

Centennial Industrial Park

City of Reading
2000 West Street | Cincinnati, OH 45215



In Partnership With:



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Riesenberg Avenue

Site Access
via Riesenberg Avenue
and
via West Street

West Street

Railway

Reading Road

W Pleasant Street

Columbia Avenue

Property Highlights

Building Area 100,000 to 400,000 SF

Office SF To Suit

Acreage Up to 25 Acres

Loading 9'x10' Docks + Large Drive-In Doors, Built-To-Suit, rear or cross loaded

Clear Height To Suit

Column Spacing To Suit

Truck Court & Loading To Suit

Sprinkler System ESFR

Lighting LED

Municipality City of Reading

Zoning Manufacturing

HVAC Gas-forced hot air, and fully Air Conditioned optional

Parking Built-To-Suit

Outside Storage Permitted

Location 1 Min to I-75
10 Min to I-71 via CC Hwy

Sale/Lease Rate See Agents

OPEX See Agents

Property Tax See Agents

Centennial Industrial Park at Reading

New Development Industrial Park

- **25 Acres Total**
 - Divisible
 - Built-To-Suit
- **Zoned** Manufacturing
- **Development Starting** Q1 2022
- **Incentives** Available
- **Located Railway Adjacent**
 - Genesee & Wyoming
 - Norfolk Southern

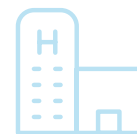
Amenities within a 10 Mile Radius:



172
Gas
Stations



328
Convenience
Stores



11
Hospitals /
Urgent Care



15
Retail
Centers



1844
Dining
& Fast Food



180
Hotels



Centennial Industrial Park

2 Building Site Plan

Up to 200,000 SF each

Proposed Plan |

Building 1: 165,000 SF

Building 2: 191,000 SF



Proposed Site Plans

Built-To Suit Development Opportunity on 25 Acres (*Divisible*)
Development Up to 3 Buildings | Proposed 100,000 SF-400,000 SF

1 Building Site Plan

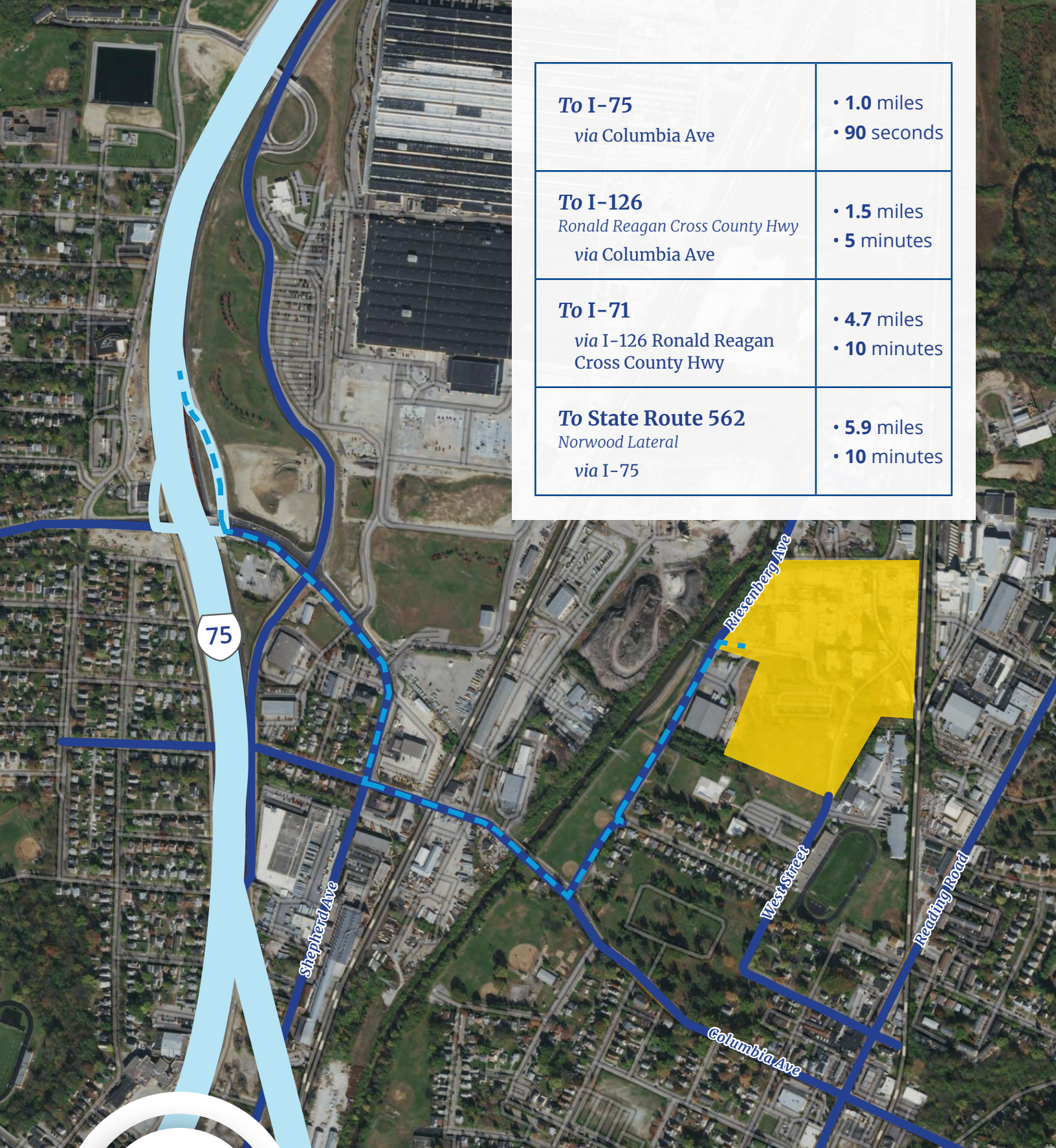
Up to 400,000 SF



3 Building Site Plan

Up to 100,000 SF each





To I-75 via Columbia Ave	• 1.0 miles • 90 seconds
To I-126 Ronald Reagan Cross County Hwy via Columbia Ave	• 1.5 miles • 5 minutes
To I-71 via I-126 Ronald Reagan Cross County Hwy	• 4.7 miles • 10 minutes
To State Route 562 Norwood Lateral via I-75	• 5.9 miles • 10 minutes



*Excellent Highway
Accessibility*

Rail Access



Nearby Railways	Genesee & Wyoming <ul style="list-style-type: none">• Located East of Site (Adjacent) Norfolk Southern <ul style="list-style-type: none">• Located West of Site
Site Access	Direct Access to IORY Branch Rail <ul style="list-style-type: none">• Genesee & Wyoming 2 Spurs located on site <ul style="list-style-type: none">• May require rehabbing
Rail Capacity	Rail Capacity to the site is determined by Built-To-Suit track layout. Genesee & Wyoming Railway offers in-house engineers for track design and determining capabilities and cost.
Weight Capacity	286,000 lb per car <ul style="list-style-type: none">• Standard gross weight capacity of modern rail cars
Commodity Capabilities	IORY Branch has no commodity limitations regarding movement of product
Available Switches	Multiple Switches Available Dependent on Business Level

Genesee & Wyoming Railway



Click to View Full Greater Cincinnati Railway Map





City of Reading

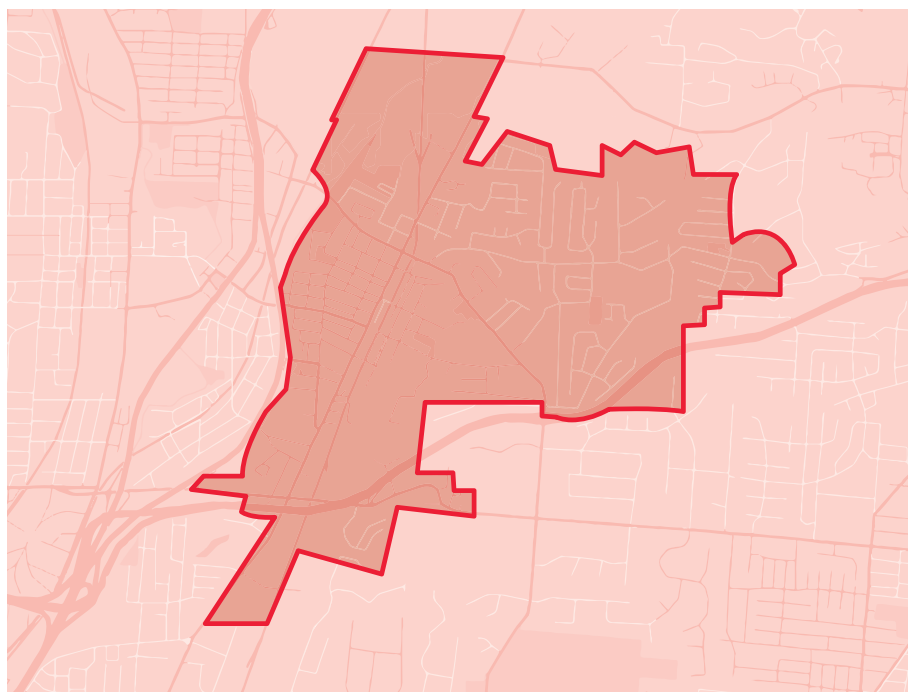
Cincinnati, Ohio



The Crossroads of Opportunity

In 1851, Reading was established as a village and named after the birthplace of William Penn. Today, Reading, Ohio is a vibrant community with a historical background, great schools, and safe streets, reflecting the town's love for American veterans, commitment to the American and global economies, and lasting legacy of local family values. The city was declared "The Crossroads of Opportunity" due to its central location, highway proximity and accessibility, and renewed mission to increase and expand business development, offering something for everyone within the community and extending to benefit the Greater Cincinnati Region.

The City of Reading is a centrally suburb of Hamilton County located in Cincinnati, Ohio. Reading falls within 3 major submarkets: Woodlawn/Evendale, Central/Midtown, and Blue Ash, with the Centennial Industrial Park being located directly within the Blue Ash submarket. The city, positioned between I-75 and I-71, is split between Reading Road (Route 42) and encompasses area both north and south of the Ronald Reagan Cross County Highway. The total area covers 2.89 square miles of Cincinnati. The city has excellent proximity and accessibility to Interstate-75, with 3 exits, including the recently constructed exit to Aviation Way and Shepherd Avenue. Additionally, the access to Interstate-275 and Ronald Reagan Cross County Highway increase transportation convenience.



The accessibility to major highways has caused Reading to become a more desired location within Cincinnati, recognized as a "power port" with two foreign trade zones, for advanced manufacturing, heavy industrial, and aerospace industries. The Reading Community Improvement Corporation (CIC) was incorporated in June 1975 to assist the City in attracting new businesses and retaining those businesses already operating in Reading. As the City's designated agency for industrial, commercial, office and research development, the goal of the CIC is to increase and stabilize the local tax base.

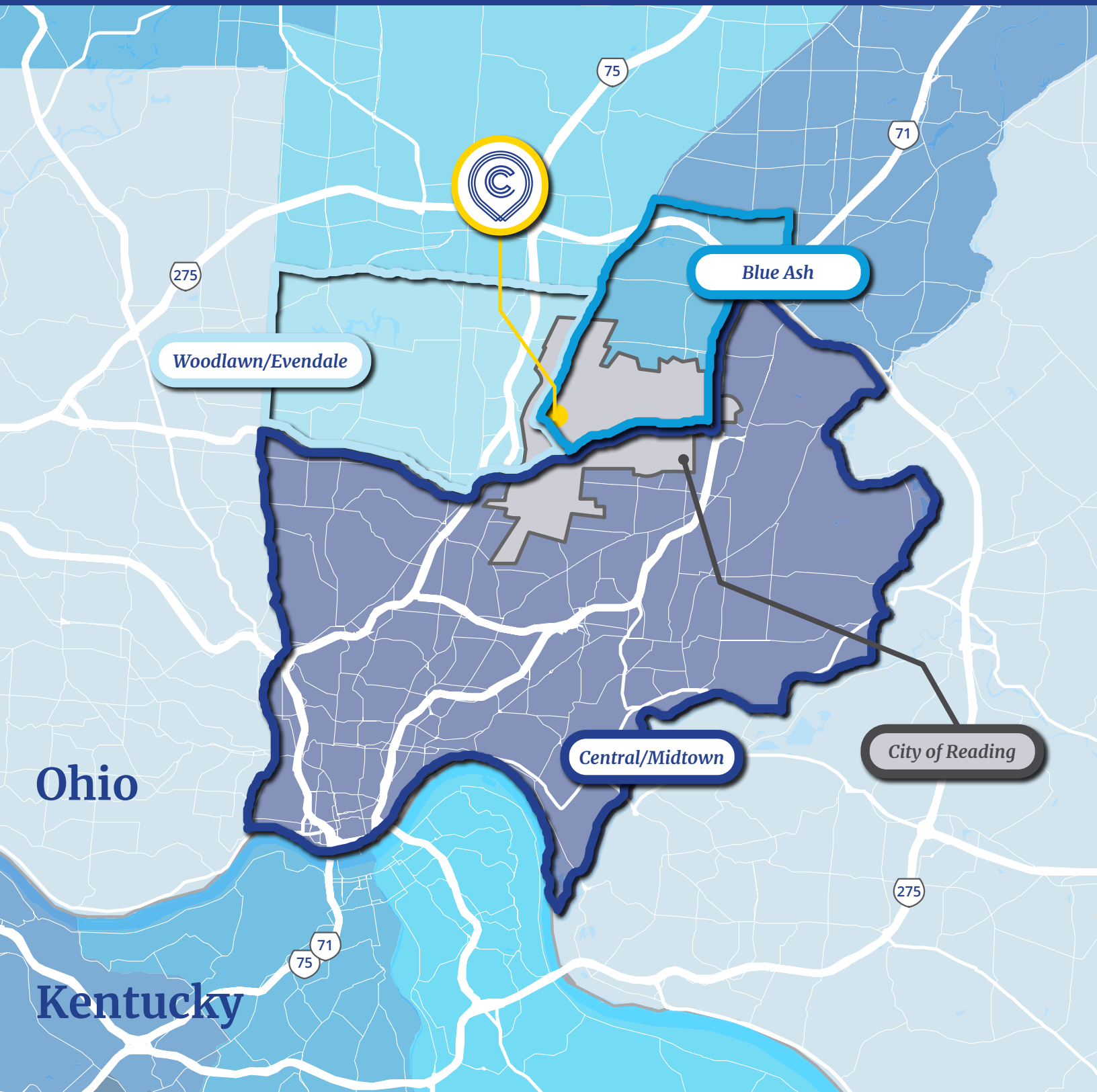


[Click to view more about the City of Reading](#)

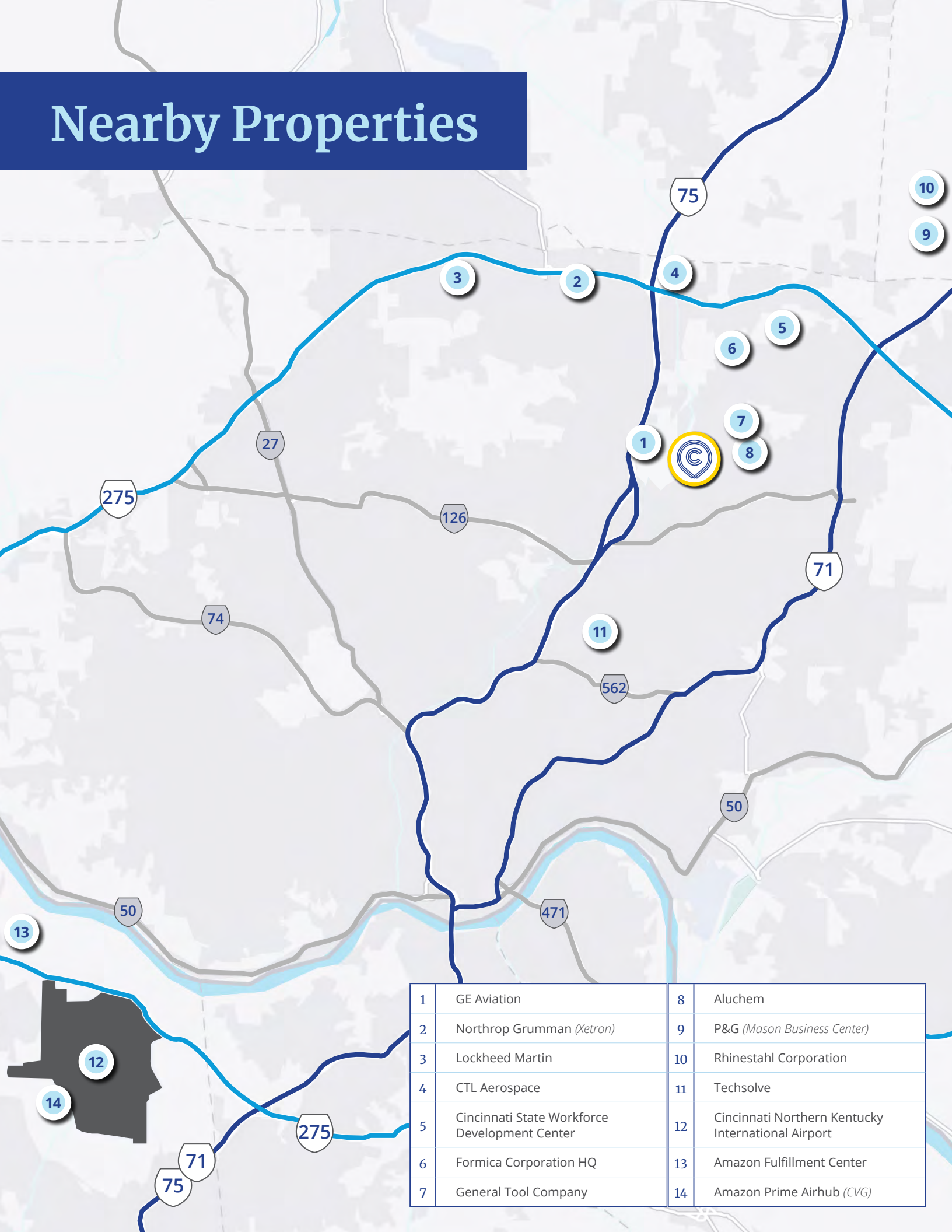
READING
The Crossroads of Opportunity

City of Cincinnati Industrial Submarkets

The City of Reading is located within three major Submarkets:
Blue Ash, Woodlawn/Evendale, and Central/Midtown



Nearby Properties



1	GE Aviation	8	Aluchem
2	Northrop Grumman (<i>Xetron</i>)	9	P&G (<i>Mason Business Center</i>)
3	Lockheed Martin	10	Rhinestahl Corporation
4	CTL Aerospace	11	Techsolve
5	Cincinnati State Workforce Development Center	12	Cincinnati Northern Kentucky International Airport
6	Formica Corporation HQ	13	Amazon Fulfillment Center
7	General Tool Company	14	Amazon Prime Airhub (<i>CVG</i>)

Market Highlights Cincinnati

7 Local Headquarters Fortune 500 Companies

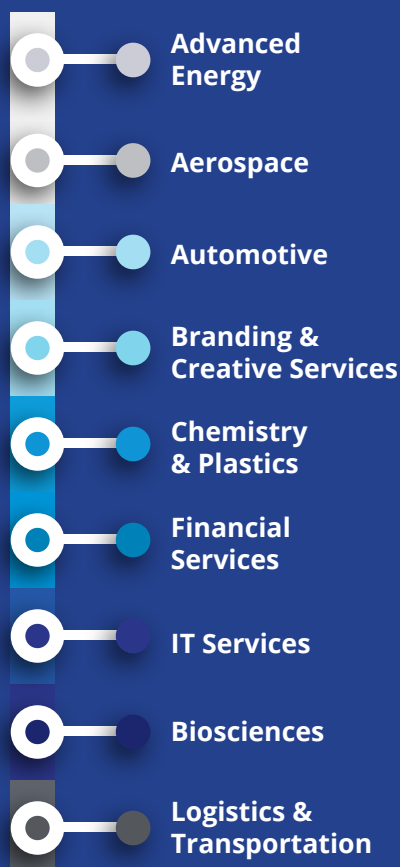


American Financial | Cintas | Cincinnati Financial | Fifth Third Bancorp
The Kroger Company | Procter & Gamble Co. | Western & Southern

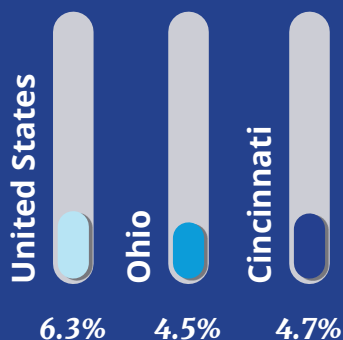


More than 370 Firms with a
local presence within the region

Top Industries



Unemployment Rates



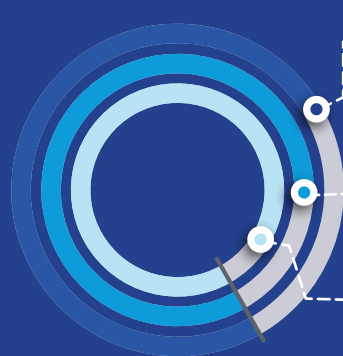
Taxes



Personal Income Tax | 2.1%

Greater Cincinnati Region

OH • KY • IN | Reaching from Northern Kentucky to the lower-surrounding Dayton area

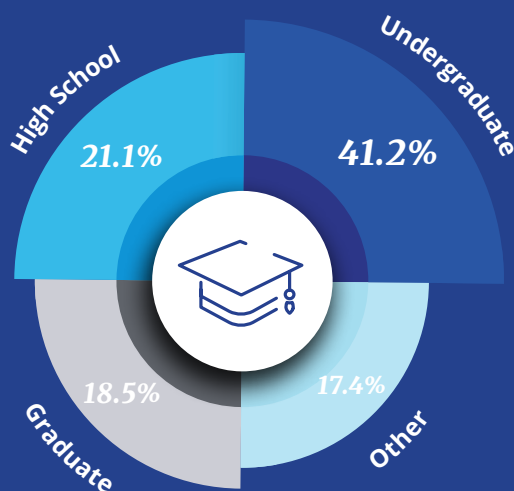


In the Heart of the Midwest, Cincinnati is located within 600 Miles of 65% of the US population & within 1 Day's Trucking Service to 20 Major Metropolitan Markets.

A population of 2.2 Million makes Cincinnati the 30th Largest Metropolitan Market in the US.

Cincinnati's Cost of Living Index is 94.0 making it one of the Lowest Cost places to live amongst the 31 Largest US cities.

Degree Attainment



More than 300 Colleges & Universities within 200 Miles





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