



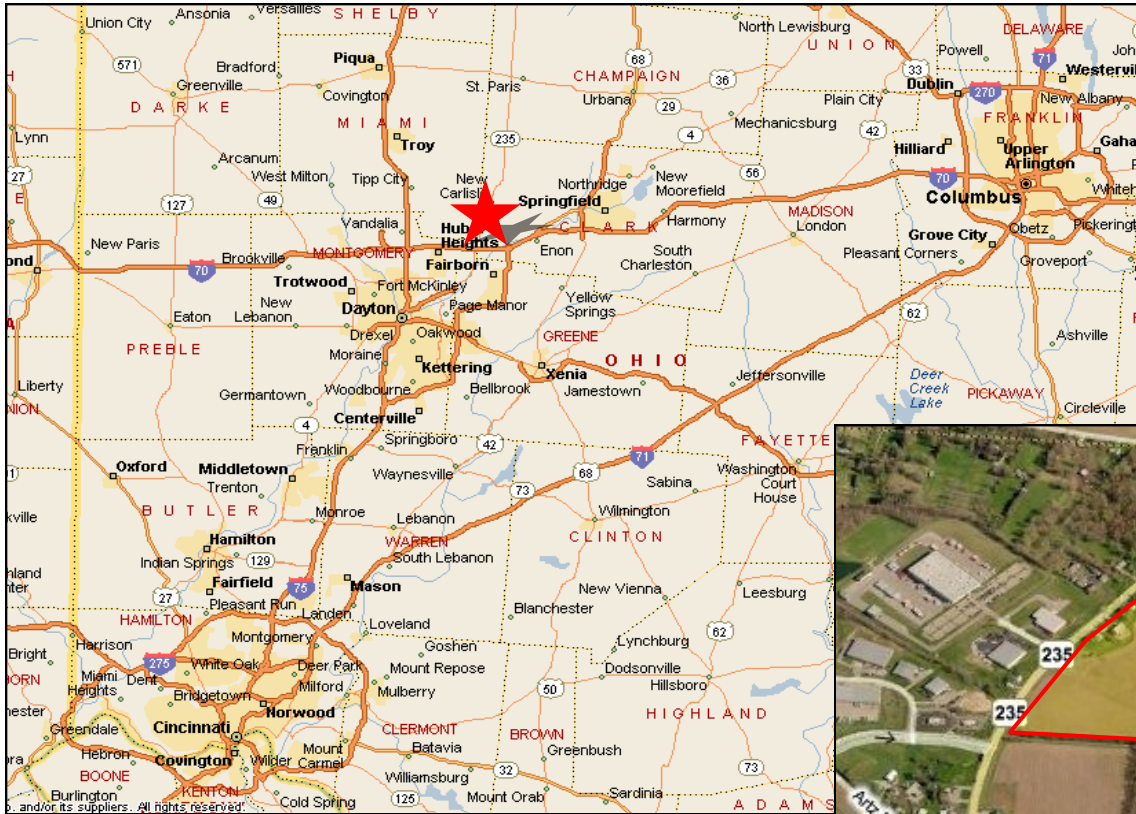
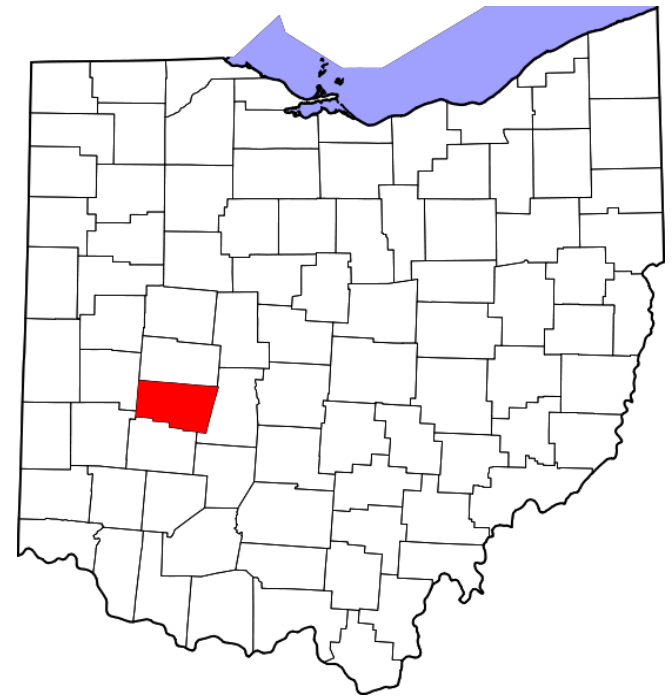
Interstate 70 & State Route 235
Clark County, Ohio



HRI COMMERCIAL REALTY



**0 Gerlaugh Rd.
Clark County, Ohio 45341**

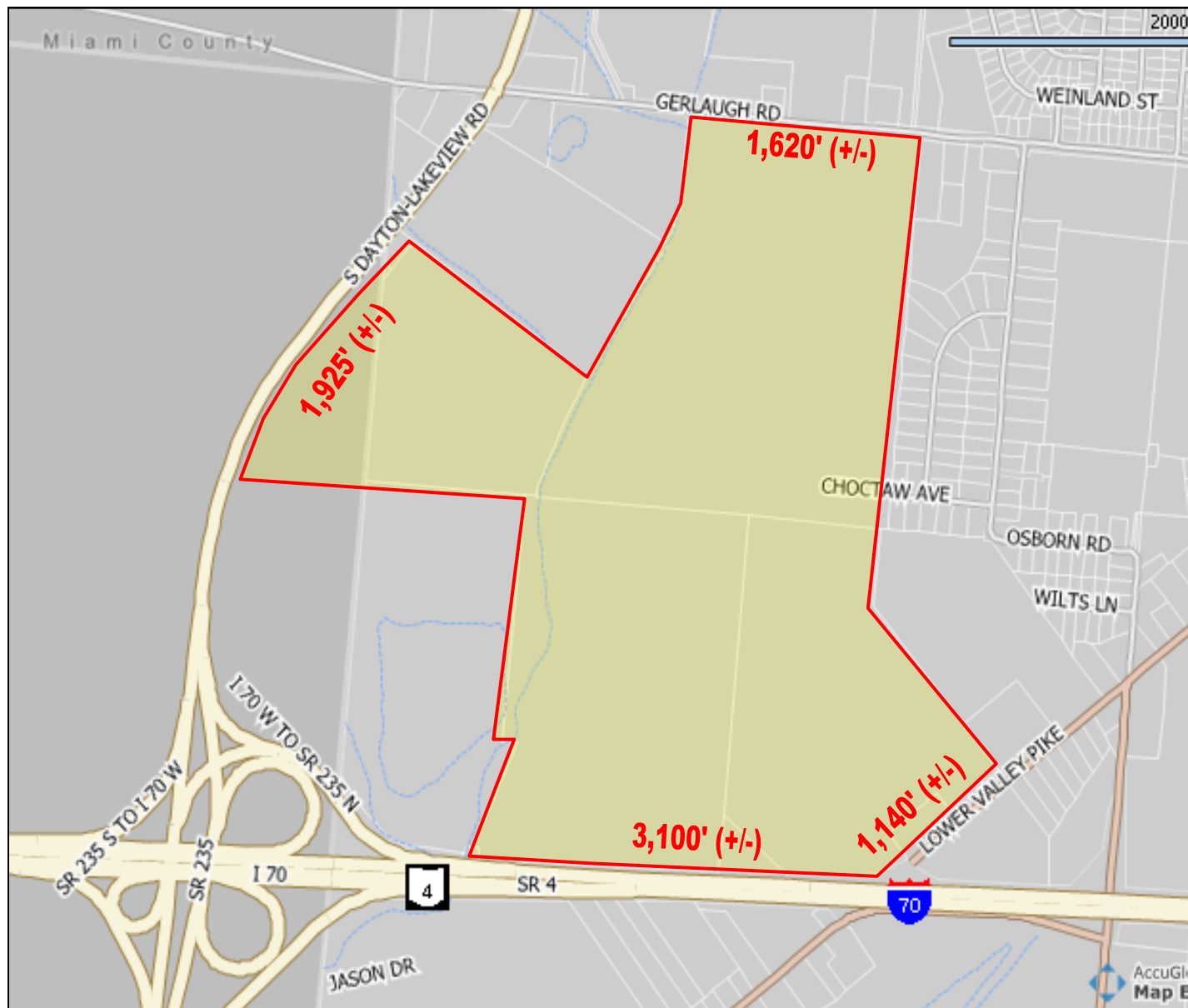


The Site is strategically located in the Miami Valley Region just minutes away from Wright Patterson Air Force Base, the I-70 and I-75 interchange, and, I-675.

I-75 (7.1 miles)-----I-675 (3.1 miles)

Frontage On:

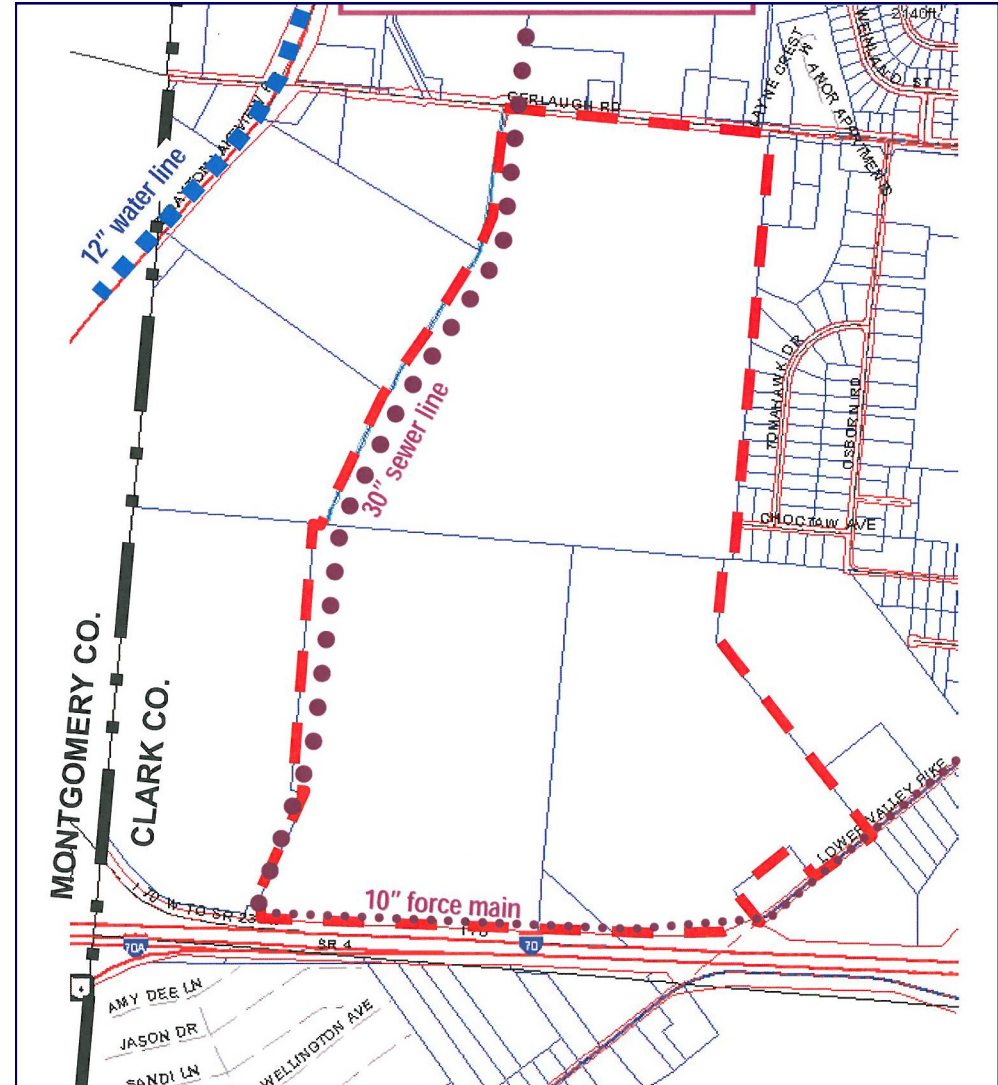
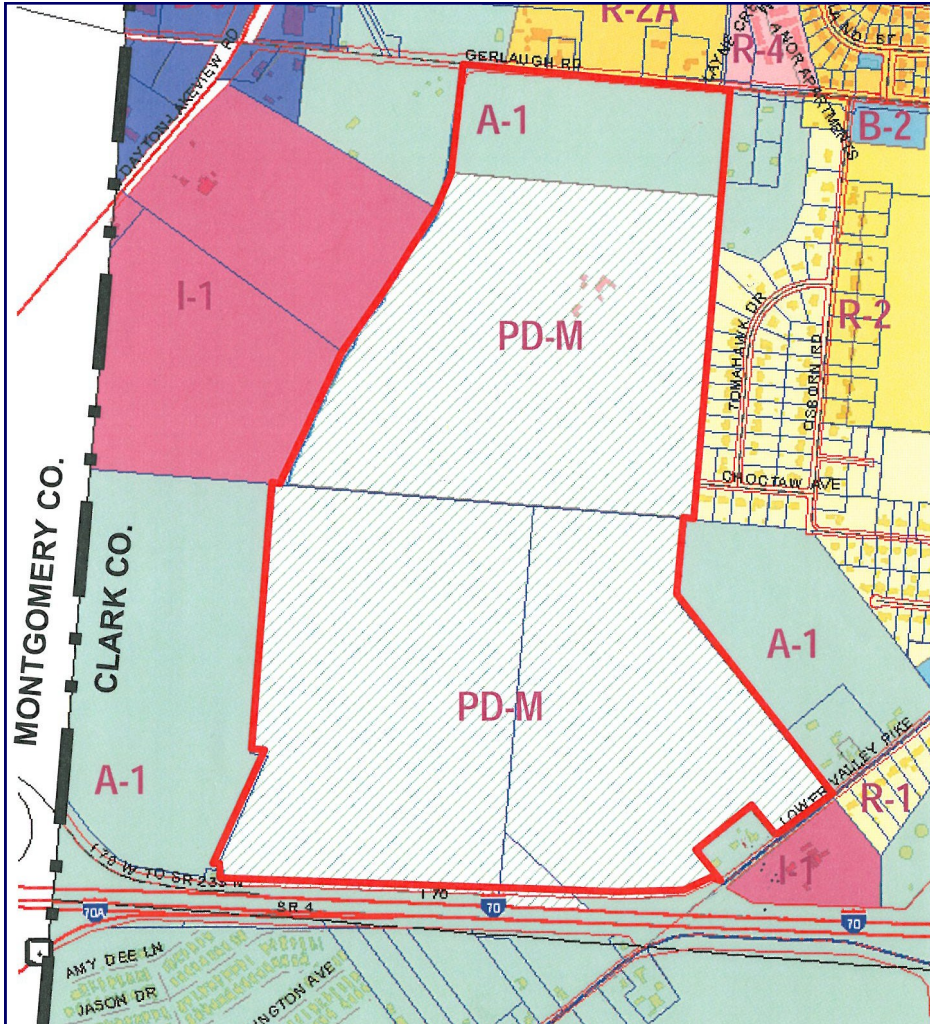
- **Interstate 70**
- **State Route 235**
- **Gerlaugh Rd.**
- **Lower Valley Pike**





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Clark County, Ohio 45341

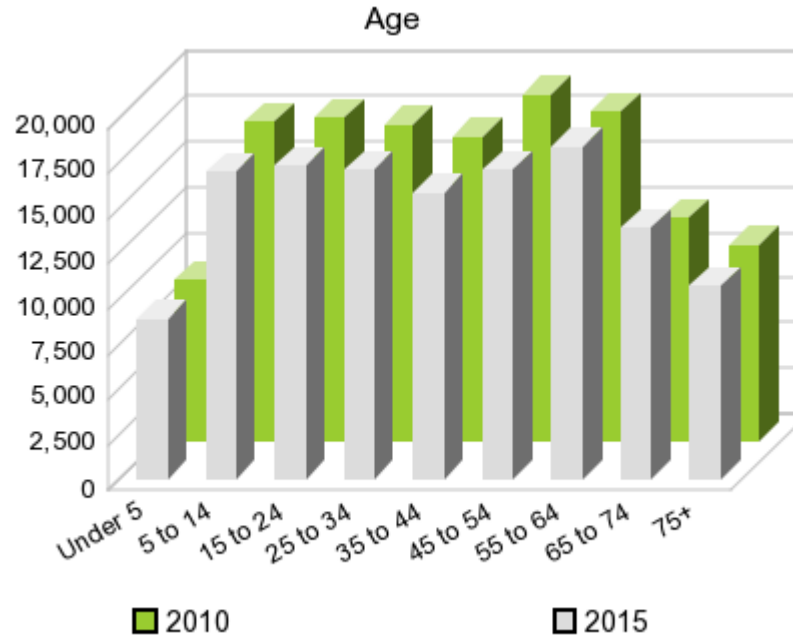
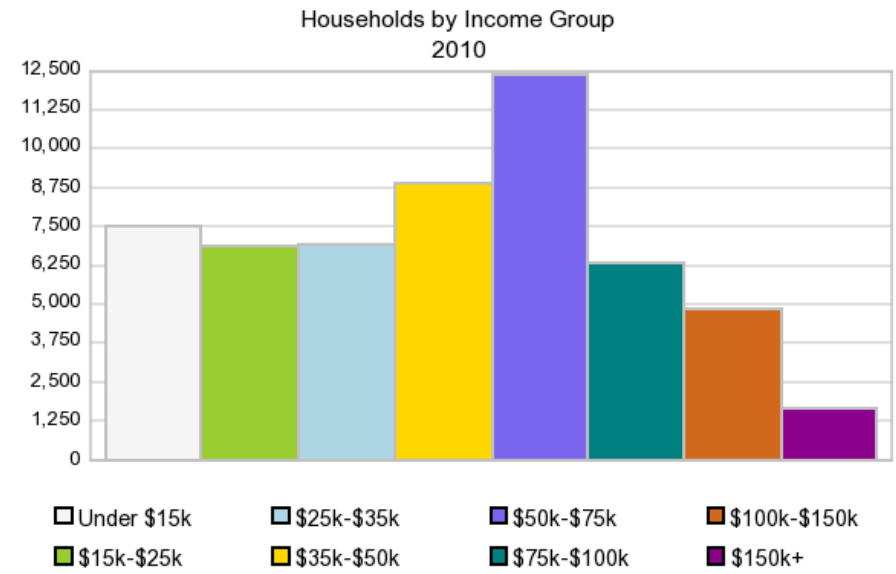
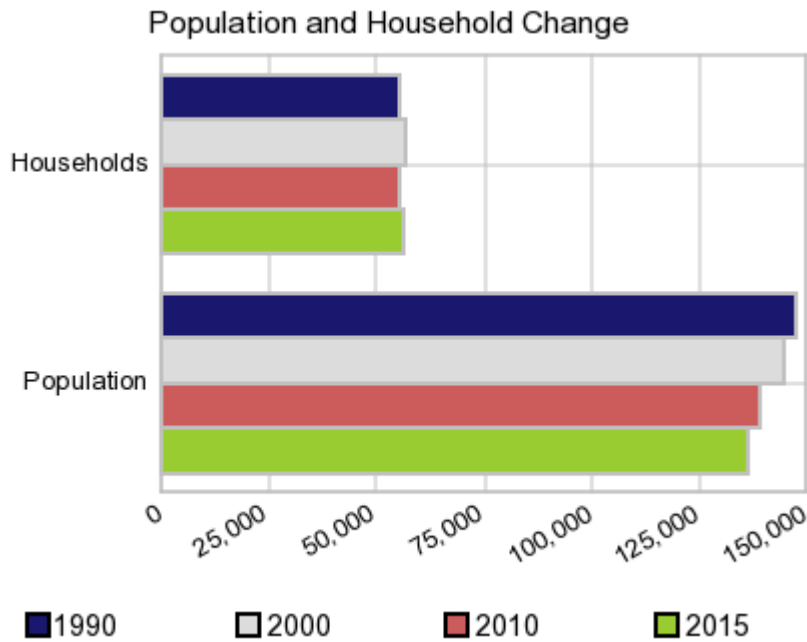
Zoning



Utilities

Clark County, Ohio:

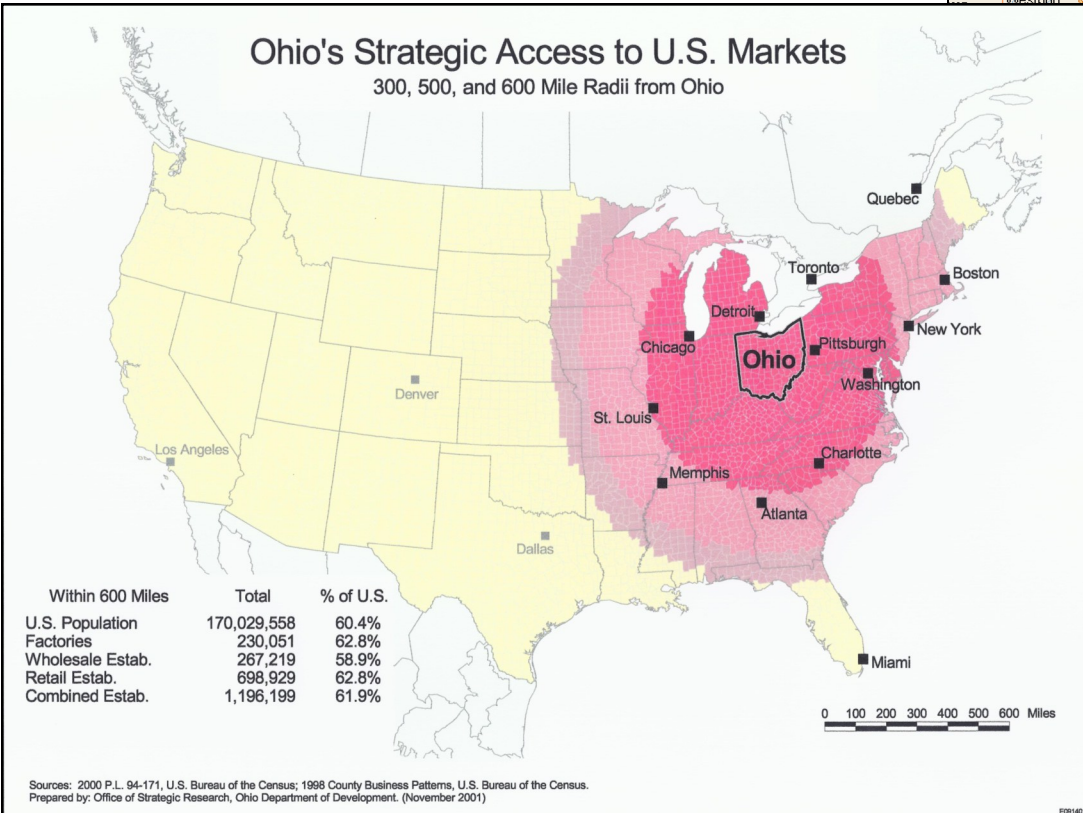
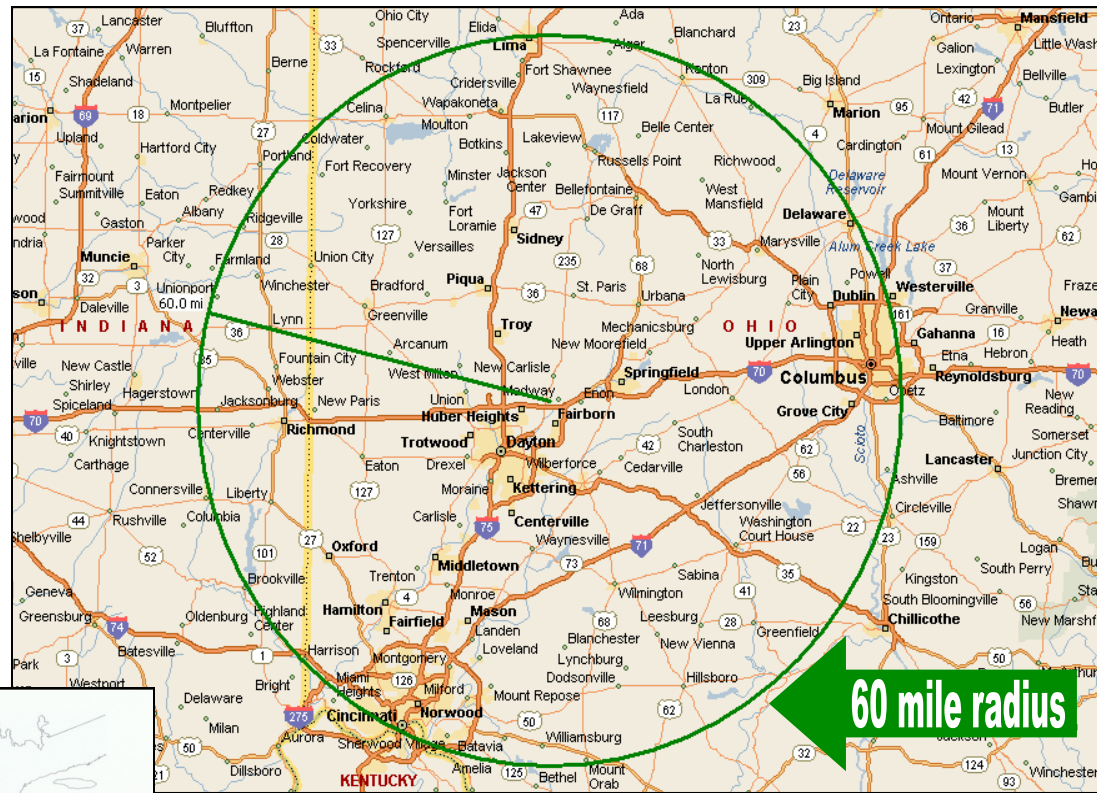
The subject property is located in [Clark County, Ohio](#). Located in the western part of the state the county encompasses the cities of Springfield and New Carlisle, the Villages of Catawba, Donnelsville and Enon and the Townships of Mad River, Bethel and German...to name a few.



The subject property's location make it an ideal opportunity for the business looking to expand, start or relocate into the area.

The state's attractive business environment is just one of many reasons CEOs are choosing the Buckeye State as a location for capital investment. Ohio offers a work-life balance for business owners, their employees and their families available nowhere else.

The ideal location for starting a business delivers a perfect balance between access to resources and low overhead costs. In Ohio it is easy to travel to and from work without having to deal with the stress of a long commute. Locating your business in Ohio affords you the gift of time. It provides you an opportunity to have a life in perfect balance.



Ohio is centrally located within 600 miles of 60 percent of the U.S. and Canadian population and is within a one-day drive of 70 percent of North America's manufacturing capacity.

Within a 60 mile radius of:

- **Columbus**
- **Cincinnati**
- **Dayton**
- **Lima**
- **Richmond, IN**
- **Piqua**
- **Troy**

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For more info contact

Tony Miller:

937-903-8088 or tmiller@hricommercial.com

Joe Roller:

937-313-3872 or jdroller1@yahoo.com



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