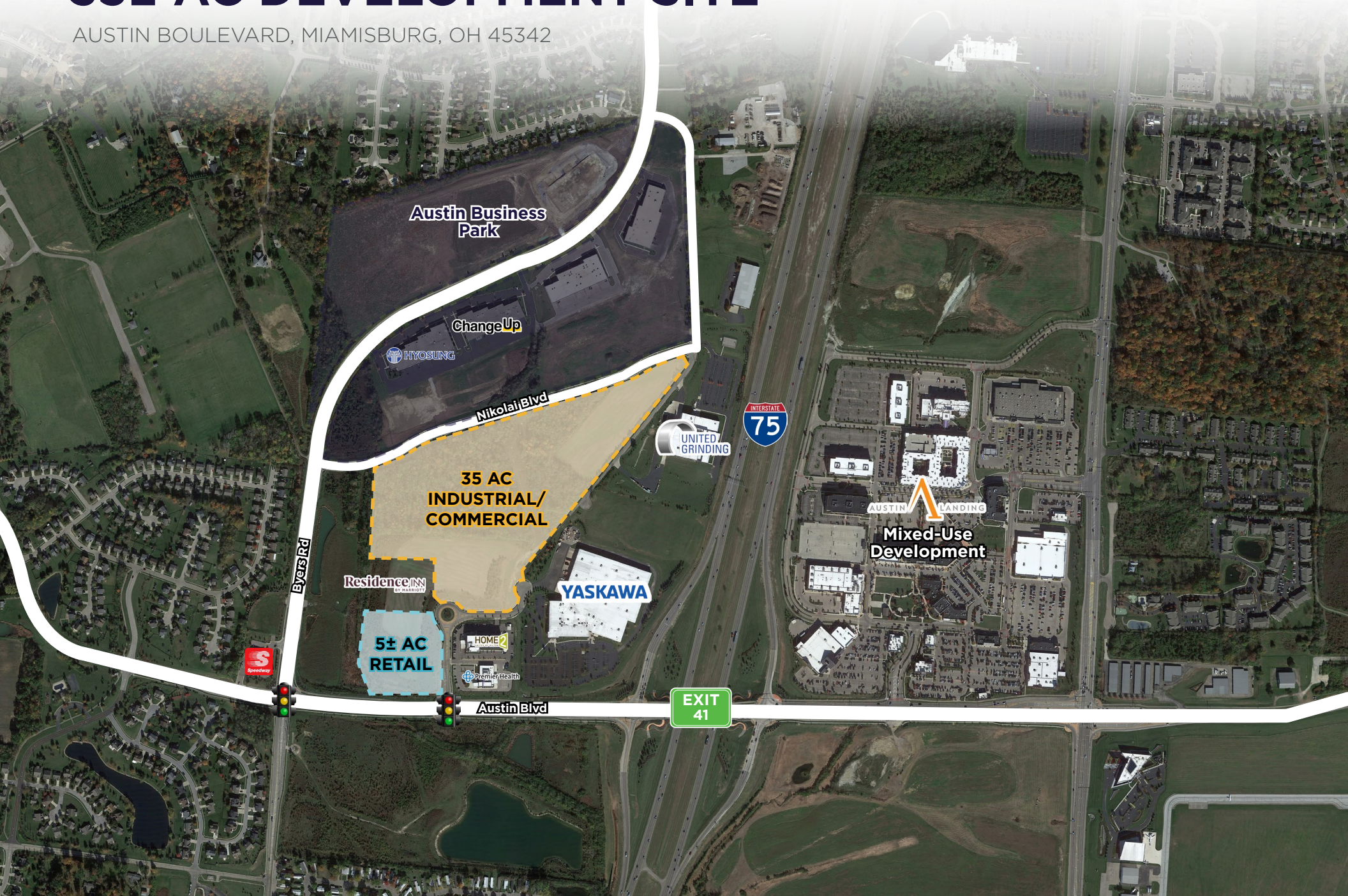


BUILD 30,000 - 300,000 SF 35± AC DEVELOPMENT SITE



AUSTIN BOULEVARD, MIAMISBURG, OH 45342



Austin Business Park

ChangeUp

HYOSUNG

Nikolai Blvd

35 AC
INDUSTRIAL/
COMMERCIAL

UNITED
GRINDING

INTERSTATE
75

AUSTIN LANDING

Mixed-Use
Development

Evers Rd

Residence Inn

YASKAWA

5± AC
RETAIL

HOME 2

Premier Health

Austin Blvd

EXIT
41

PROPERTY HIGHLIGHTS

The Byers Road corridor has become a busy business corridor, with modern facilities, available acreage and convenient access to Interstates 75 and 675. Austin Business Park is currently located at the southern end of Byers Road and offers development sites with interstate visibility and great access. The Interstate-75 Austin Center interchange opened in 2010

LOCATION	Miamisburg, OH
LAND SIZE	35± Acres Industrial/Commercial 5± Acres Retail
TOPOGRAPHY	Rolling
JURISDICTION	Miamisburg, Montgomery County
ZONING	OS-1 Office, Service
TAX RATE	\$91.96/\$1,000 Effective Rate C/1
UTILITIES	Water 8", 12", 16" Sewer 8" & 12"



Strong industrial demand throughout the region



Located within a 1-day drive of 60% of the US population



Low labor costs compared to the National average

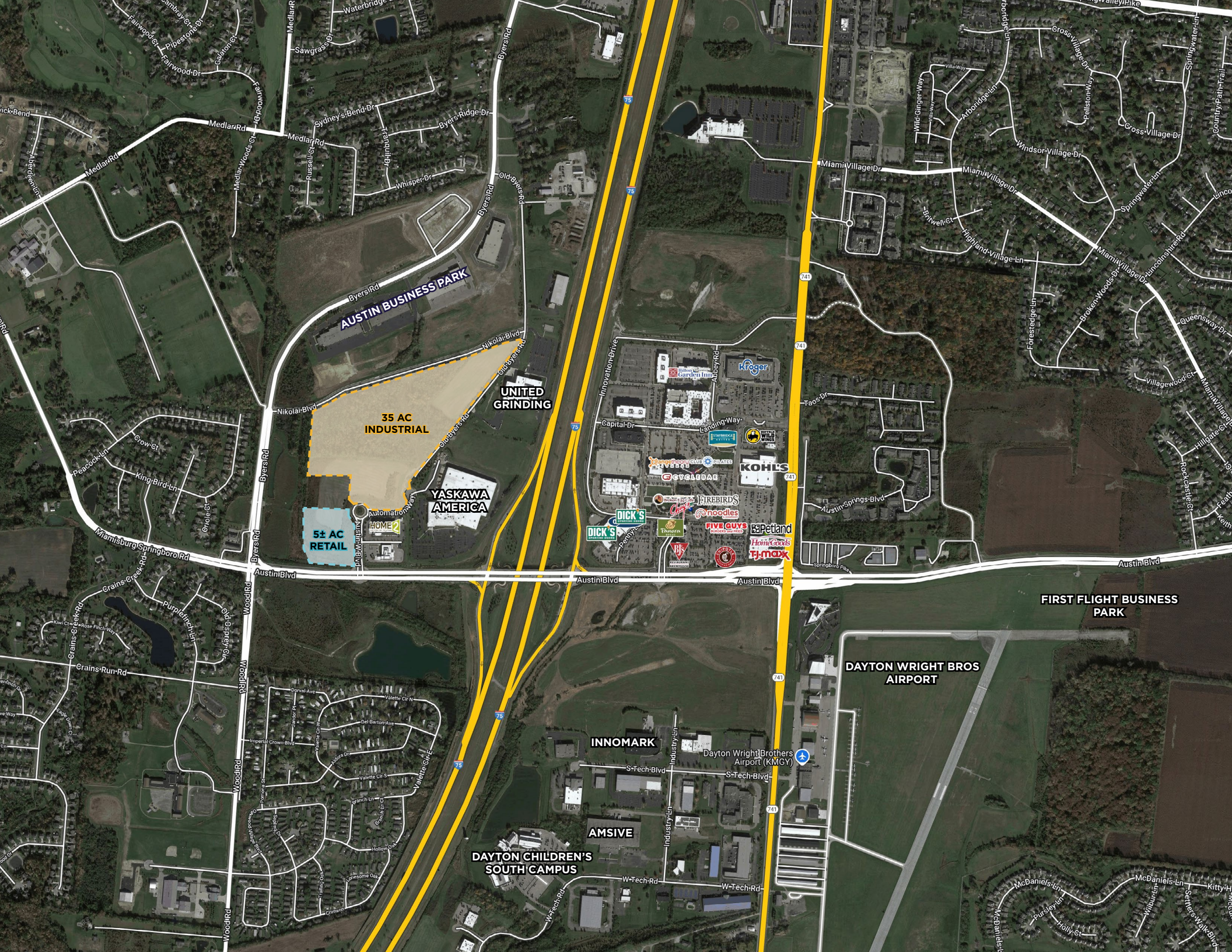


State and local incentives and tax programs



BUILDING EXAMPLES





AUSTIN BUSINESS PARK

35 AC INDUSTRIAL

5± AC RETAIL

UNITED GRINDING

YASKAWA AMERICA

KOHL'S

DICK'S

FIVE GUYS

Petland

HomeGoods

T.J. Maxx

INNOVATION

AMSI

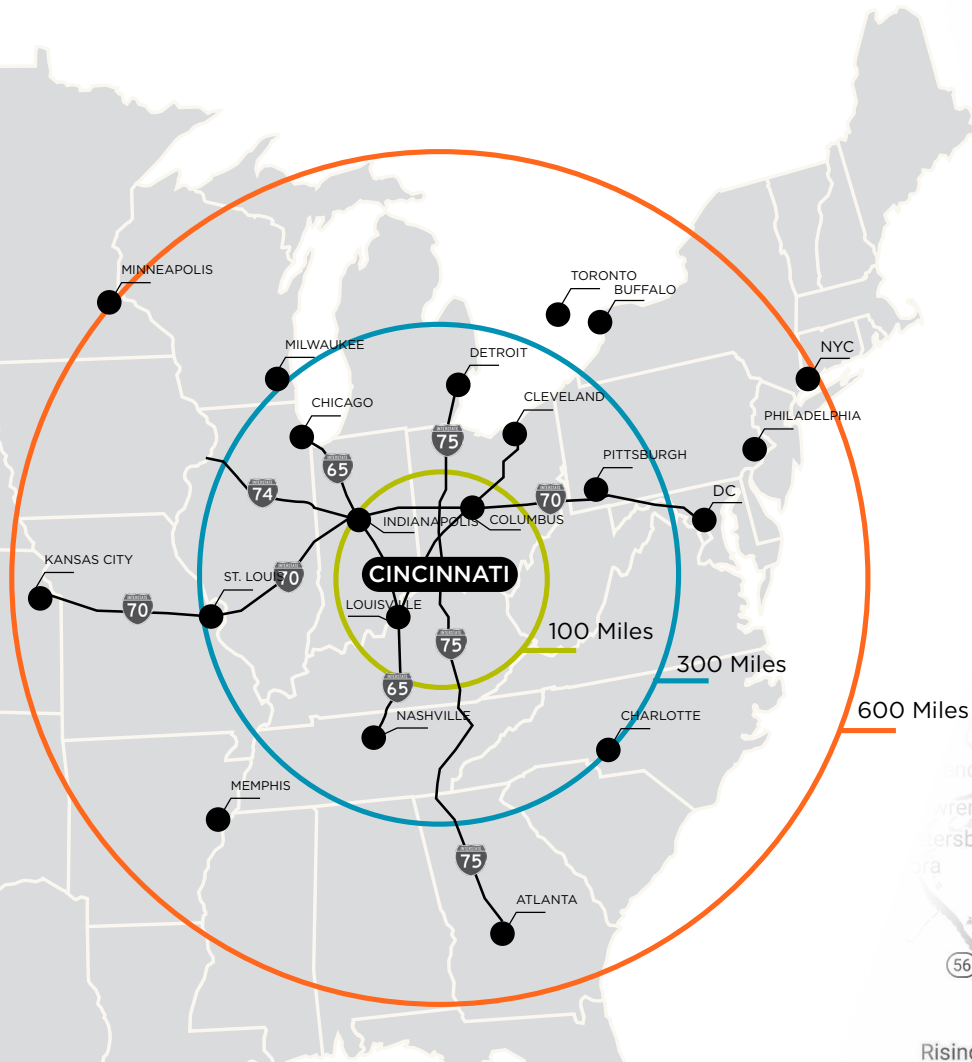
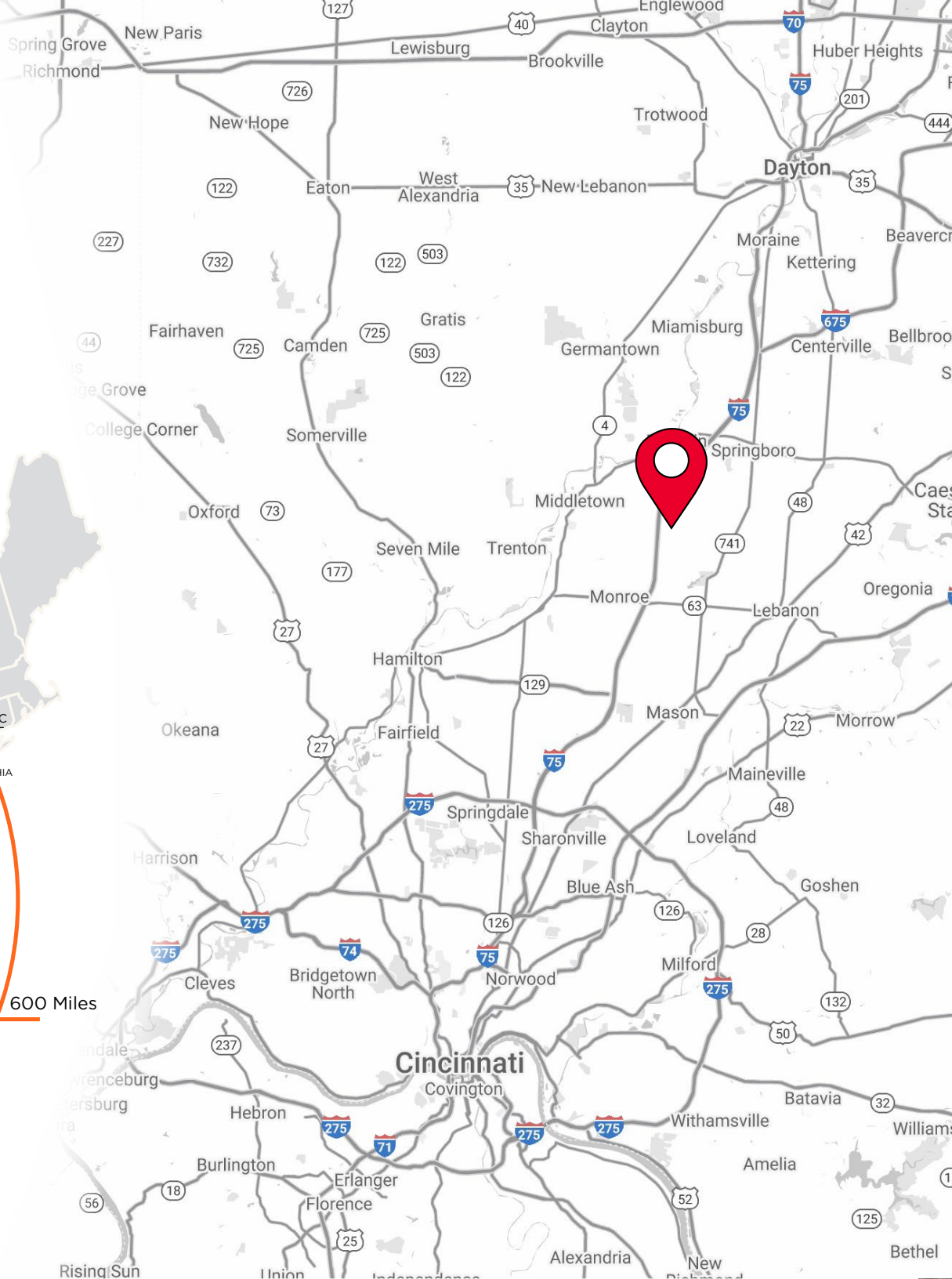
DAYTON CHILDREN'S SOUTH CAMPUS

DAYTON WRIGHT BROS AIRPORT

FIRST FLIGHT BUSINESS PARK

PROPERTY LOCATION

Heitzman Land is a new development site located off of Austin Blvd in Miamisburg. Located just South from the Dayton, the site is centrally located between the cities of Miamisburg and Dayton with approximately 3 million workers.



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