

Jeffersonville Industrial

OH-41, Jeffersonville, OH

FOR LEASE OR SALE

Property Video:



Build-to-Suit Industrial Opportunities

239,000 - 1,026,000 Square Feet

NAIOhio Equities
Industrial Property Team

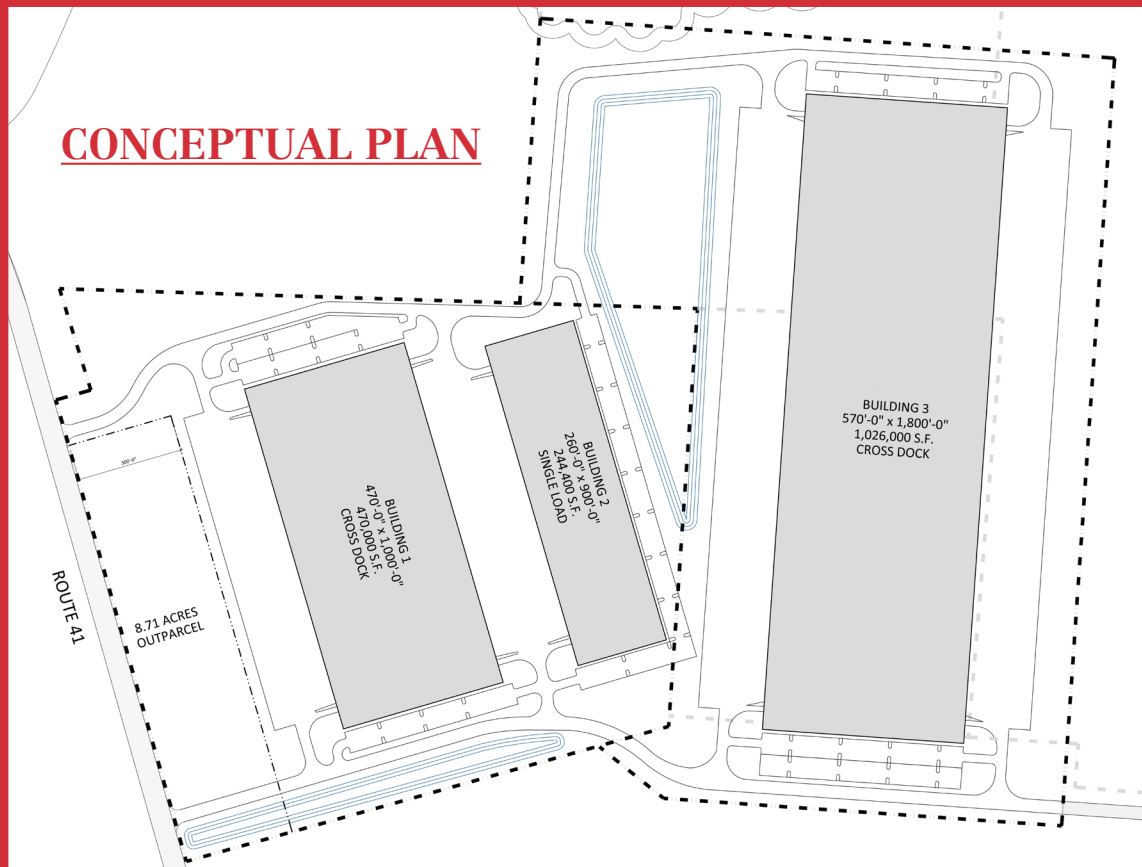
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DEVELOPMENT HIGHLIGHTS

CONCEPTUAL PLAN



Development Features

SITE ACREAGE	53.79± Acres - Expandable to 420± Acres
MUNICIPALITY	Jeffersonville
ZONING	Regional Commerce District (RC)
ELECTRIC PROVIDER	AES Ohio
GAS PROVIDER	CenterPoint Energy
GAS LINE SIZE	6 in.
WATER/SEWER PROVIDER	City of Jeffersonville
WATER LINE SIZE	8 in.
TOTAL WATER CAPACITY	390,000 GPD
EXCESS WATER CAPACITY	240,000 GPD
SEWER LINE SIZE	8 in.
TOTAL SEWER CAPACITY	500,000 GPD
EXCESS SEWER CAPACITY	250,000 GPD
RAIL SERVICE PROVIDER	WESTCO
FIBER SERVICE PROVIDER	AT&T

INDUSTRIAL PARK CONCEPTUAL SITE PLAN



420± ACRES OF EXPANSION LAND



NEARBY PROPOSED ROAD DEVELOPMENT



NEARBY EMPLOYERS

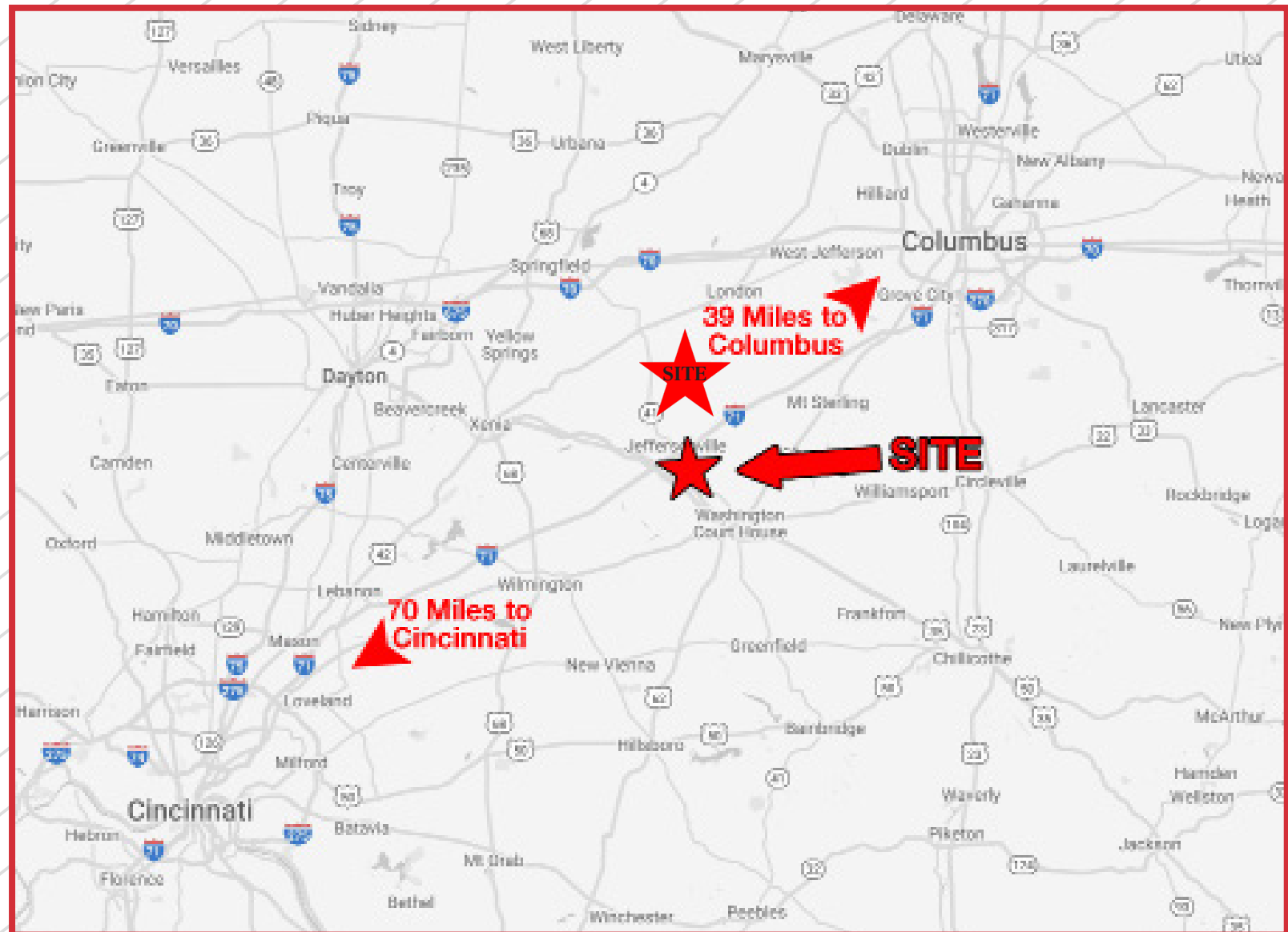


LOCATION

Honda and LG Energy Solutions partnered on a new joint venture EV battery plant. The 2 million square feet facility has already broken ground and expected completion is end of 2024. The two companies are set to invest \$4.4 billion overall and create 2200 jobs.

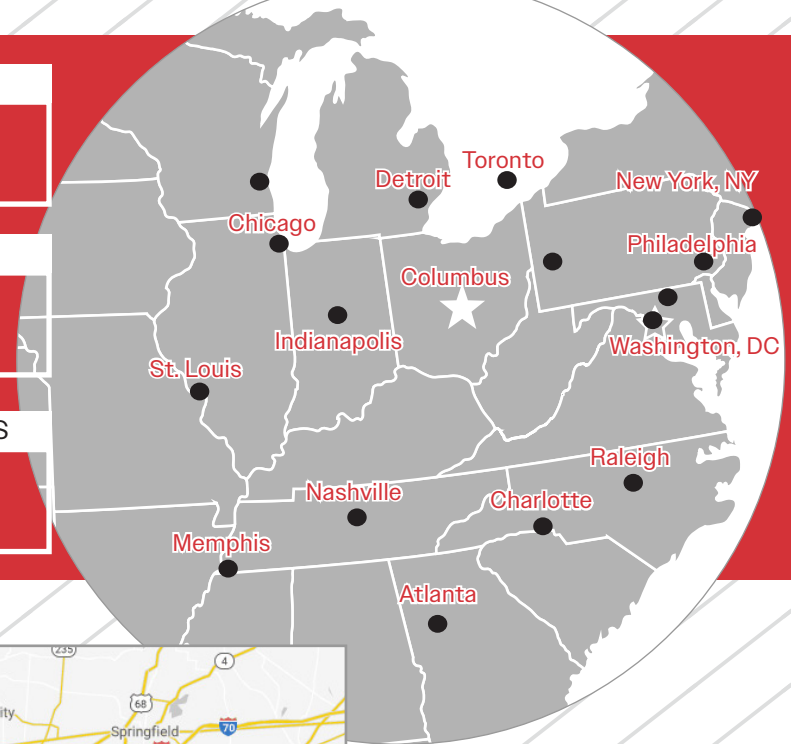


REGIONAL MAP



TRAVEL TIMES

500 miles



Chicago, IL

336 Miles

St. Louis, MO

398 Miles

Washington, DC

434 Miles

Toronto, ON, Canada

467 Miles

New York, NY

572 Miles

Atlanta, GA

530 Miles

SITE TO COLUMBUS

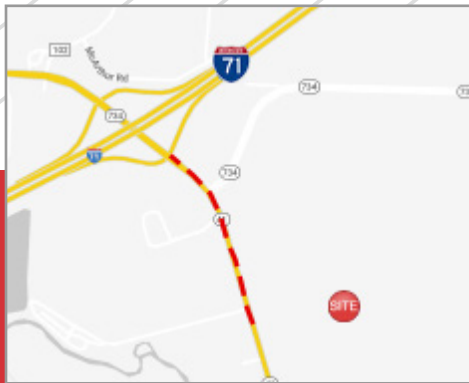
40 Miles

SITE TO RICKENBACKER

43 Miles

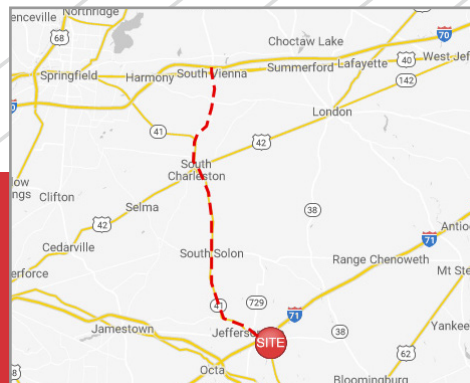
SITE TO INTEL CAMPUS

65 Miles



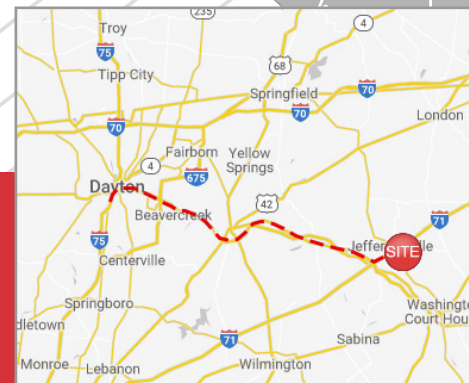
SITE TO I-71

0.3 Miles



SITE TO I-70

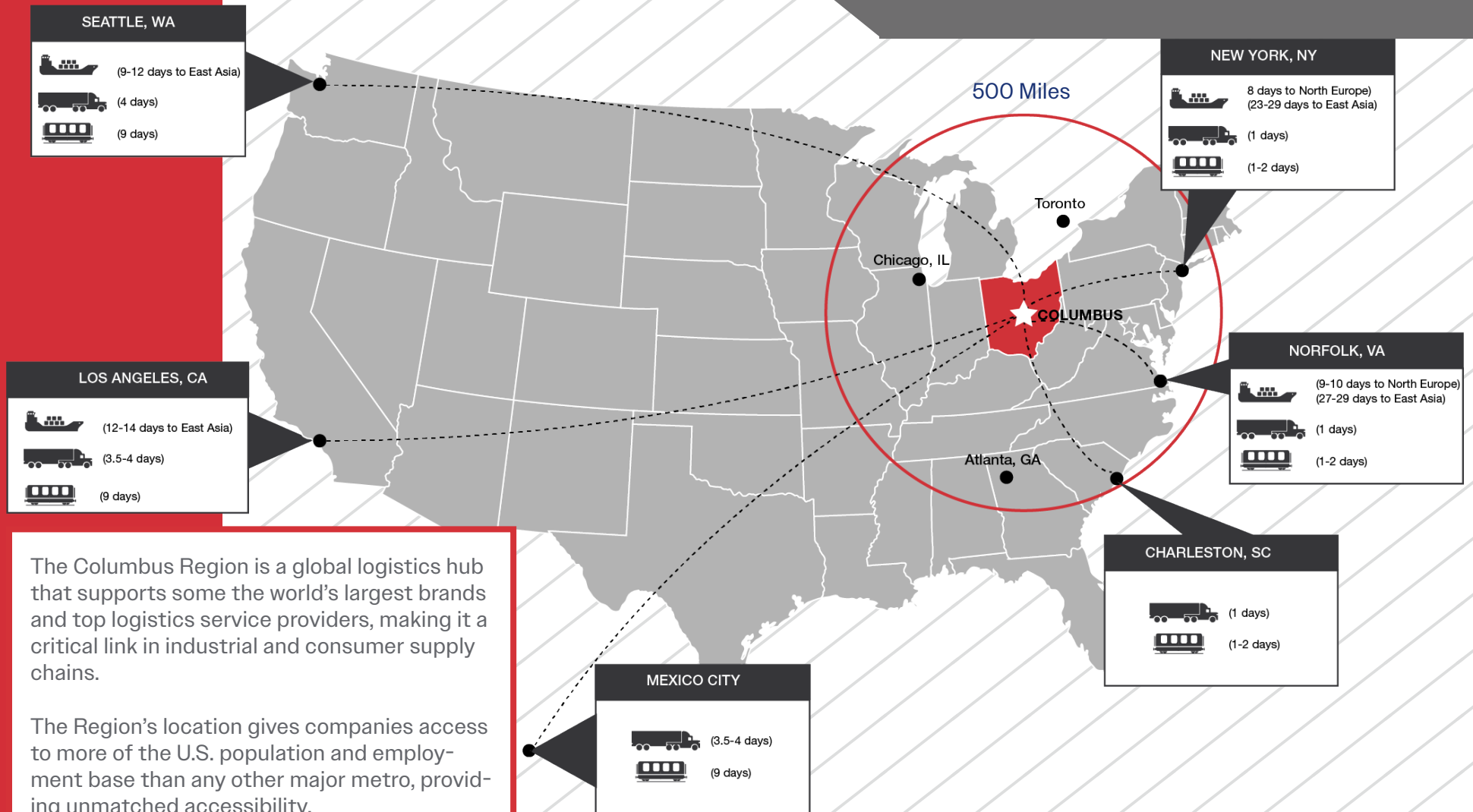
23 Miles



SITE TO I-75

39 Miles

ACCESS MAP



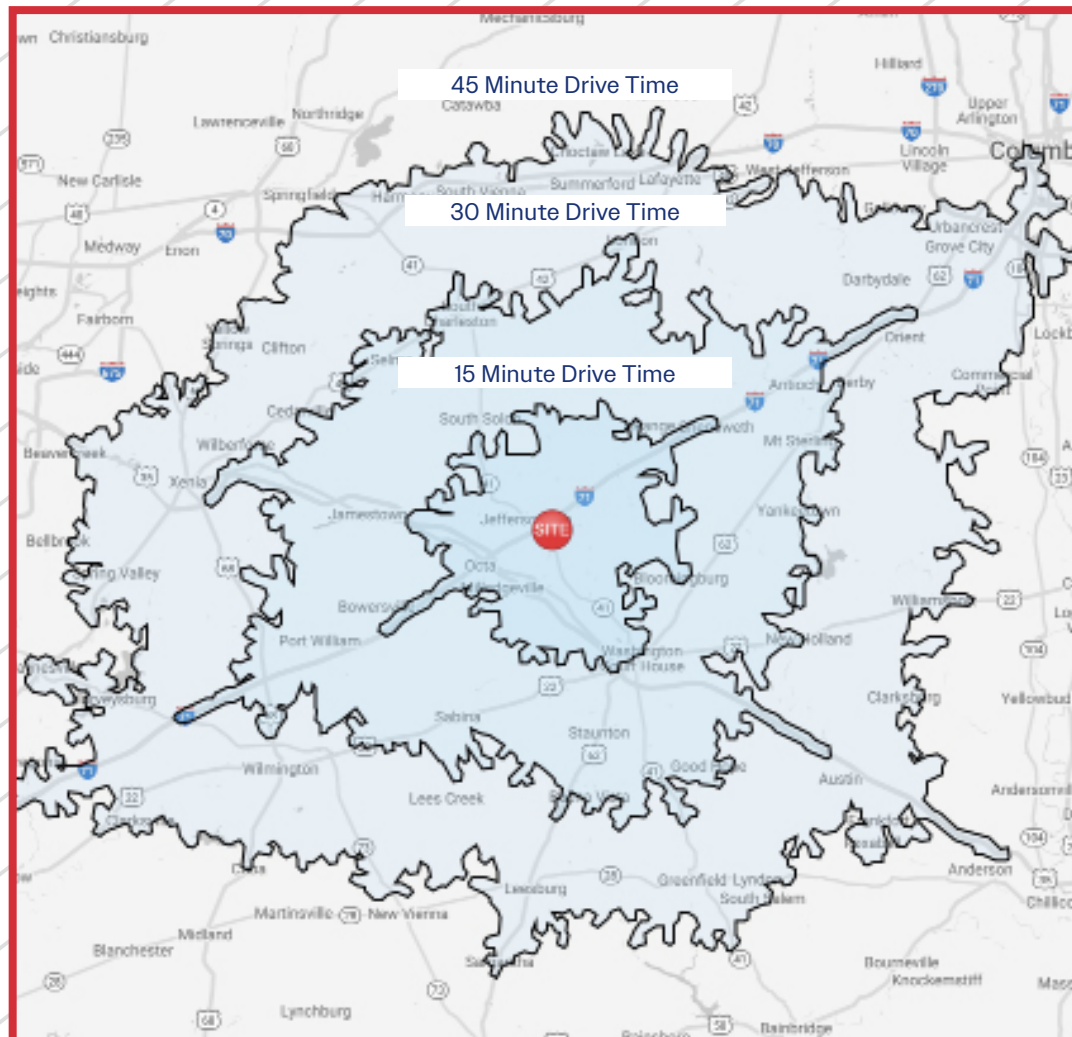
The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains.

The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.

Within a day's drive, you can reach 151 million people and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations

LABOR MAP

Within 45 Minutes, there are over 102,400 residents employed in either transportation, material moving or production occupations.



15 Minutes

Population: 20,631

Labor Force: 8,741

- Transportation/Material Moving: 1,173
- Production: 1,000

30 Minutes

Population: 147,171

Labor Force: 64,750

- Transportation/Material Moving: 7,030
- Production: 5,950

45 Minutes

Population: 1,336,065

Labor Force: 643,573

- Transportation/Material Moving: 60,242
- Production: 42,229

ABOUT FAYETTE COUNTY



Fayette County

Centrally located from Columbus, Cincinnati and Dayton, Fayette County is a hub of easy access and connectivity. With a population estimated at over 29,000, the county is undergoing new commercial, retail, industrial recreational and housing expansion.

The county is home to the “Fayette County Mega site,” the premier Mega-Manufacturing site in the State of Ohio and Midwest Region. The site will soon be home to the Honda and LG Energy Solution lithium-ion battery plant.

Current Demographics

Residents	29,030
Median Age	40.6
Households	11,471
Median Household Income	\$69,021

Notable Employers



For More Information



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