

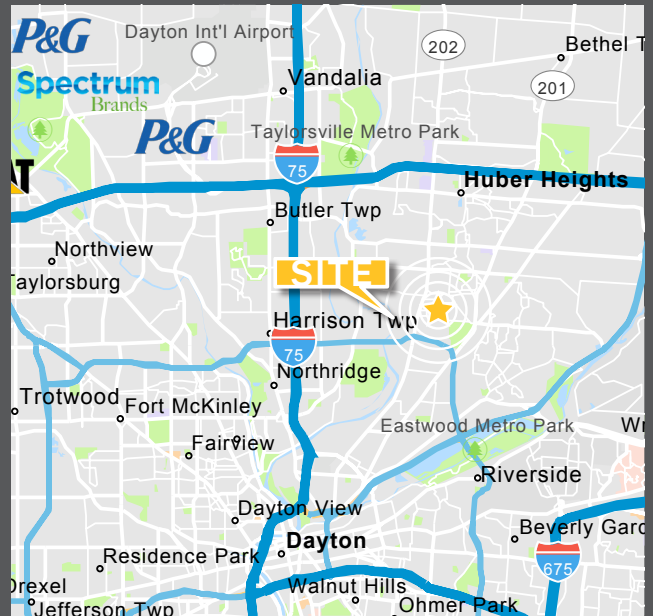


# For Sale | 46 Acres Land

Dayton Resource Industrial Park  
Dayton | Ohio | 45414

Sale Price:

**\$2,530,000**  
**(\$55,000/ ACRE)**



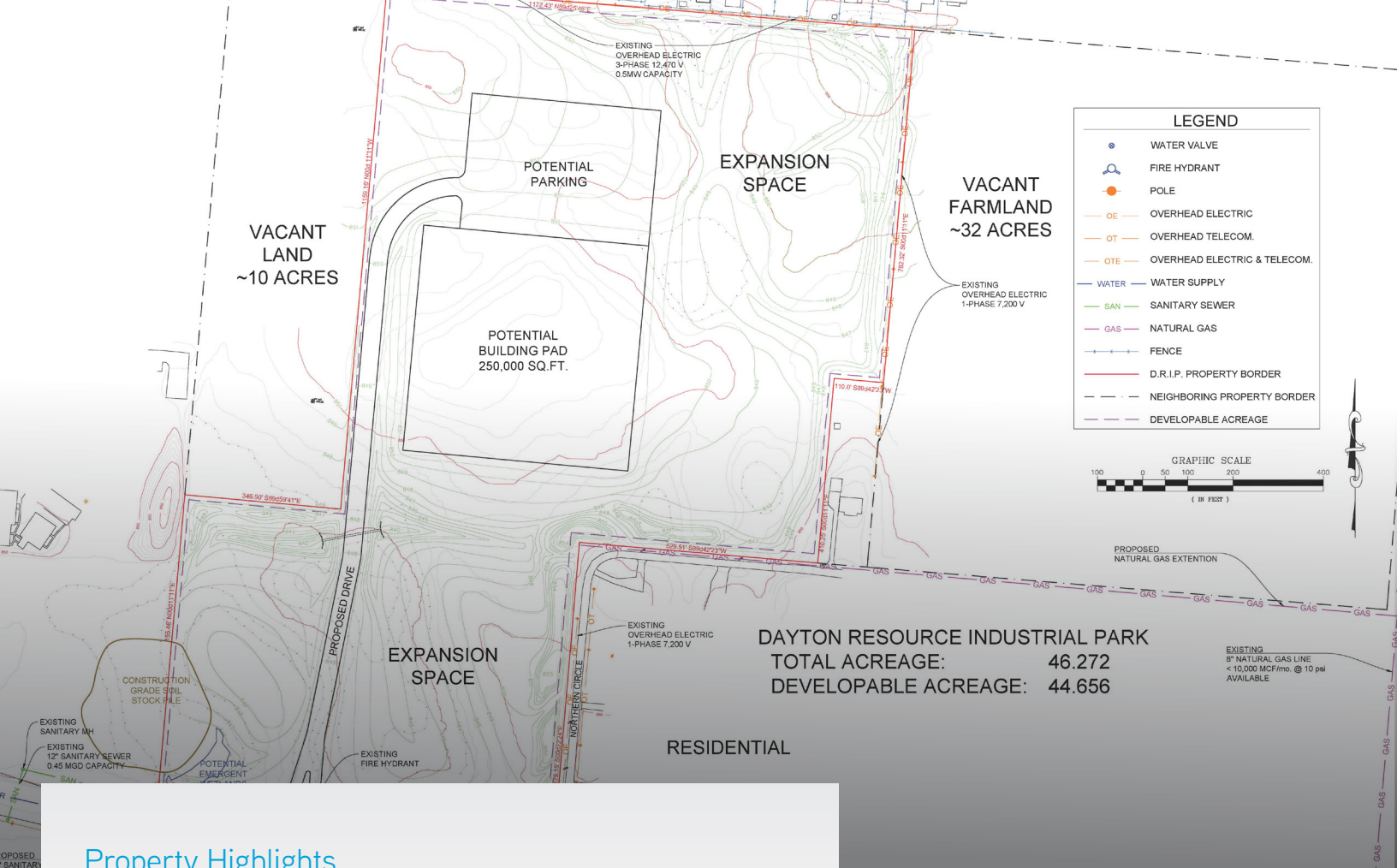
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## Property Highlights

- 46.272 acres for sale
- Located within minutes of I-70/75 interchange
- Certified as a shovel-ready industrial site by McCallum Sweeney Consulting and DP&L
- Additional 31 AC available
- 2.5 M gallons per day of excess water capacity
- Fiber connectivity on site
- Zoned Light/Medium Industrial
- Located 10 mi. from the Dayton International Airport
- Price: \$55,000/ACRE

## Location Summary

- 1 minute east of the Racino on Needmore Road
- 5 minutes to I-75 or Wright Patterson Air Force Base
- 10 minutes to Downtown Dayton
- 15 minutes to Dayton International Airport
- Conveniently located adjacent to new Miami Valley Racing, Kroger, additional retail and restaurants





## Site Overview

Location	Dayton, Ohio
County	Montgomery
Latitude, Longitude	39.82065,-84.143268
Ownership	Private
Site Acreage	46.2
Development Acreage	41.9
In an Industrial Park?	No
Covenants	None
Current/Prior Land Use	Agriculture
Topography	Flat
Max. Elevation	854 feet
Min. Elevation	839 feet
Zoning	Light/Medium Industrial
Surrounding Zoning	Residential & Business

## Official Certified Site

Dayton Power and Light, West Central Ohio's electric utility, has partnered with internationally-recognized site selection firm McCallum Sweeney Consulting to develop a rigid site selection process that takes the legwork out of due diligence and speeds up a company's timeline.

Certification ensures the property meets strict criteria for:

- Size and Zoning
- Utility-Readiness
- Access to Transportation
- Environmental Studies completed
- Preliminary Engineering Studies completed

\*Site is located in an Enterprise Zone (EZ) where companies can APPLY for 10 Year -75% RE Tax Abatements

[www.daytonresourceindustrialpark.com](http://www.daytonresourceindustrialpark.com)



Accelerating success.





Every site in the DP&L/McCallum Sweeney certification program meets strict criteria for size, amenities and utility-readiness. All industrial development sites in the program are shovel-ready and prepped for development.

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