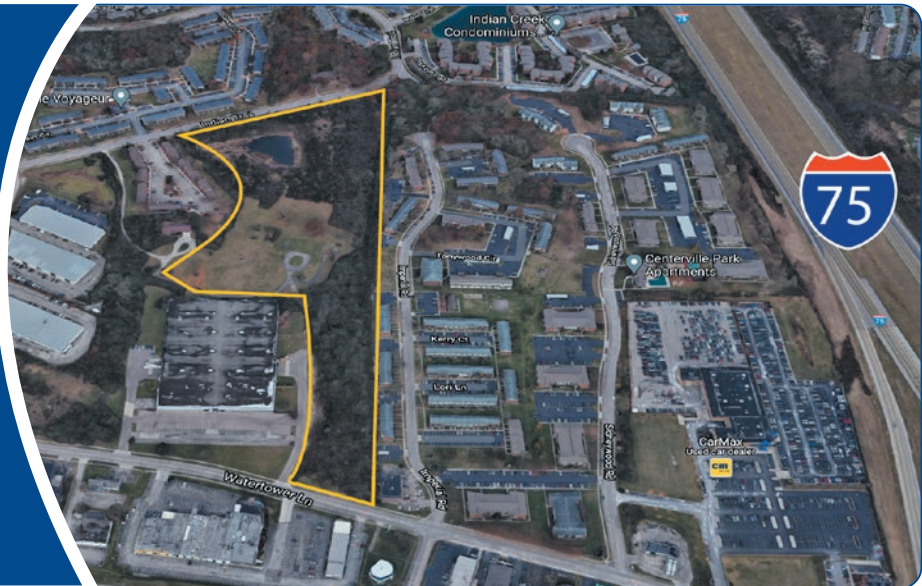


# South Dayton Development Site PRE94

Watertower Lane | West Carrollton, OH 45449

## Property Summary

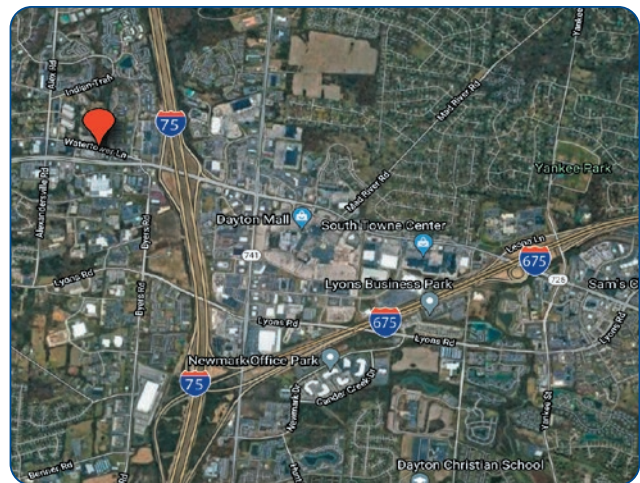
<b>County:</b>	Montgomery
<b>Property Type</b>	Land Development
<b>Zoning</b>	M-1 Industrial
<b>Space Available</b>	16.59 Acre
<b>Sale Price:</b>	\$40,000 per acre



## Property Description

- Price: \$40,000 per acre
- Size: 16.59 acres (possibly divisible)
- Qualifies for CRA PRE94 100% x 15 Years!!!
- NMTC Eligible
- Utilities available at site
- Immediate access to I-75 - Exit 44
- Extraordinary amenities nearby
- Currently Zoned M-1 industrial park
- Significant New development nearby:
  - Victory Wholesale Group: 285,000 sq. ft.
  - FedEx Ground: 248,000 sq. ft.
  - United Grinding: 100,000 sq. ft.
  - Austin Business Park II: 60,000 sq. ft.
  - Vandalia Rental: 17,500 sq. ft.

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.



## For more information contact:



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Learn more about our services—visit [www.schuelergroup.com](http://www.schuelergroup.com) today!

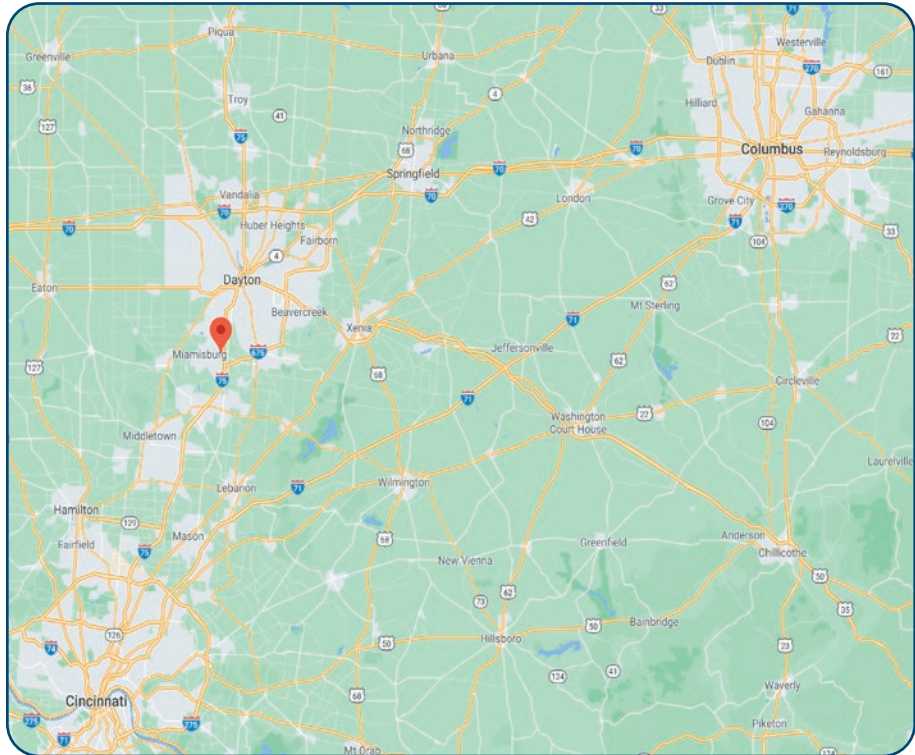
**3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535**

## Watertower Lane Development Site

Watertower Lane | West Carrollton, OH 45449

### Location Highlights

- Located in an established yet rapidly developing / redeveloping area
- I-75 Exit 44 is .25 miles away
- 1 mile from the I-75 / I-675 confluence
- Located in the Dayton Mall/ Austin Landing exchange area.
- Located nearby to Kettering Sycamore Hospital, FEDEX and UPS Terminals
- Located high in the Miami Valley with prospective views of the valley/city of Dayton 10 miles away.



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