

For Sale

Mixed Use Land: Commercial & Industrial



27662 State Route 1,

West Harrison, IN 47060

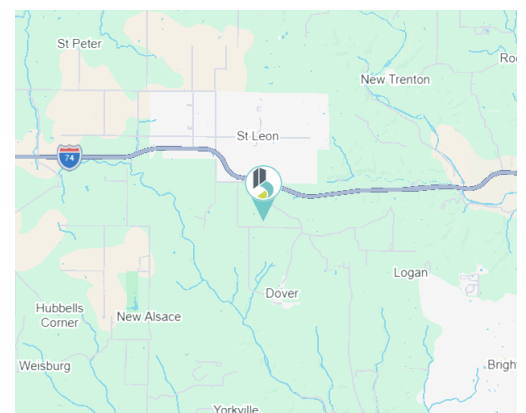
± 40 acres available between two sites, available for purchase together or separate. Directly off of I-74 exit 164, the land is ideal for future development in the Dearborn County submarket of Cincinnati. Located in the comprehensive plan's future land use 'Mixed-Use: Commercial & Industrial' corridor, the sites are ideal for industrial development directly off the interstate.

Highlights

- ± 40 acres future industrial development
 - ± 27 acres with I-74 frontage
 - ± 13 acres dual access roads
- Quick & easy access to I-74
- 25 miles to Cincinnati & ~90 miles to Indianapolis
- Within St. Leon TIF District
- Site 1 Zoned B2 Retail; Site 2 Zoned R1 Residential
- Future Land Use Plan: Mixed-Use: Commercial & Industrial

Sale Price

\$65,000 per Acre



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Dearborn County Industrial Submarket

Inventory	3.4M SF
Under Construction	65K SF
12 Mo Net Absorp	10.1K SF
Vacancy Rate	0.9%
Market Asking Rent/SF	\$7.49
Market Asking Rent Growth	2.9%

*Information via Costar

Cincinnati Industrial Market

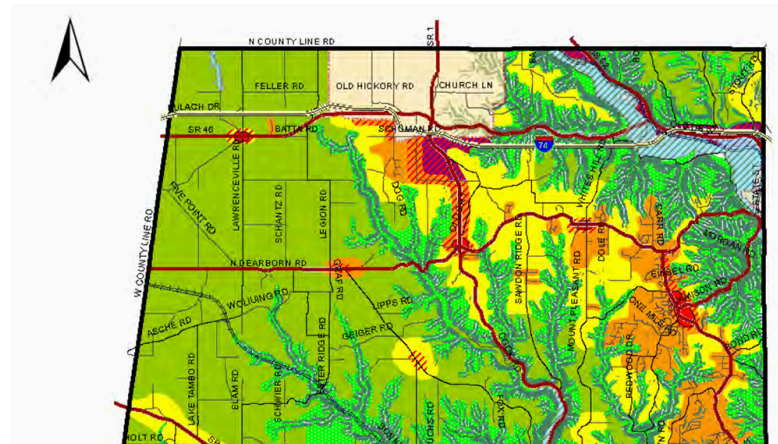
Inventory	295M SF
Under Construction	2.5M SF
12 Mo Net Absorp	2.36M SF
Vacancy Rate	5.3%
Market Asking Rent/SF	\$6.26 (NNN)
Market Asking Rent Growth YoY	5.92%

*Information via Colliers Q1 2026 Market Report

Utilities

Sewer	St. Leon Sewer
Water	North Dearborn Water Corp.
Electric	Duke Energy
Gas	Ohio Valley Gas Co.
Telephone	ETC

FUTURE LAND USE: CONCEPT MAP



- Agricultural / Rural
- Open Space
- Flood Plain / Flood-Prone "Overlay Area"
- Residential: Low-Moderate Density
- Residential: Moderate-High Density
- Mixed Use: High Density Residential & Commercial
- Commercial
- Mixed Use: Commercial & Industrial