



**SITES AVAILABLE**

# LITTLE MIAMI INDUSTRIAL PARK

**537 Grandin Road  
Maineville, Ohio 45039**

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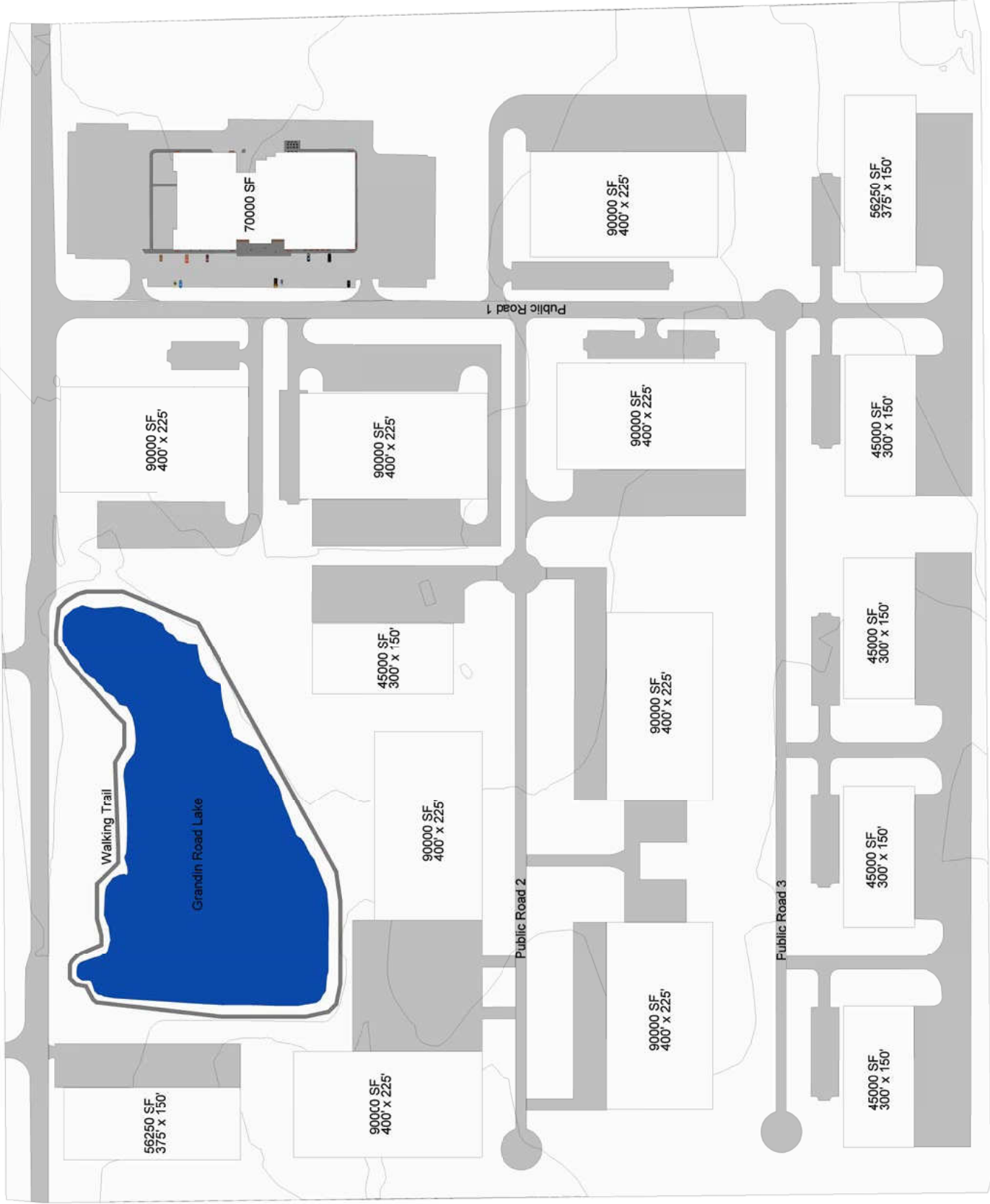
Grandin Road

State Route 48

3







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## Property Overview

Property Name  
Little Miami Industrial Park

Address  
537 Grandin Road, Maineville, Ohio 45039

Area  
Approximately 88 acres

Building Area  
See park site plan

Servicing  
Industrial

Zoned  
Industrial

Highway Access  
Grandin Road to SR 48 to I-71

Gas  
8" gas line - 25,895 CFM capacity

Power  
Dual power feed - 44 megawatt from 2 Duke Energy substations

Water  
Dual sources of water - 4", 6" and 8" - 900,000 gallons per day

Sewer  
Discharge - 1,000,000 gallons per day. Sewer mains traverse site.

Misc.  
No earnings tax

[DOWNLOAD PROPERTY VIDEO HERE](#)

## Opportunity

Hamilton Township is a business friendly environment focused on bringing manufacturing jobs to the area. The township has a zero no earnings tax.

Little Miami Industrial Park is located near high-quality residential developments and amenities offering a strong labor pool of skilled workers. The area recently reached 25,000 residents.

## Location

Located in Hamilton Township, Ohio at Grandin Road and SR 48, Little Miami Industrial Park has easy access to main transportation routes. The property is situated in Cincinnati and is five minutes from I-71 via Class A roads.

Nearby amenities include retail, golf courses, Kings Mills School District, Mason School District, and residential subdivisions.

## Incentives

Call for special incentive pricing. Incentives may also be available with Hamilton Township throughout the length of the project.

## About Cincinnati Commercial Contracting

**Cincinnati Commercial Contracting (CCC)** is a client-focused, full service construction management and real estate company founded by John Westheimer. Operating in the Ohio/Kentucky/Indiana Tri-State area, **CCC** delivers products and services that are designed to exceed our customers' expectations since 1979.

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# GROWING

72,505 (5 mile radius) population



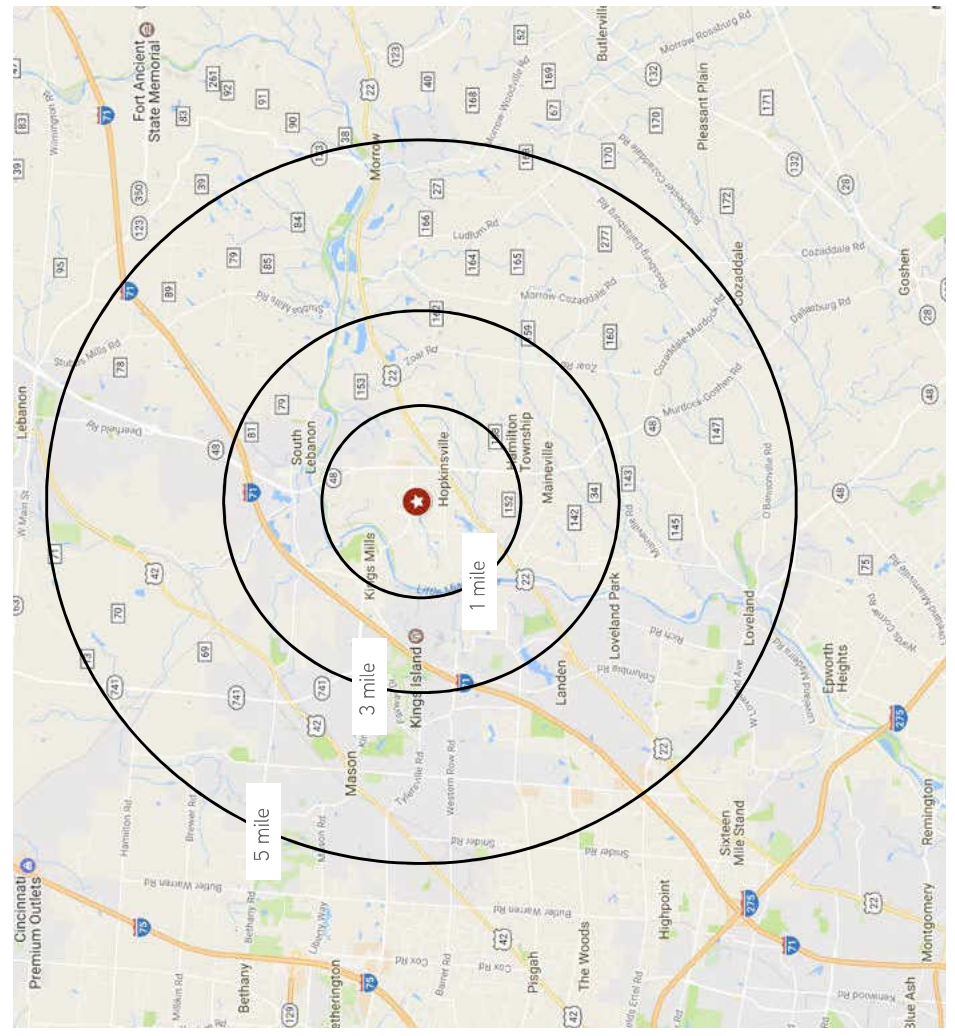
## Demographics

	1 mile radius	3 miles radius	5 miles radius
<b>TOTAL AVERAGE POPULATION</b>			
2016 Estimate	5,960	31,493	72,505
2021 Projected	6,373	33,569	76,910
<b>AVERAGE HOUSEHOLD INCOME</b>			
2016 Estimate	\$118,268	\$104,903	\$104,881
2021 Projected	\$139,232	\$124,367	\$124,239
<b>DAYTIME POPULATION (2016)</b>			
Businesses	101	634	2,228
Employees	802	8,746	38,742

## Contact Us

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