

Beyond the Box | Class A Industrial Designed with Intention



GATED  
PROPERTIES GLOBAL<sup>SM</sup> LLC



**1 Prosperity Dr | Trotwood, OH**  
**11,400 - 100,000 SF**



# BEYOND THE BOX

## ARCHITECTURAL DESIGN MEETS INDUSTRIAL FUNCTION

15 Year  
100% Tax  
Abatement

Lower than  
average  
operating  
expenses

Supportive  
Community  
ready to give  
financial  
benefits

Modern  
industrial  
design with  
functional  
layout



## PROPERTY FEATURES

Designed for functionality and flexibility



### People First Design

Walking path area and  
speciality landscaping



### Modern Finishes

Clerestory windows, canopies,  
summer vents, and high end  
front image with large windows



### Solid Infrastructure

Can produce 5.2 Million  
gallons of water per day

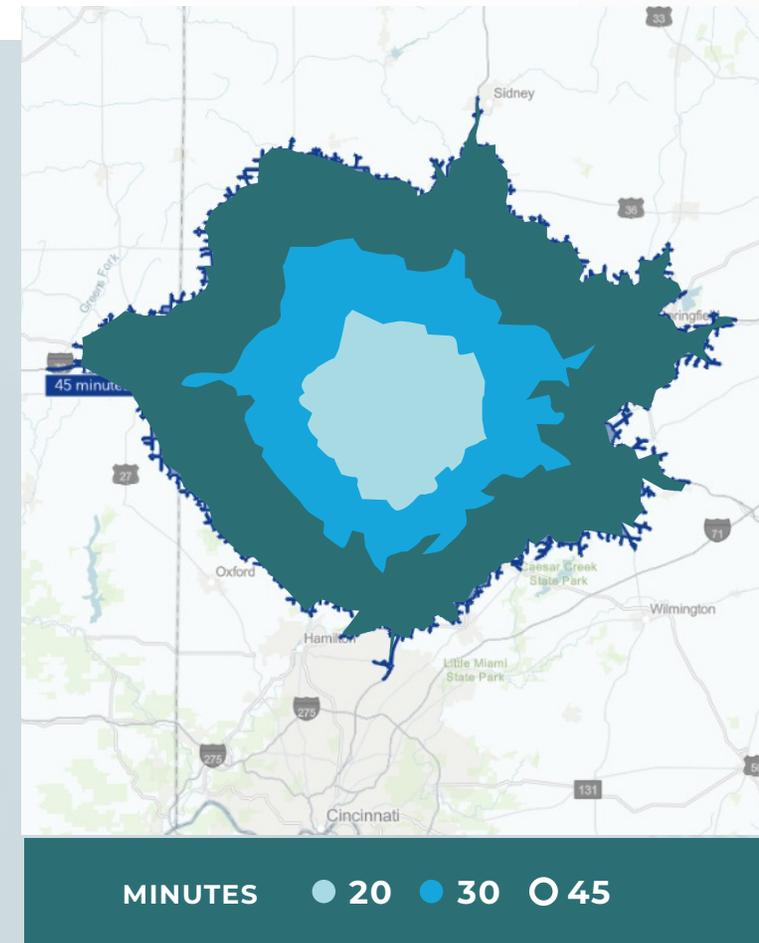
# TROTWOOD, OH

## BUSINESS AND HOUSING OPPORTUNITIES

- Trotwood offers comprehensive business incentives including tax credits, loans, grants, and tenant improvement allowances through partnerships with JobsOhio, Dayton Development Coalition, and local government.
- The sites are strategically located in an eligible Opportunity Zone and within a New Markets Tax Credit qualified census tract, providing additional federal tax incentives for businesses seeking growth capital and investment opportunities.
- The city provides diverse housing options for all employee levels, featuring new homes by D.R. Horton and the upscale Moss Creek Subdivision located 5.1 miles from the business site.
- Current development includes 16 custom homes priced \$275,000 - \$500,000+ by Century Complete Home Builders, representing \$6.4 million in new construction investment.
- Businesses benefit from collaborative support and advocacy from the City of Trotwood, Montgomery County, and State of Ohio to facilitate growth and expansion.

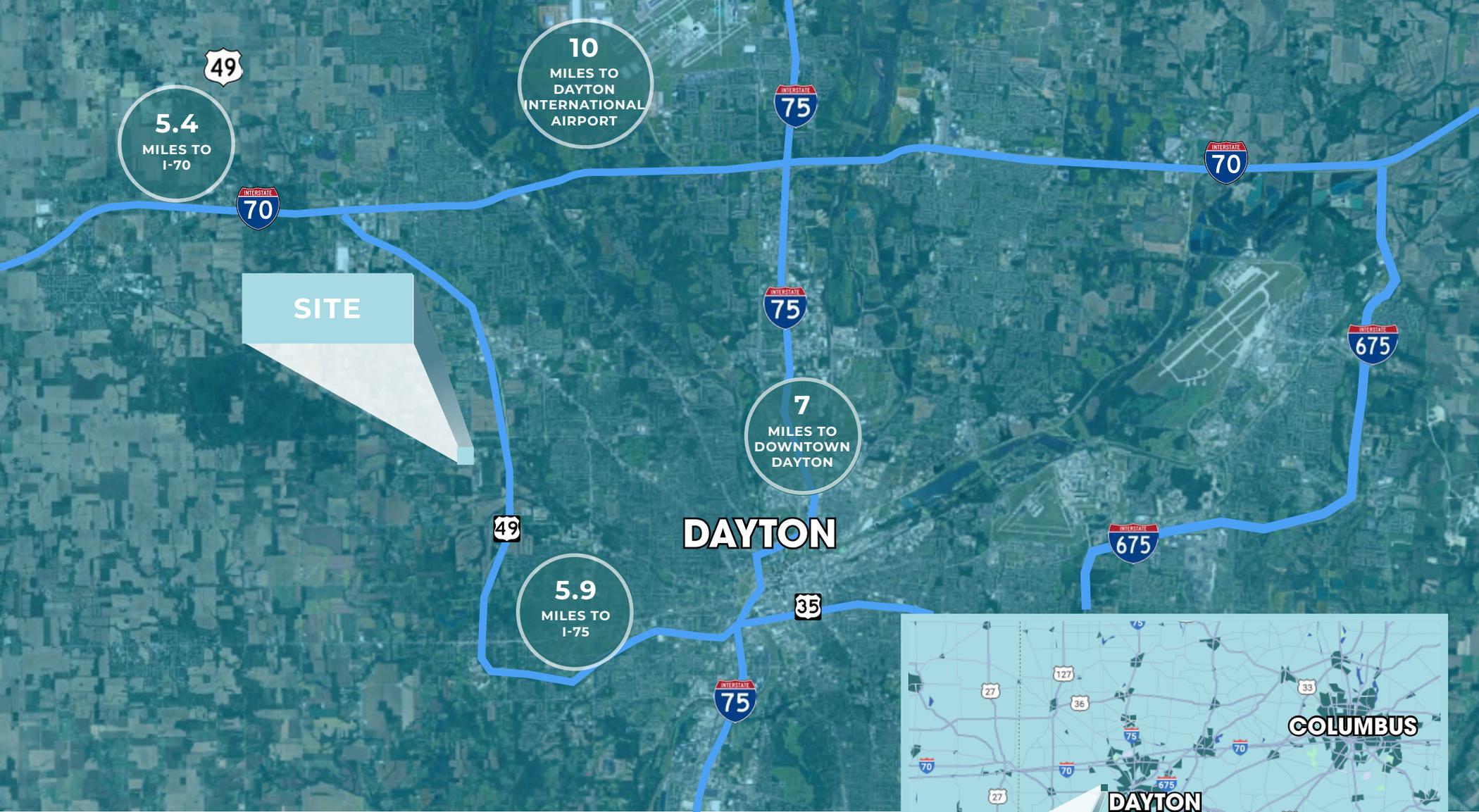
## DEMOGRAPHICS

METRIC	20-MIN RADIUS	30-MIN RADIUS	45-MIN RADIUS
Total Population	255,923	701,353	1,266,047
Median HI	\$54,834	\$67,960	\$71,051
Median Age	39.4	40.1	40.6



## INCENTIVE PROGRAMS





## LOCATION

GATED Global Industrial Park offers an optimal location for all industrial users:

- Proximity to freeways and 2 airports
- Excellent access for large vehicles/trucks

The city of Trotwood is located in the Dayton-Springfield area, 6 miles from Dayton and 44 miles from Cincinnati.



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New 58,000 SF

New 100,000 SF

EquipmentShare

STRATACACHE

beontag

WESTRAFO  
POWER TRANSFORMERS & ENERGY SOLUTIONS

## NEARBY TENANTS

Surrounded by respected industrial tenants such as Stratacache, Westrafo, Beontag, and EquipmentShare, GATED Global Industrial Park benefits from a proven logistics and light-industrial corridor. Tenants choose this submarket for its reliable labor pool, modern infrastructure, and strong transportation connectivity.

# BEYOND THE BOX

## 58,000 SF MULTI TENANT

**Total Available** 58,000 SF

**Divisible by** 11,400 SF

**Bay Size** 5,800 SF

**Office** BTS

**Clear Height** 24'

**Drive Ins** 5 - 12' x14'

**Power** 480V/3 Phase

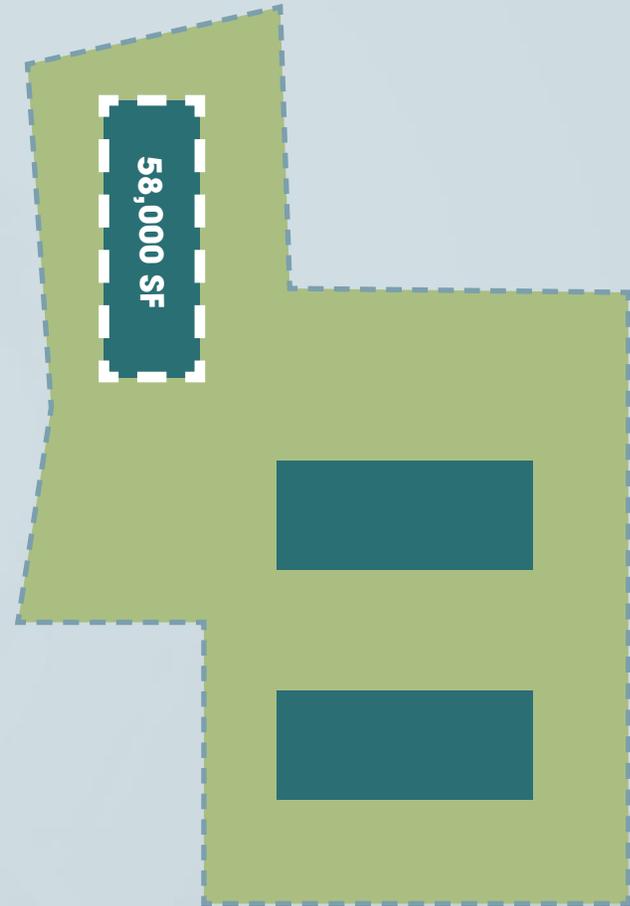
**Lighting** LED

**Sprinklers** ESFR

**Car Parking** 45

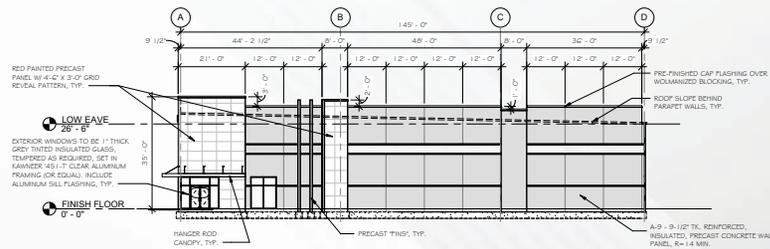
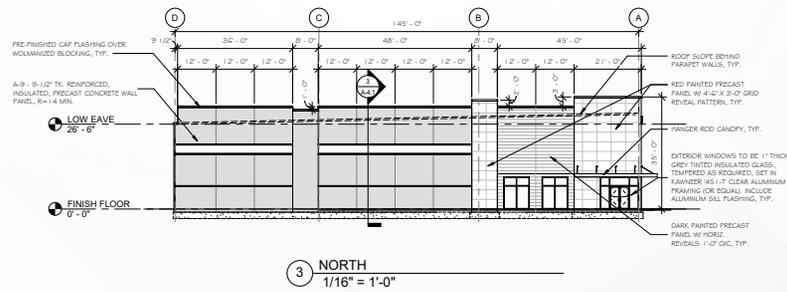
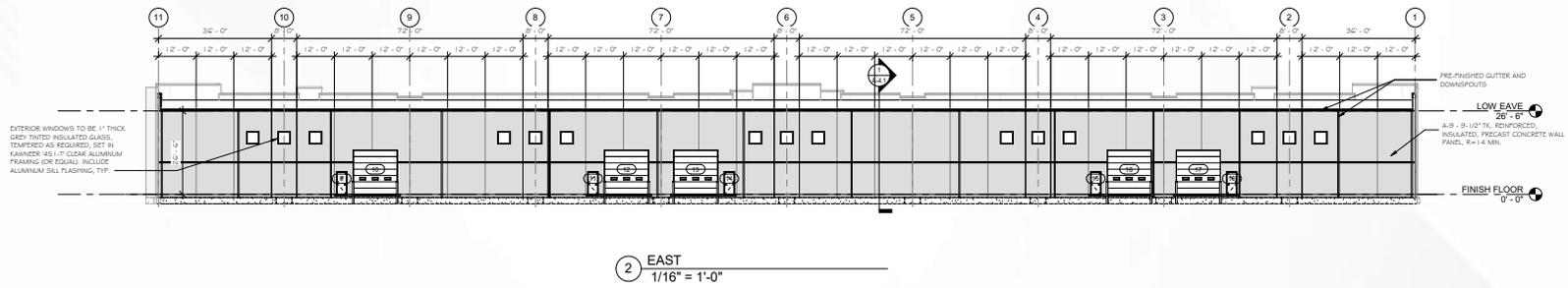
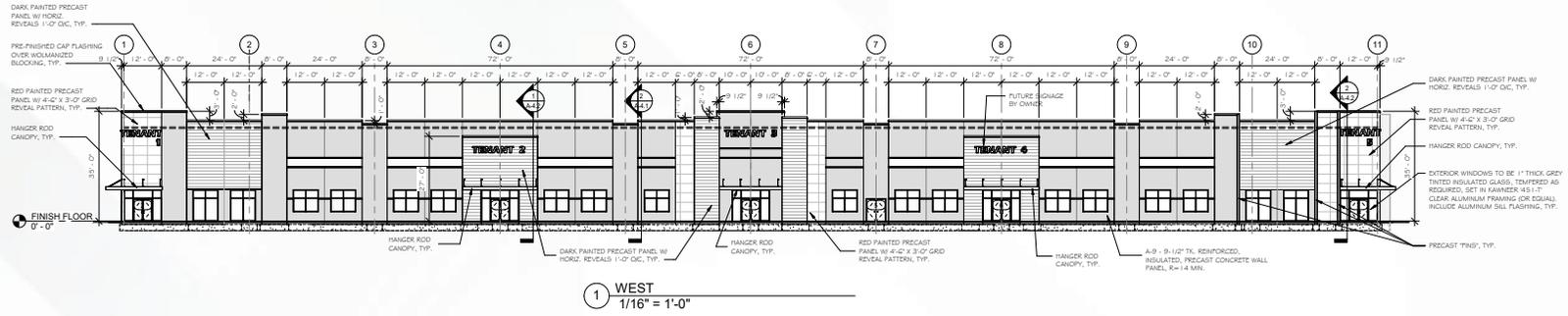
**Lease Rate** Neg.

**Opex** \$0.79/SF





# ELEVATION | 58,000 SF



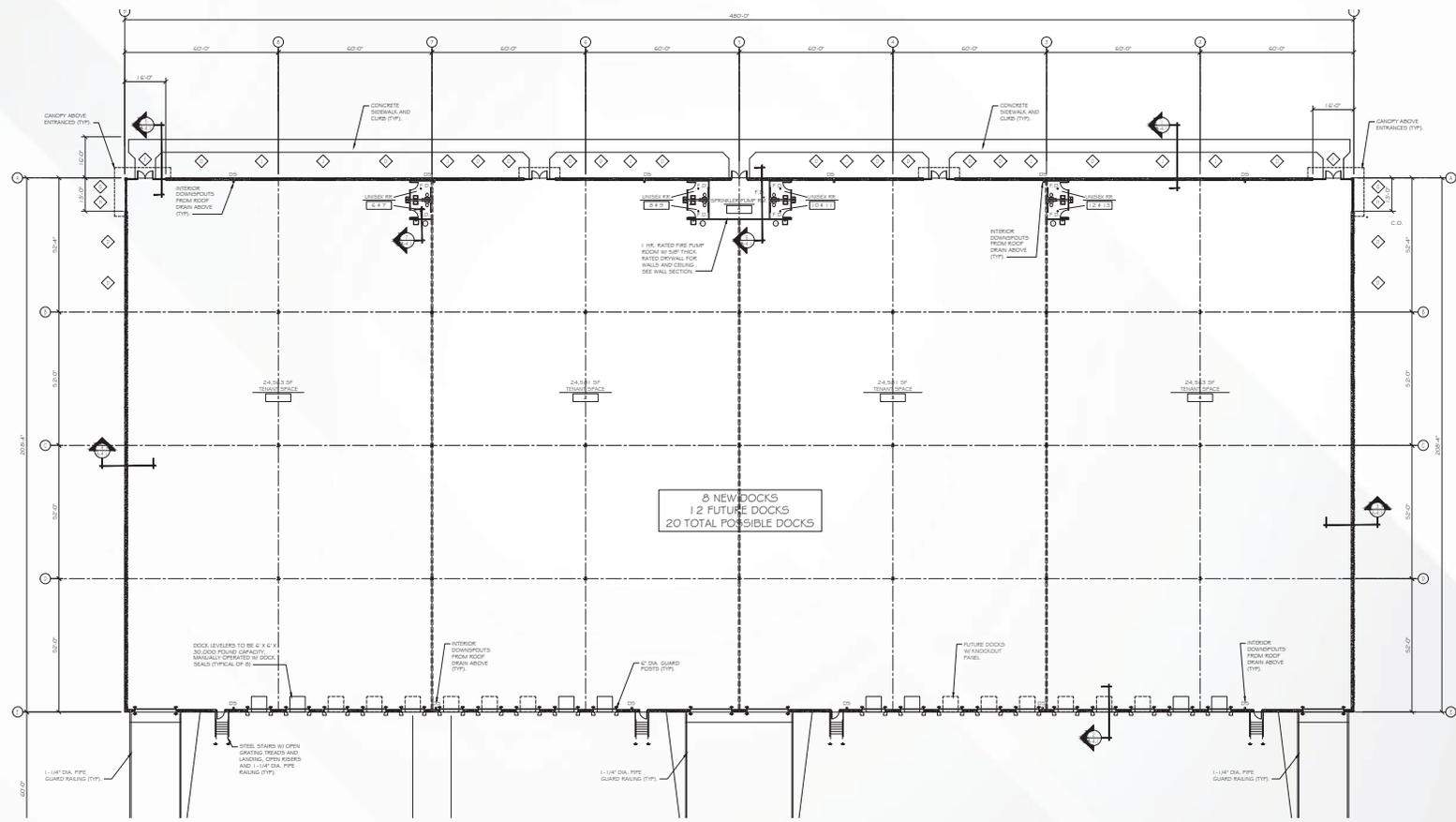
# BEYOND THE BOX

## 100,000 SF MULTI TENANT

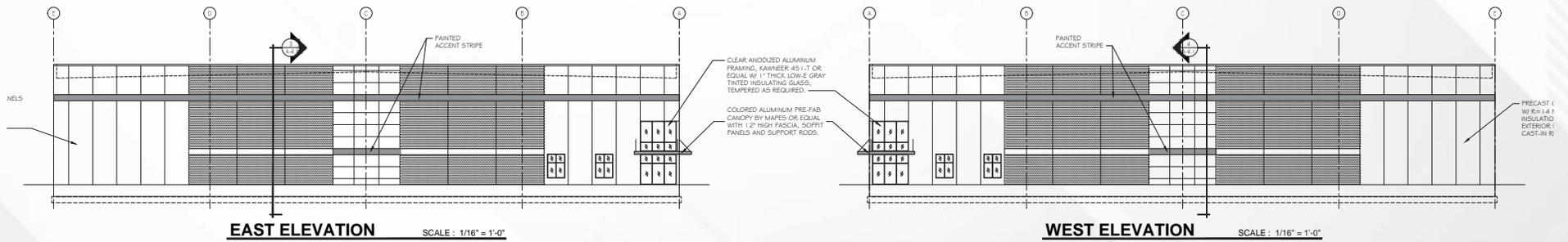
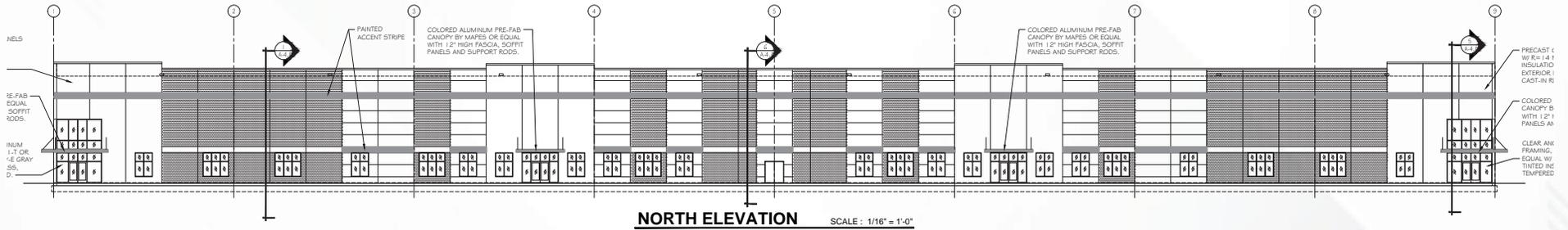
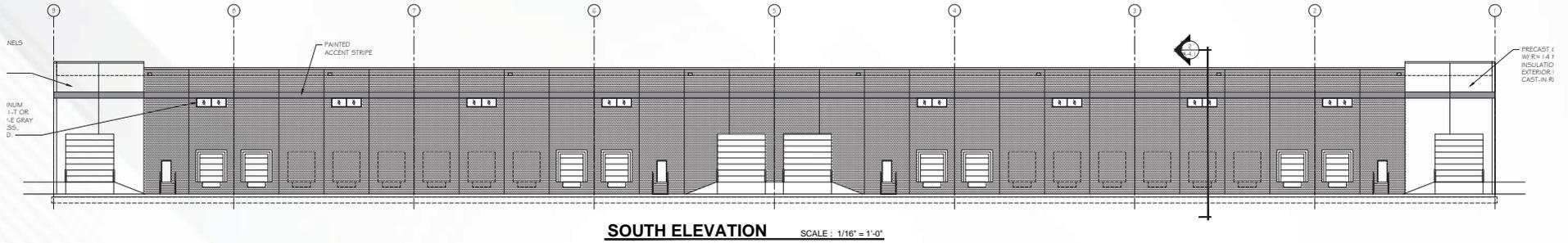
<b>Total Available</b>	100,000 SF
<b>Divisible by</b>	25,000 SF
<b>Bay Size</b>	12,500 SF
<b>Office</b>	BTS
<b>Clear Height</b>	32'
<b>Drive Ins</b>	4 - 12' x14'
<b>Docks</b>	8 + 12 knock out panels
<b>Power</b>	480V/3 Phase
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Car Parking</b>	100
<b>Lease Rate</b>	Neg.
<b>Opex</b>	\$0.79/SF



# FLOOR PLAN | 100,000 SF



# ELEVATION | 100,000 SF



## Contacts:

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**FOR LEASE 11,400 - 100,000 SF**



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