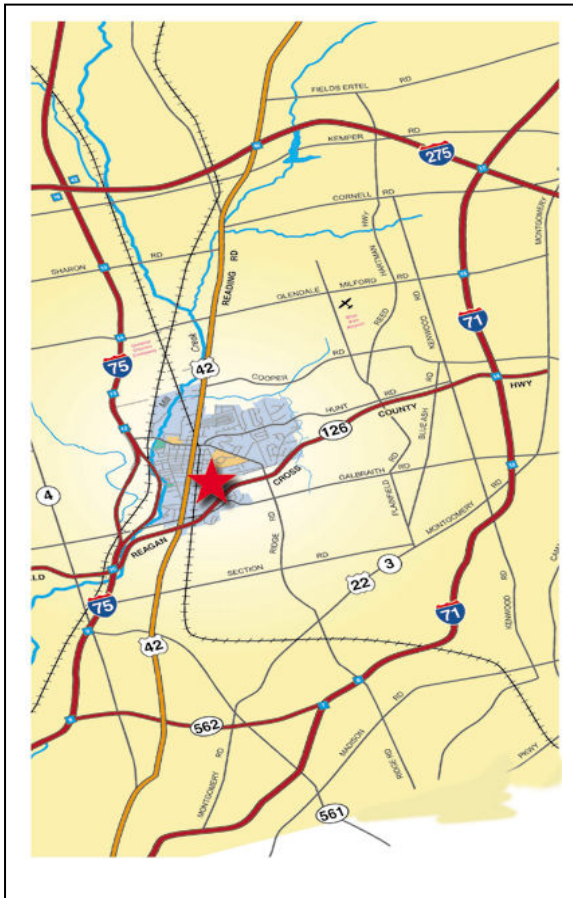


# Life Sciences Development Opportunity

## READING LIFE SCIENCES CAMPUS EXPANSION SITE

601 Third Street, City of Reading Ohio



- 14 shovel ready acres
  - Single owner-City of Reading (flexibility in negotiating land price)
  - Zoned Research and Development (allows related manufacturing)
  - All new infrastructure recently installed (electric, water, sewer, gas and fibre)
  - Flat to gently rolling terrain
  - One mile from I-75/Ronald Reagan Cross County Highway with easy connection to I-71 (3 miles away)
  - Easy access on U.S. 42 Reading Rd. with secondary access off Third Street
  - Adjacent to rail line
  - Green site – No Further Action Letter secured from EPA
  - Tax abatement available
  - Certified by the State of Ohio as a “Job Ready” Site for Life Sciences Companies
- Adjacent to the existing 50 acre Reading Life Sciences Campus, one of the largest biotechnology centers in the Midwest employing 1000 research and support jobs. Existing tenants include Girindus America, Patheon Pharmaceuticals, Inc. and the University of Cincinnati Metabolic Diseases Institute.
  - 33,000 scientists and engineers within 50 miles
  - Up to 200,000 SF of R&D space available



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