



SALEM AVENUE



FOR SALE

Industrial Land

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6942 Salem Avenue

Clayton, Ohio 45315

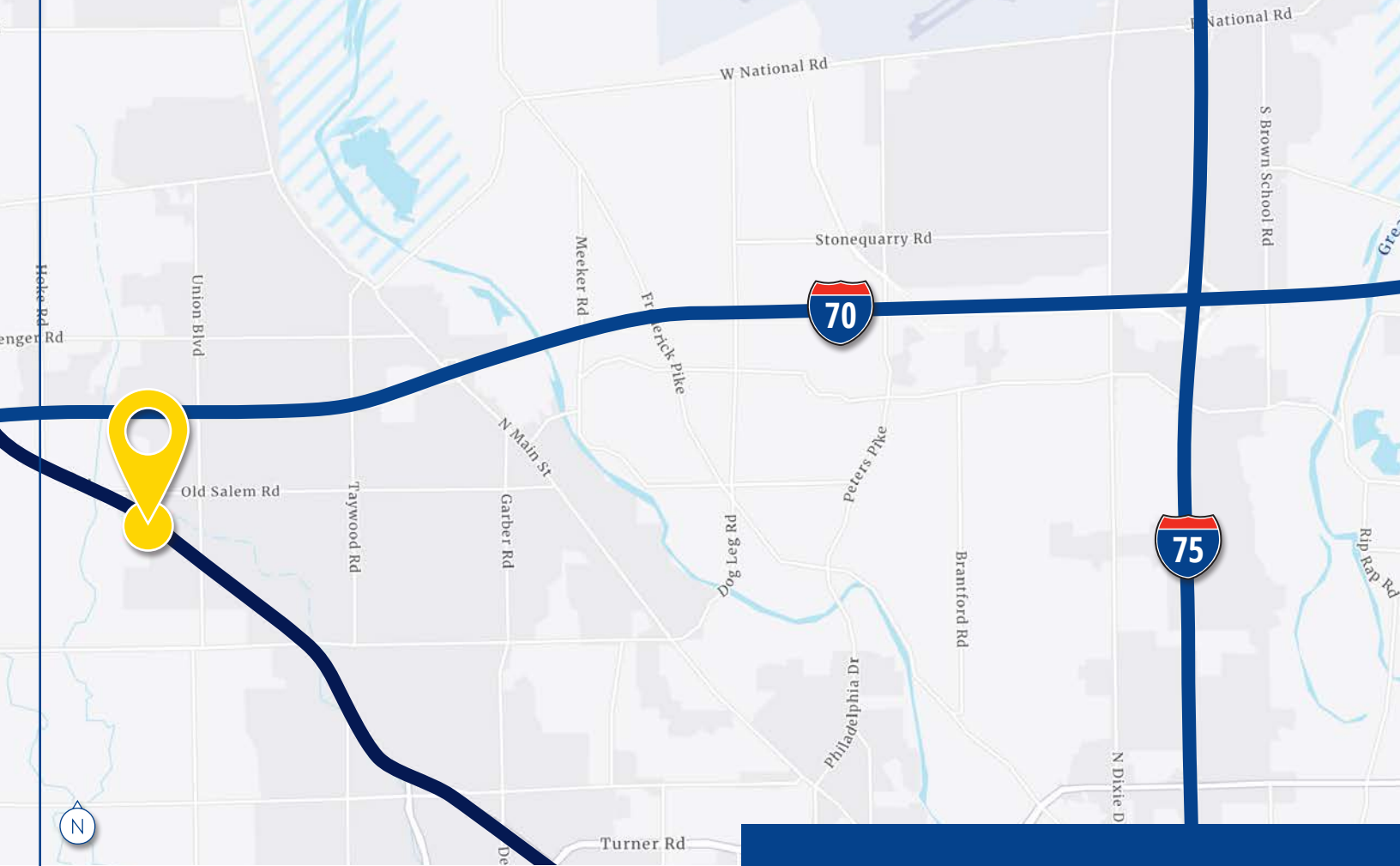
\$45,000/Acre

PROPERTY DETAILS

- Montgomery County
- Approximately 51 acres
- Zoned City of Clayton General Industrial
- Survey and wetlands report on file
- Potential tax abatements available

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UTILITIES

Electric – Dayton Power & Light

- One 3-phase circuit serving the site, having approximately 4.5MW 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
- 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

TRANSPORTATION



Interstate 70

2.2 mi. via Salem Ave

Interstate 75

13.8 mi. via I-70 E



Dayton Intr'l Airport

10.8 mi. via I-70 E



Dayton, OH

9.4 mi. via Salem Ave

Cincinnati, OH

65.2 mi. via I-75 S



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