# **FOR SALE**

# Industrial Land

### **CONTACT US**

### **Todd Cochran**

Vice President +1 937 723 2913 todd.cochran@colliers.com

Norm Khoury, ccim sior

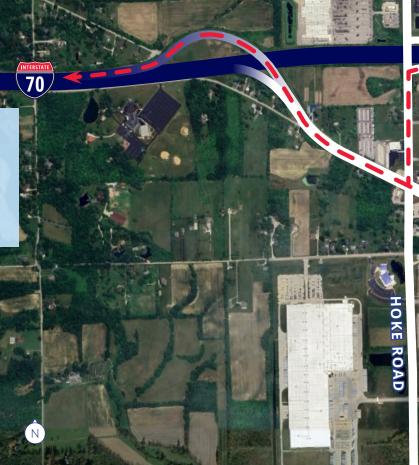
Senior Vice President +1 513 562 2271 norm.khoury@colliers.com

### **Andrew Mullen**

Associate +1 937 723 2909 andrew.mullen@colliers.com



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# 6942 Salem Avenue

Clayton, Ohio 45315

### **PROPERTY DETAILS**

- 51.73 Acres Available
- **Montgomery County**
- Zoned City of Clayton General Industrial

Asking Price \$45,000/Acre

- Located in an Enterprise Zone
- Survey and wetlands report on file
- Potential tax abatements available



# Interstate 70 Interstate 75 IND Intn'l Airport Interstate 75 IND Intn'l Airport Interstate 75 IND Intn'l Airport Interstate 75 Interstate 70 Interstate 75 I

# **DEMOGRAPHICS** (10-mile radius)

Population	Employees	Businesses
228,488	131,075	8,401

#### UTILITIES

## **Electric | Dayton Power & Light**

- One 3-phase circuit serving the site, having approximately 4.0MW of excess capacity
- 3-phase overhead power on the north side of Salem Avenue

### Gas | Vectren

- 20" high-pressure main on the north property line (>60 PSIG)
- 8" medium pressure main running perpendicular to the north property line
- 4" medium pressure main running perpendicular to the west property line

# Water/Sewer | Montgomery County

Available on-site



15 McDonough St, 4th Floor Dayton, OH 45402 +1 937 449 0997 **colliers.com/dayton** 

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