

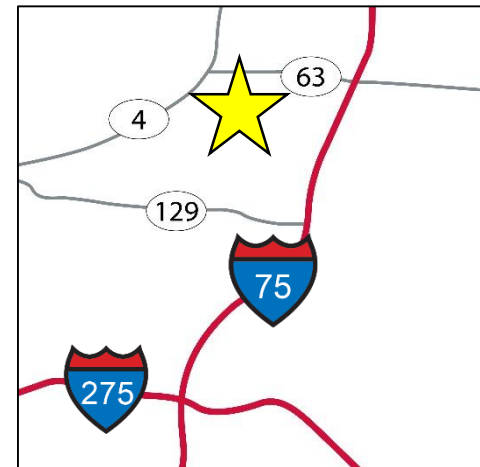
# State Route 63

Monroe, Ohio 45044



## FOR SALE: 126 +/- Acres - Industrial Land

- Prime location on SR 63 near I-75
- Tax incentives available!
- 4.2 miles to I-75 via State Route 63
- Access to I-75 via an SPUI (Single Point Urban Interchange)
- Zoned L-1; Light Industrial
- Nearby neighbors include Kohl's Distribution Center (925,000 SF), Hayneedle (720,000 SF), Xerox (400,000 SF), and Blue Buffalo (390,000 SF)
- 16.3 miles to FedEx Ground
- 19.4 miles to UPS Distribution Center
- Price: \$45,000 / acre



**Si Pitstick, SIOR, CCIM** Executive Managing Director **513.864.6600** [si.pitstick@ngkf.com](mailto:si.pitstick@ngkf.com)  
**Josh Young, SIOR** Senior Managing Director **513.864.6602** [josh.young@ngkf.com](mailto:josh.young@ngkf.com)

**Newmark  
Knight Frank**

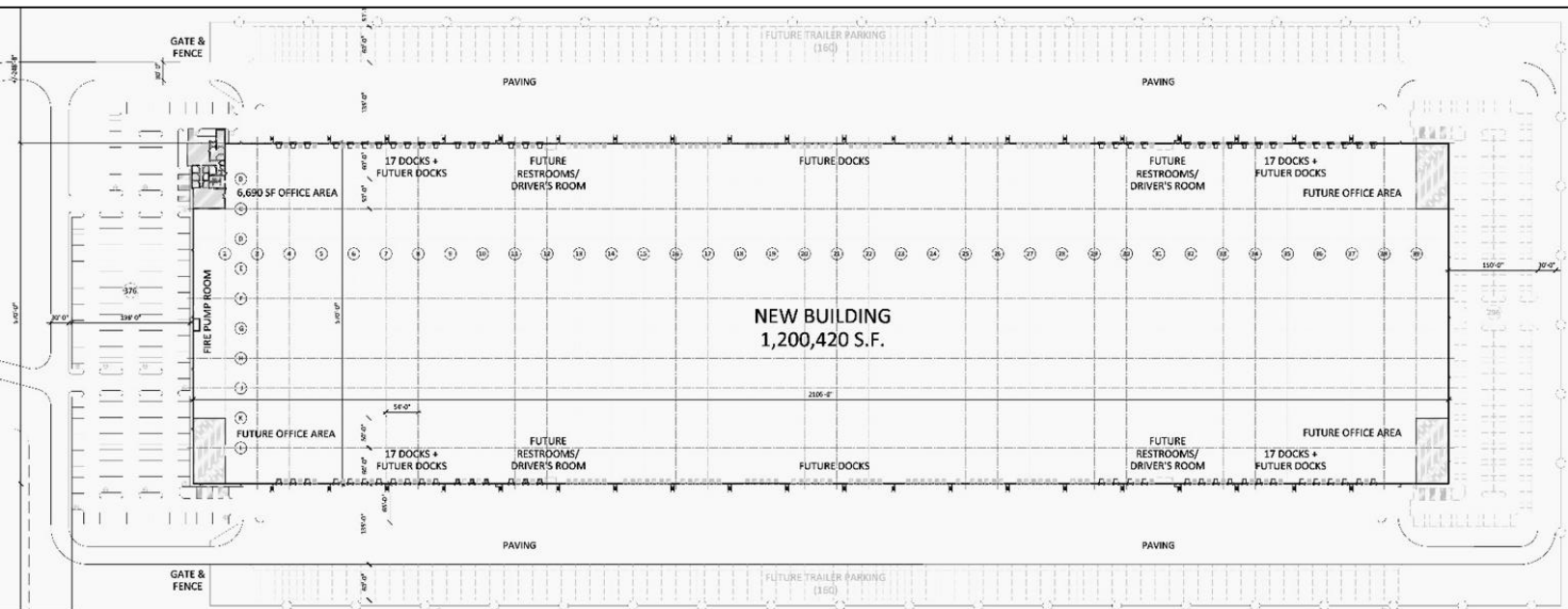
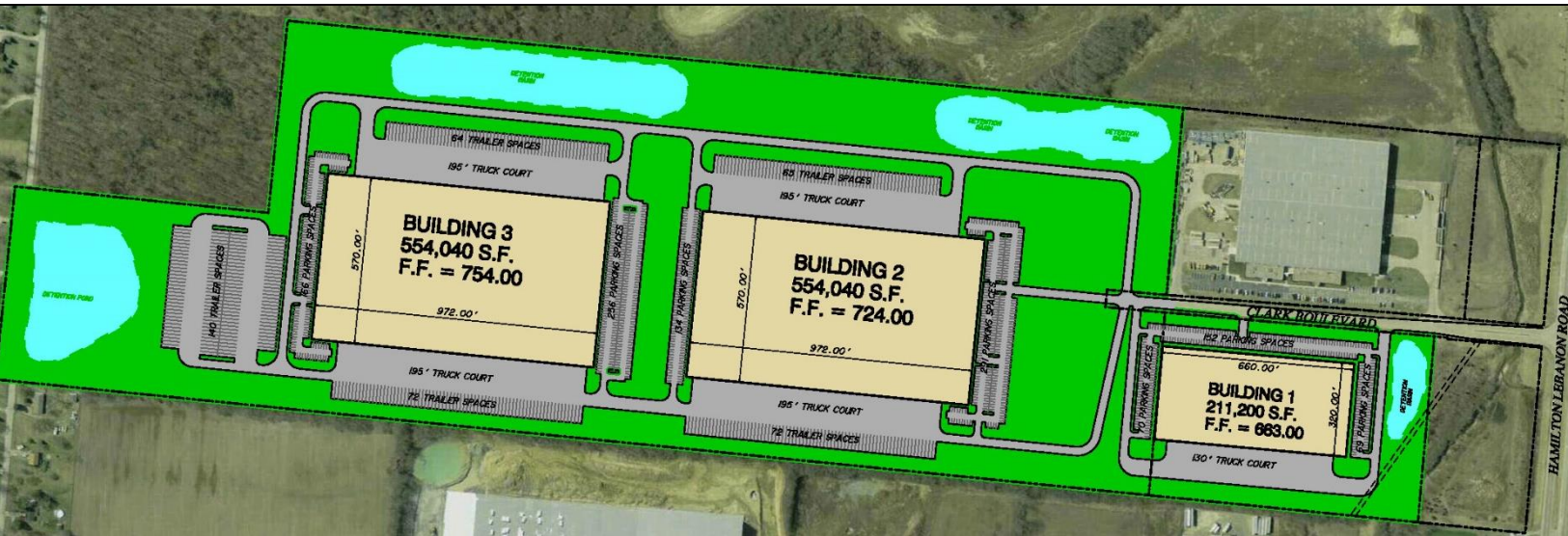
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## Flexible 126 +/- Acre Industrial Site that can accommodate:

- 1,200,000 warehouse/distribution facility
- **OR**
- Two (2) 550,000 SF warehouse/distribution centers
- And a 200,000 SF industrial building



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