

**FOR SALE**

Industrial Land

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**6942 Salem Avenue**  
Clayton, Ohio 45315

Asking Price  
**\$45,000/Acre**

**PROPERTY DETAILS**

- 51.73 Acres Available
- Montgomery County
- Zoned City of Clayton General Industrial
- Located in an Enterprise Zone
- Survey and wetlands report on file
- Potential tax abatements available



## DISTANCE TO



**Interstate 70** 2.2 miles via Salem Ave

**Interstate 75** 13.8 miles via I-70 E

**DAY Intn'l Airport** 10.8 miles via I-70 E



**CIN Intn'l Airport** 74.5 miles via I-75 S

**IND Intn'l Airport** 115.0 miles via I-70 W



**Dayton, OH** 9.4 miles via Salem Ave

**Cincinnati, OH** 62.7 miles via I-75 S

## DEMOGRAPHICS (10-mile radius)



**Population**

228,488



**Employees**

131,075



**Businesses**

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



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