

# GATEWAY WEST - LAND

## Linn Street & 8th Street, Cincinnati, OH



**USE:** Industrial Flex  
**AVAILABLE:** Up to 5 Acres

- Ample on-site parking
  - 249 spaces currently within the 5 acre site
  - Additional parking available in adjacent parking garage as needed
- Less than 2 minutes from I-75 and US-50; 5 minutes from I-275
- Less than 5 minutes from downtown Cincinnati
- Outstanding highway visibility
- Exterior building signage opportunities
- Adjacent office tower has up to 121,000 SF available for back office space



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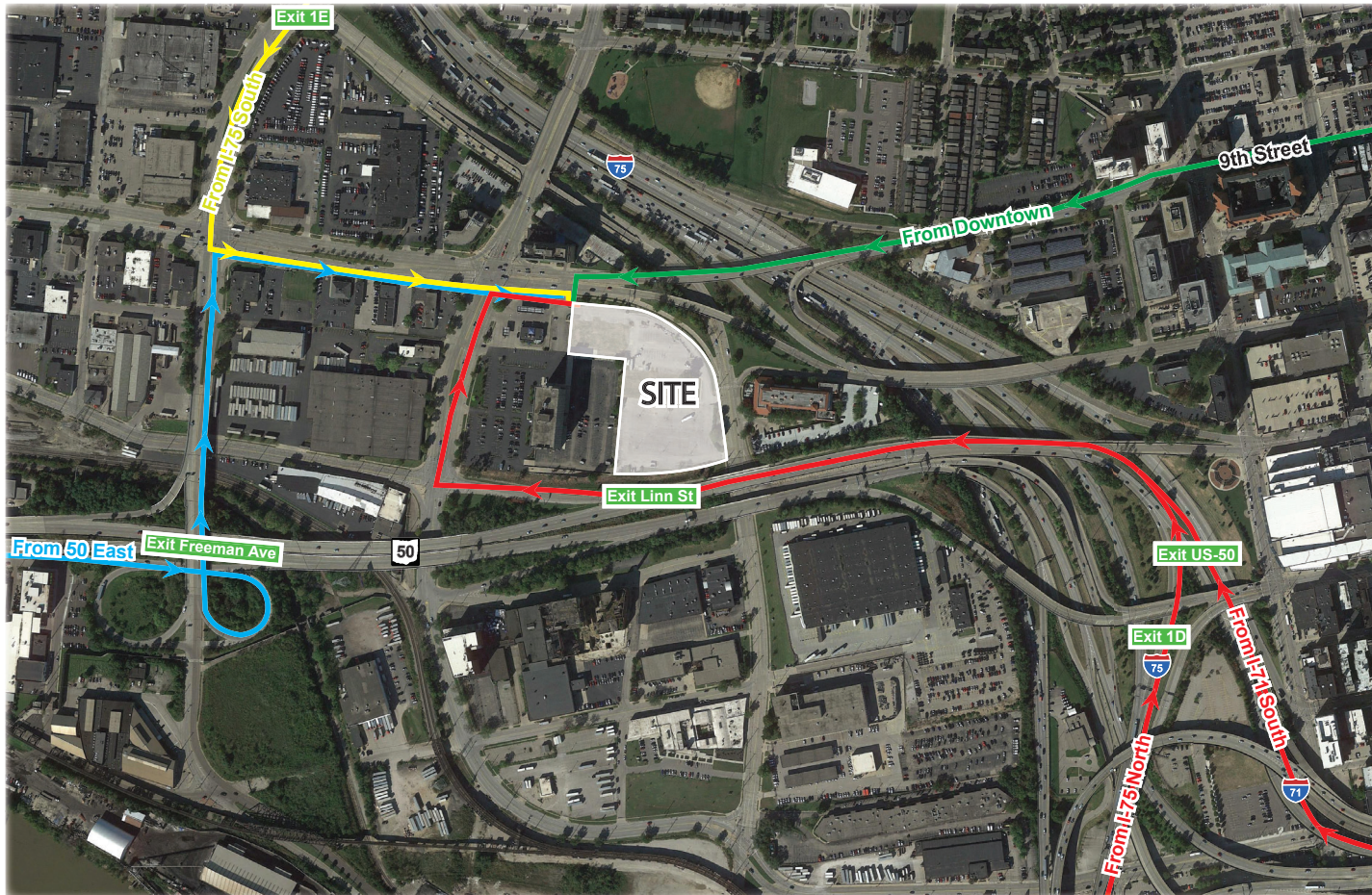
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### **Prominent Location. Exceptional Convenience.**

Gateway West is located just west of downtown Cincinnati and can be easily accessed from I-75, U.S. Route 50, and downtown Cincinnati. The site is bound by Gest Street to the east, 7th Street to the north, Linn Street to the west and U.S. Route 50 to the south. Just minutes away from key downtown locations, the site has multiple access points including Linn Street, 7th Street and Gest Street.

Gateway West offers excellent visibility via U.S. Route 50 and I-75. U.S. Route 50 offers the site the best visibility, with nearly 30,980 cars per day traveling along the southern side of the site. The site also has limited visibility from I-75 north and southbound with a traffic count of 150,290 cars/day along I-75.



In addition to its location and accessibility, Gateway West is one of the few development sites with an abundance of free parking and immediate access to downtown.

For development opportunities:

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