

0 Progress Ct

0 Progress Ct, Dayton, OH 45424



Price: \$850,000

SHOVEL-READY LIGHT INDUSTRIAL LAND
ENGINEERED FOR LOGISTICS,
TRANSPORTATION, AND SCALABLE
OPERATIONS

Asking Price: \$850,000 | 100% Tax Abatement
Through 2034 | Zoned Light Industrial

Most land listings describe what might be built.

This site describes what can be built immediately,
how it can operate efficiently, and why its location
works at a systems level.

This is a shovel-ready light industrial development
site with completed surveying, utilities available at
the street, and established zoning that allows for a
wide range of industrial, logistics, and
transportation-related uses. The site is positioned
near Interstate 70, Interstate 75, and State Route
235, placing it within an active, high-throughput
transportation network.

The property is offered at \$850,000 and includes
a 100% real estate tax abatement from 2020
through 2034, with taxation beginning in 2035.
This materially alters the early-stage economic
profile of any development project built on the site.

The defining feature of this property is not

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8.31 Acre lot for sale. Zoned for Industrial and Commercial uses
?? 8.5 Acres of Industrial Land – Huber Heights | \$850,000 ??
Unlock the potential of this 8.5-acre industrial-zoned parcel in the rapidly expanding Huber Heights market. With its strategic location and generous size, this site is ideal for businesses seeking space for warehousing, distribution, manufacturing, or flex industrial use.
? Industrial Zoning in Place: Ready for development to support a wide range of industrial and commercial applications.
? Strategic Location: Convenient access to major highways and interstates, making transportation, logistics, and regional distribution highly efficient.
? Growth Market: Huber Heights continues to attract investment, offering a strong workforce and a business-friendly environment.
? Ample Space: 8.5 acres provide flexibility for large facilities, parking, truck access, and future expansion.
Whether you're an end user looking to build your own facility or a developer seeking a valuable addition to your portfolio, this property



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Coldwell Banker Commercial | Heritage

331 Mount Vernon Ave
Springfield, OH 45503



offers a prime industrial opportunity in one of the Miami Valley's most dynamic markets.

?? Contact us today to explore this site and discover how it can support your business growth.

Level Land perfect for any building needs

Easy access to I-70 & I-75

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Property Photos



DJI_0151



DJI_0147

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Property Photos



DJI_0155



DJI_0149

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Property Photos



DJI_0152

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Location

