

PARTNERSHIP WAY @ SHARONVILLE COMMERCE CENTER

SHARONVILLE, OHIO

- The Project: A to-be-built 48-acre Light Industrial Park. Construction is scheduled to begin in December, 2009.
- Location: One block north of the Interstate 275 and Mosteller Road interchange. Take Commerce Boulevard east to Commodity Drive. The site is just to the north of this intersection. Access will be greatly enhanced through the construction of a new roadway which will extend from Commerce Boulevard to a cul-de-sac in the center of the Park.
- Lot Size and Price: Individual lots are available on a build-to-suit basis and range in size from 3 to 14 acres. Price is \$75,000 to \$90,000 per acre depending on lot size, location within the Park, and size of building to be constructed.
- Zoning: The Park is zoned Commercial Service (CS) and is within the Mosteller Road Economic Development Overlay (EDO) District.
- Incentives: The Park is in an Enterprise Zone District and Community Reinvestment Area. Incentive agreements will be individually negotiated.
- Utilities: All utilities (Duke Energy, Cincinnati Water Works, Metropolitan Sewer District, and Cincinnati Bell) will be available within the Park.
- Owner/Developer: Sharonville GSA, LLC. Principals include John Westheimer, President of Cincinnati Commercial Group, and Steve Cole, Principal of Cole Realty Associates.
- Contact Information: For further information, please contact John Westheimer at (513) 561-6633 jwestheimer@cincigroup.com, or Steve Cole at (513) 300-4623, dsc@colerealtyassociates.com.