of Southern Ohio's largest rail yards, positions tenants of Cincinnati MSA Manufacturing Hub for efficient rail freight movement.

This strategic location not only facilitates seamless access to major rail networks but also underscores the site's potential as a key logistics hub. Cincinnati MSA Manufacturing Hub also offers ample space and the requisite capabilities to expand its rail infrastructure by adding additional spurs, indicating significant scalability potential for rail-based operations.

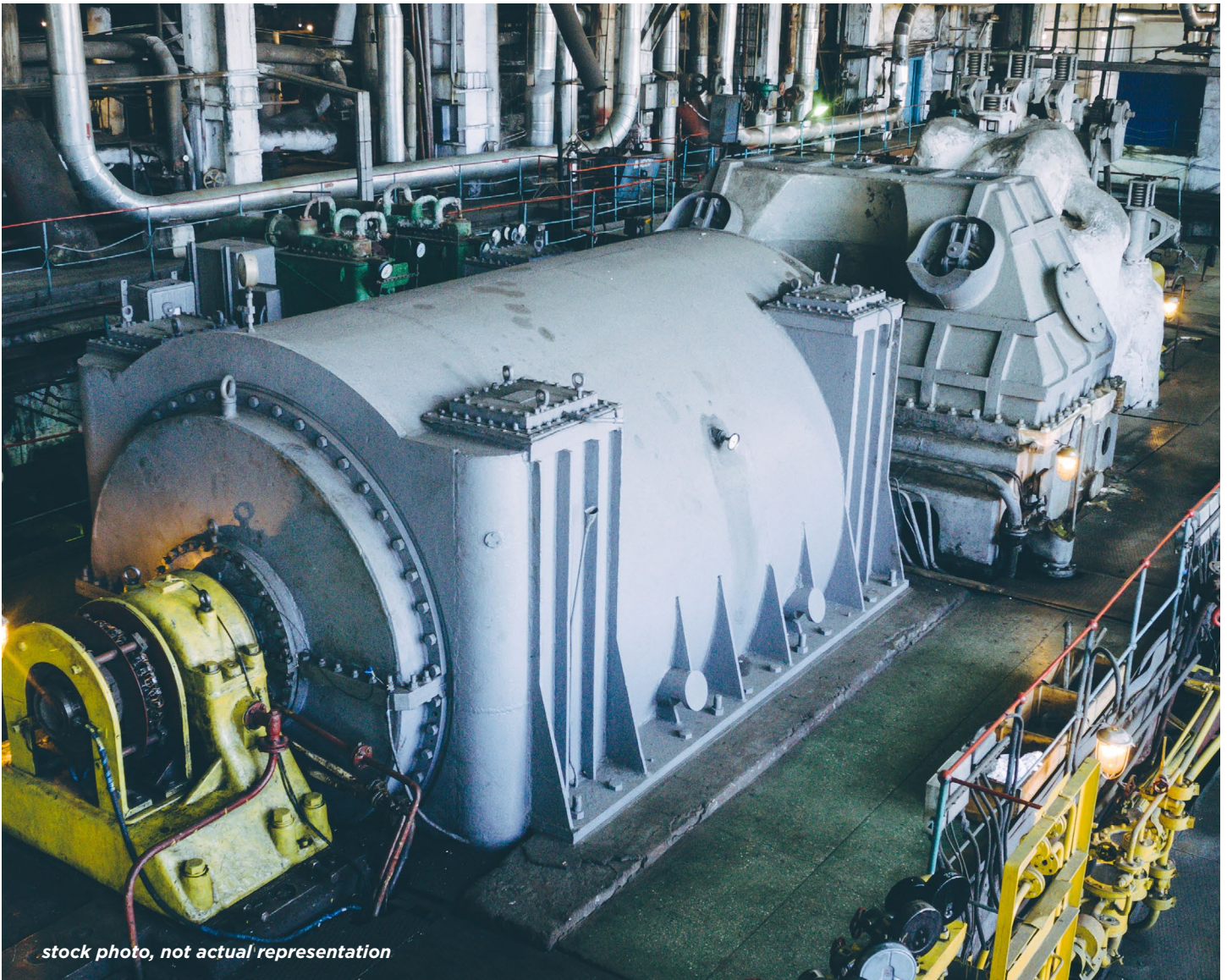
An on-site rail scale further enhances operational efficiencies, enabling weight measurement of rail cars for freight management and cost control. This combination of existing rail facilities, expansion potential, and efficiency-enhancing features makes the site an attractive location for businesses seeking robust rail logistics solutions.



Efficient Steam Power

Cincinnati MSA Manufacturing Hub is also provided steam via an on-site boiler, managed by Detroit Edison, located at the northern edge of our site.

This provides users with a reliable heat source and an efficient method for heating, drying or concentrating, steam cracking, distillation, cleaning and sterilization. Steam provides a welcome alternative source to help users reduce water and energy consumption and save money.



stock photo, not actual representation

Space Suited for Your Needs

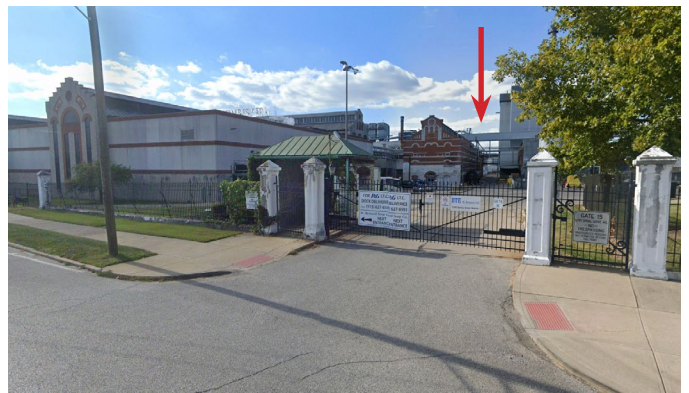
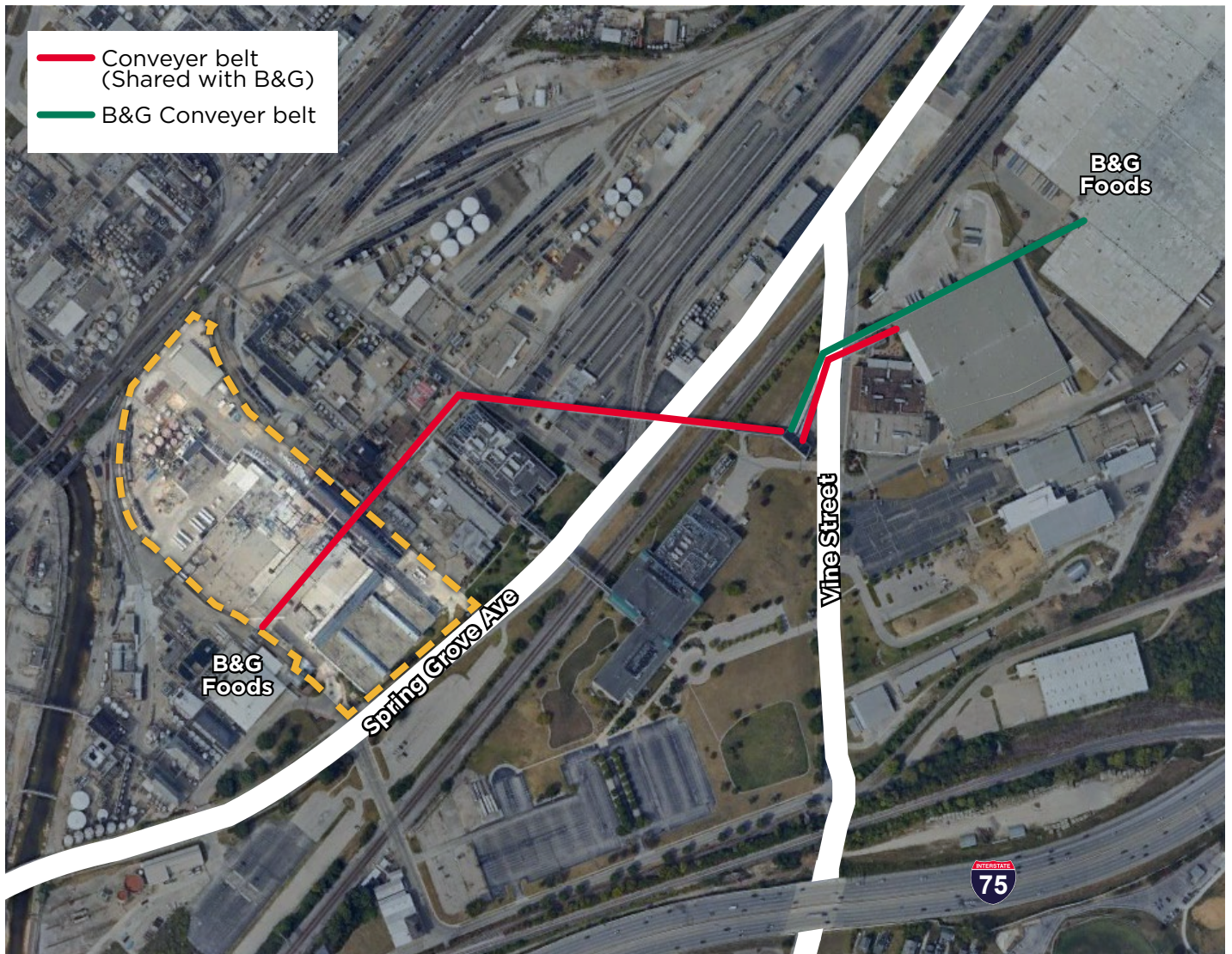


Manufacturing Opportunities (5177 Spring Grove Ave., Cincinnati, OH)

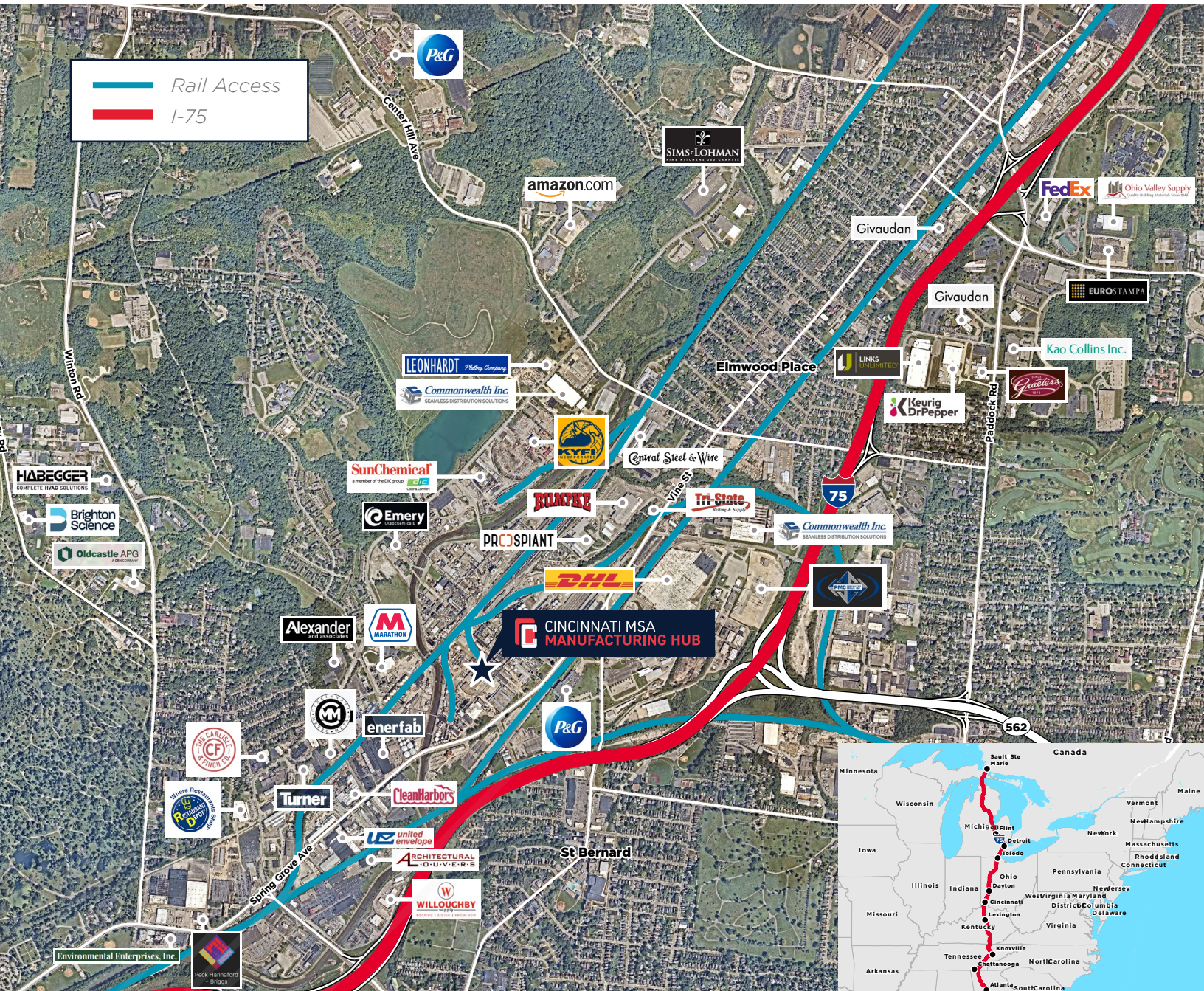
TOTAL SF:	444,000 SF
EST. 1ST FLOOR:	294,000 SF
OFFICE SF:	30,000 SF
WAREHOUSE SF:	264,000 SF
LAND:	24 Acres
YEAR BUILT:	1980
NUMBER OF BLDGS:	10+
MAX CLEAR HGT:	40'
DOCKS:	1 Dock Door
DRIVE-INS:	2 Drive-In Doors
PARKING:	± 500 Spaces
JURISDICTION:	St. Bernard (Hamilton County)
ZONING:	M-1 (Manufacturing)



Combined Conveyer Belt Access

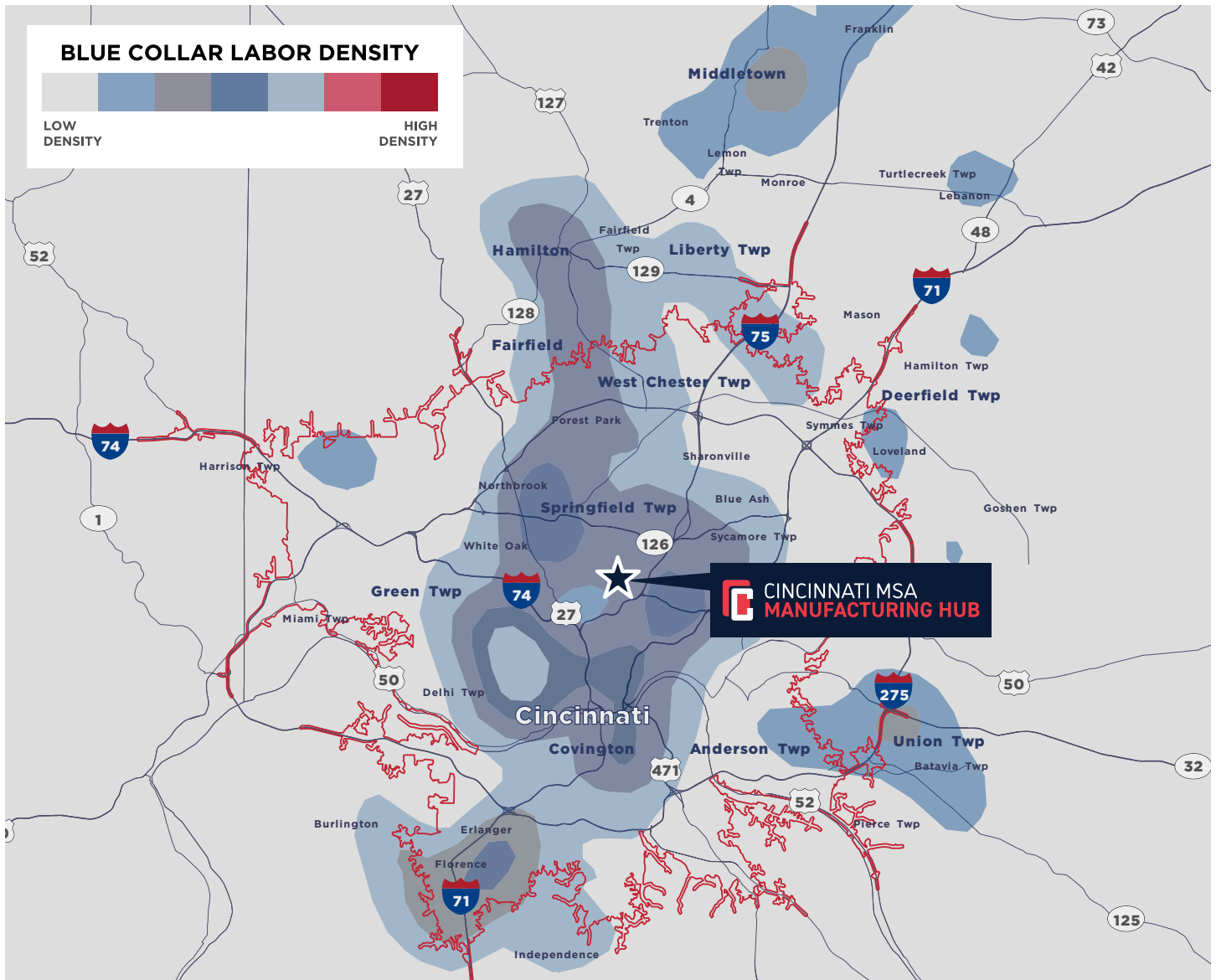


Industrial Neighbors



Interstate 75: North America's Industrial Corridor →

Drive Success with Strong Labor



DEMOGRAPHICS WITHIN A 30 MIN DRIVE TIME

Median HH Income

\$66,038

College Educated

365,344

Unemployment Rate

3.6%

Warehouse Employees

124,450

High School Educated

197,838



CINCINNATI MSA MANUFACTURING HUB



FOR MORE INFORMATION, PLEASE CONTACT:

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