

Full Service Real Estate Company

Industrial Office Retail Investment Appraisal Consulting



Industrial Development Sites

Dog Leg Rd Dayton, Ohio



Contiguous Industrial Sites for Sale

- ~153 Acres Total
- Adjacent to Dayton International Airport Access Highway
- Annexed and Zoned II—Industrial Innovation
- 2.5 Miles to I-70; 3 Miles to I-75

All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



Area Tenants

chewy

SNC SIERRA
NEVADA
CORPORATION

ALPLA



FritoLay

crocs™



 **PURINA.**
Your Pet, Our Passion.®

P&G

Energizer

**MATTRESS
FIRM**

legrand®

DAIKIN

*Approximate one-day drive time



This property is located in Western Ohio within the City of Vandalia, zoned Industrial Innovation, and located directly on Airport Access Highway to the Dayton International Airport. The site is a short 2.5 mile drive from I-70 and a 3 mile drive to I-75. Being directly on the "Crossroads of America," the region has seen intense growth in warehouse and logistics services over the past few years. Approximately 168,000,000 people live within a one-day drive from this property. The region benefits from relatively low acquisition and construction costs. The region also offers a workforce well-suited for a wide range of industrial needs. With CRA's in place for a new user, and Jobs Ohio supporting development, this site is an excellent choice for any industrial project.



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Features

City of Vandalia

- City of Vandalia is well positioned to accommodate manufacturers and suppliers of any size.
- With direct access to the Dayton International Airport, and the I-70/I-75 interchange, Vandalia has become one of the fastest-growing logistics hubs that also has valuable incentives available.
- Recent infrastructure expansions and improvements create a development-ready site for most any industrial user.

Incentives

- Tax abatements available, including pre-1994 CRA. Inquire with the City of Vandalia for details.
- JobsOhio partners with state, regional, local, county, and others to offer customized incentive packages with performance-based eligibility metrics.

Location

- This property is adjacent to the Airport Access Highway and US Route 40, providing unrivaled access to the “Crossroads of America.”
- Vandalia is northern suburb of Dayton, and is adjacent to the Dayton International Airport.
- It is estimated that 168,000,000 people live within a one-day truck route of the subject property.
- The region boasts a wide range of workforce capabilities.



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