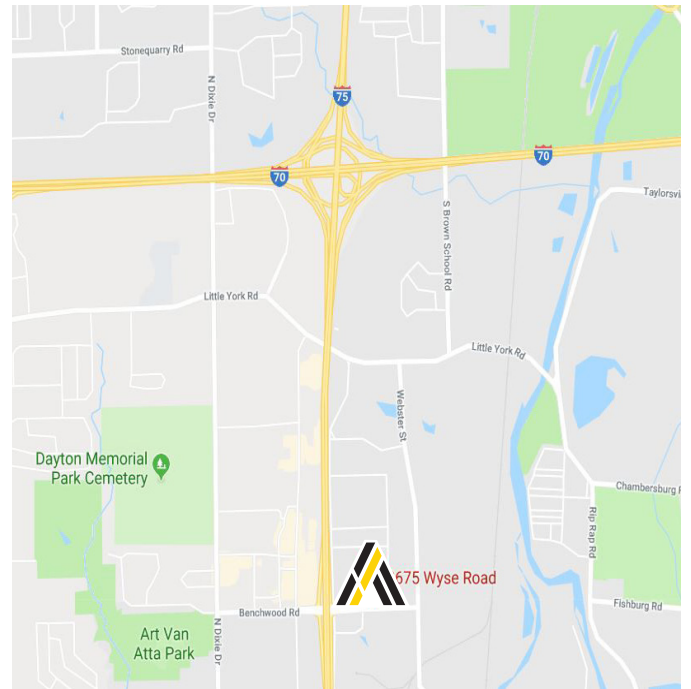


**3675 Wyse Road**  
**6661 Homestretch Road**  
Dayton, Ohio 45414

**SALE PRICE:**  
**\$750,000**

## Property Highlights

- 5.57± Acres
- Fronting 500 feet on Wyse Road and 264 feet on Homestretch Road
- Near I-75 (700 feet)
- Located in CRA tax abatement zone
- Zoned - Office/Industrial Park
- All Utilities



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## Zoning



(O/IP) OFFICE/INDUSTRIAL PARK

### Office/Industrial Park District (O/IP)

The purpose of the Office/Industrial Park District (O/IP) is to provide sites for offices, light industrial, and research and development facilities in a large scale or campus like environment. Offices, banks and other financial institutions and supporting non-office uses (business services and personal services) are permitted as principal or accessory uses.

TABLE 1218-1: PRINCIPALLY PERMITTED USES IN BASE ZONING DISTRICTS

Land Uses  P = Permitted Use PS = Permitted Use with Standards C = Conditional Use	Base Zoning Districts																	Use-Specific Standards  See Section:		
	A	RSF-1	RSF-2	RSF-3	RSF-4	RTF	RFF	RMF	PF	OR	DB	GB	NB	HB	OS	O	O/IP		I	II
<b>Agricultural Uses</b>																				
Agricultural (Raising of Crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural (Limited Livestock)	C																			
Aquaculture (Indoor Only)																				P
Community Garden	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1218.04(b)
Mulch Processing Facility	C																			1218.04(c)
Wholesale Greenhouses	C																			
<b>Residential Uses</b>																				
Bed and Breakfast Establishments	C	C								C	C									1218.04(d)
Dwellings, Four-Family								P	P											
Dwellings, Multi-Family								P		C										
Dwellings, Single-Family	P	P	P	P	P	P				P										
Dwellings, Three-Family								P	P											
Dwellings, Two-Family						P	P			P										
Dwellings, Zero Lot Line Double						P														
Group Homes	PS/ C	PS/ C	PS/ C	PS/ C	PS/ C	PS/ C	PS/ C	PS/ C		PS/ C										1218.04(e)
Skilled Nursing or Personal Care Facilities								C		C		C	C							1218.04(f)
Transitional Housing	C	C	C	C	C	C	C	C	C	C										1218.04(g)
<b>Public, Institutional, and Recreational Uses</b>																				
Active Recreational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1218.04(h)
Botanical Garden/Arboretum																				P
Cemeteries	C	C	C	C	C	C	C	C	P											
Cultural Facilities	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	C			
Educational Institutions (Higher Education)									C					C		C	C		P	
Educational Institutions (Preschool and K-12)	C	C	C	C	C	C	C	C	P											
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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	A	RSF-1	RSF-2	RSF-3	RSF-4	RTF	RFF	RMF	PF	OR	DB	GB	NB	HB	OS	O	O/IP		I	I/I
Fraternal, Charitable, and Service Oriented Clubs	C									C	C			C				C		1218.04(j)
Hospitals								C	C			C	C	C			C		P	
Passive Parks, Open Space, and Natural Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Places of Worship	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	C	PS	C	PS				1218.04(j)
Public Buildings	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C		
Public Incinerator									C											
Public Utility Buildings and Facilities									P								C			
Residential Community Centers		C	C	C	C	C	C	C												1218.04(k)
Wireless Telecommunication Facilities	C												C			C	C	C		1218.04(l)
Zoological Gardens																			P	
<b>Commercial, Office, and Mixed Uses</b>																				
Administrative, Business, or Professional Offices									PS	P	P	P	P	P	P	P	P		C	1218.04(m)
Adult Uses																			C	1218.04(n)
Animal Boarding Facilities and Animal Hospital/Clinics	P/C										P/C	P/C	P/C	P/C	P/C	P/C	P/C	C	P	1218.04(o)
Assembly Halls or Conference Centers									C		C			C					C	
Automobile and Motorcycle Sales and Leasing												C		PS						1218.04(p)
Automotive Repair and Service														PS						1218.04(r)
Automotive Repair and Service (Heavy)																		P		1218.04(s)
Automotive Sales and Leasing														C						1218.04(p)
Brewery, Distillery, Meadery, Winery																			P	
Commercial and Business Support Services												C	P	P	C	P	P			
Commercial Parking Facilities														P						
Commercial Recreational Facilities (Indoors)											PS	PS		PS					C	1218.04(q)

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Commercial Recreational Facilities (Outdoors)	C													PS					C	1218.04(h)
Financial Institutions											P	P	P	P	P	C	C			
Fuel Stations											C	PS	C	PS						1218.04(t)
Funeral Homes										C	C		C	C						
Gun Range (Indoors)																	C	C	C	
Hotels and Motels												P		P			C	C	C	
Large Animal Boarding Facilities and Animal Hospital/Clinics																			P	
Live/Work Units										C										1218.04(u)
Lumber and Home Improvement Centers												P		P					P	
Medical/Dental Clinics								PS			P	P	C	P	P	P			P	1218.04(m)
Microbrewery, Microdistillery, or Microwinery											C	C	C	C			PS	PS		1218.04(v)
Mixed Use Buildings											PS									1218.04(w)
Multi-Tenant Use											C	P	C	P	P	P	P	P		
Nursery Schools and Day Care Centers										P	C		C	C	C	C	C			
Personal Services										P	P	C	P	P						
Radio, Television, or Transmission Towers	C																	C		
Restaurants											P	P	PS	P						1218.04(x)
Retail Businesses											PS /C	P	PS	P						1218.04(y)
Retail Greenhouses and Garden Centers														C						
Taverns or Bars											C	C		PS						1218.04(z)
Vehicle Washing Establishments														C			C			
Warehouse Store																			P	
<b>Industrial Uses</b>																				

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Asphalt and Concrete Manufacturing and Contractors																		C		
Building Materials and Sales Yards																		P		
Contractor Equipment and Storage Yards																		C		
Gravel Pits and Mining																		C		
Light Manufacturing																	P	P	P	
Research and Development Laboratories																	P		P	
Self-Storage Facilities																	C	P		
Truck and Heavy Equipment Sales																	C	C		1218.04(p)
Truck Facilities																		C		
Warehouses																	C	P	P	
Wholesale Establishments																	P	P		