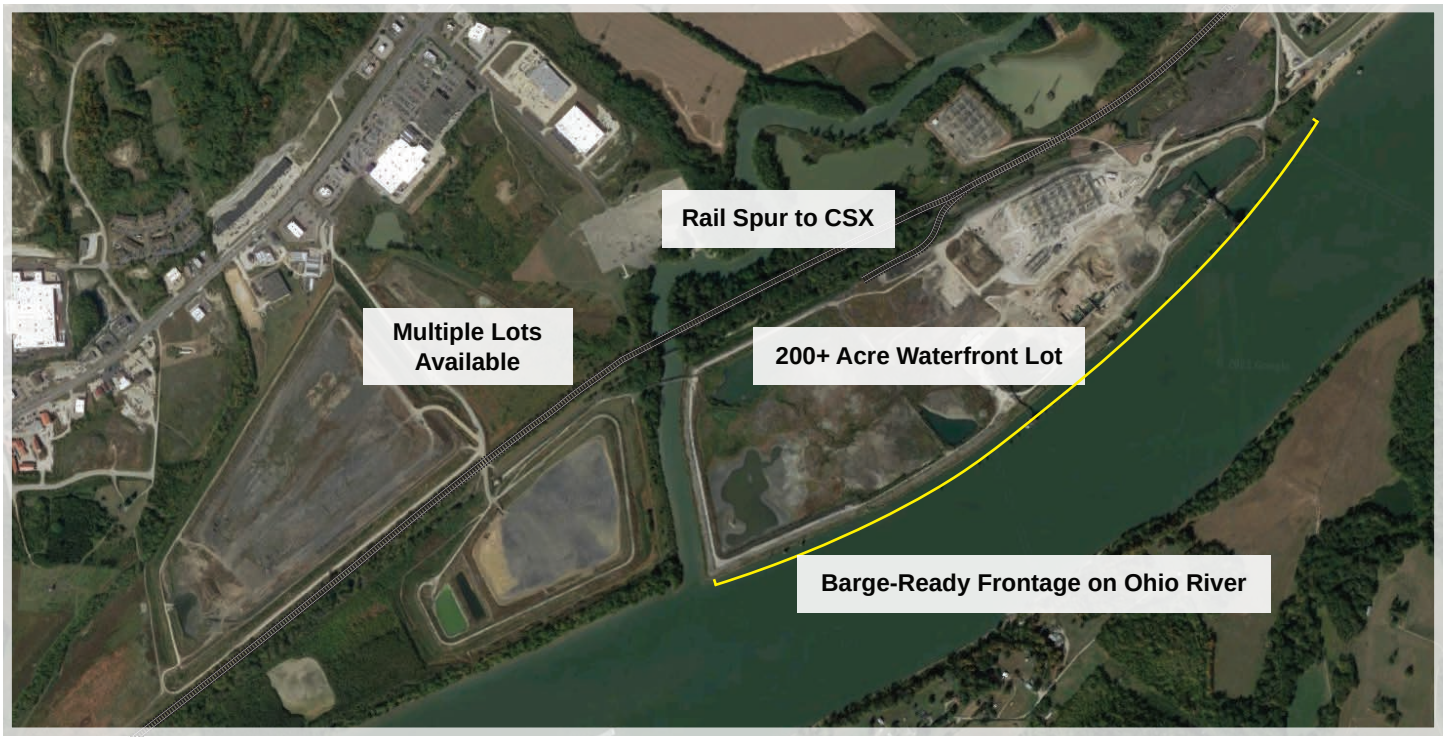
AVAILABLE FOR LEASE / BUILD-TO-SUIT

Commercial Development COMPANY, INC.

MAJOR TRI-MODAL DEVELOPMENT OPPORTUNITY: WATER, RAIL, TRUCK

100 AEP STREET, LAWRENCEBURG, IN 47025 | VIEW ON GOOGLE EARTH

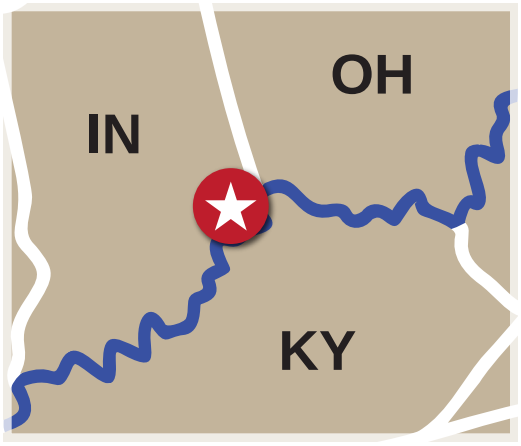


ONCE THE SITE OF A 1000-MW COAL-FIRED POWER PLANT, “TANNERS CREEK” HAS PRE-EXISTING INFRASTRUCTURE TO SUPPORT MULTIPLE INDUSTRIAL USES

PROPERTY FEATURES

- Tri-modal development: Class-1 rail, barge, truck
- 725 total acres, multiple lots available, flat topography
- Pre-installed dolphins for barges, port operations
- Water resources, permitted intakes and discharges to/from Ohio River
- Potential uses include: Agriculture, Aggregate, Data Center, Box Cranes and E-cranes, Laydown & Storage

PRIME LOCATION



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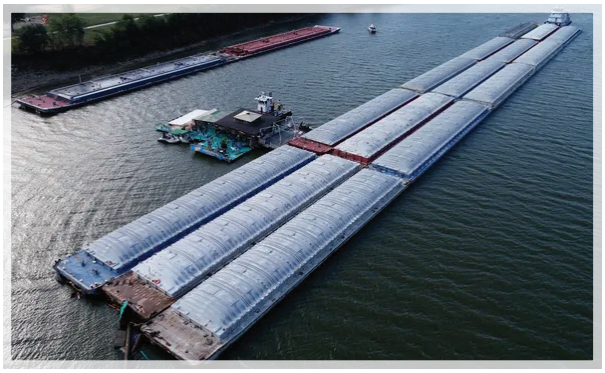
BARGE-READY FRONTAGE ON OHIO RIVER

The Tanners Creek property has over one mile of river frontage on the Ohio River, equipped with dolphins. Once used to import coal, the pre-existing infrastructure can now be used to support new port operations, manufacturing, logistics, and other uses.



PROXIMITY TO MIDWEST HUB CITIES & MAJOR TRANSPORTATION

Located between 4 major US Midwest hub cities, the "Tanners Creek" property has onsite Class-1 rail via CSX Transportation, direct access Ohio River shipping channels, and easy access airports and highways.

HEAVY POWER ONSITE FOR INDUSTRIAL UTILIZATION

The availability of heavy power at this property can easily accommodate a variety of end users, including manufacturing, logistics support, port operations, data centers, and more.

ABOUT THE PROJECT

The site of the former Tanners Creek Power Plant is located on 725-acres in Lawrenceburg, Indiana - located just outside Cincinnati, Ohio. Following power plant decommissioning in 2016, Commercial Development Company purchased the property and began robust reclamation efforts to prepare the site for new use, including environmental remediation, site wide demolition, ash pond closure, removal of residual coal, site grading, and more. Today the property represents a rare opportunity for an industrial user to take advantage of the site's outstanding development attributes.

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