

FOR SALE > 46 AC

DAYTON RESOURCE INDUSTRIAL PARK

NEEDMORE ROAD
DAYTON, OHIO

INQUIRIES

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www.daytonresrouceindustrialpark.com

P&G

**Spectrum
Brands**

P&G



CERTIFIED SITE
46.272 AC



Regional Location



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 Overview

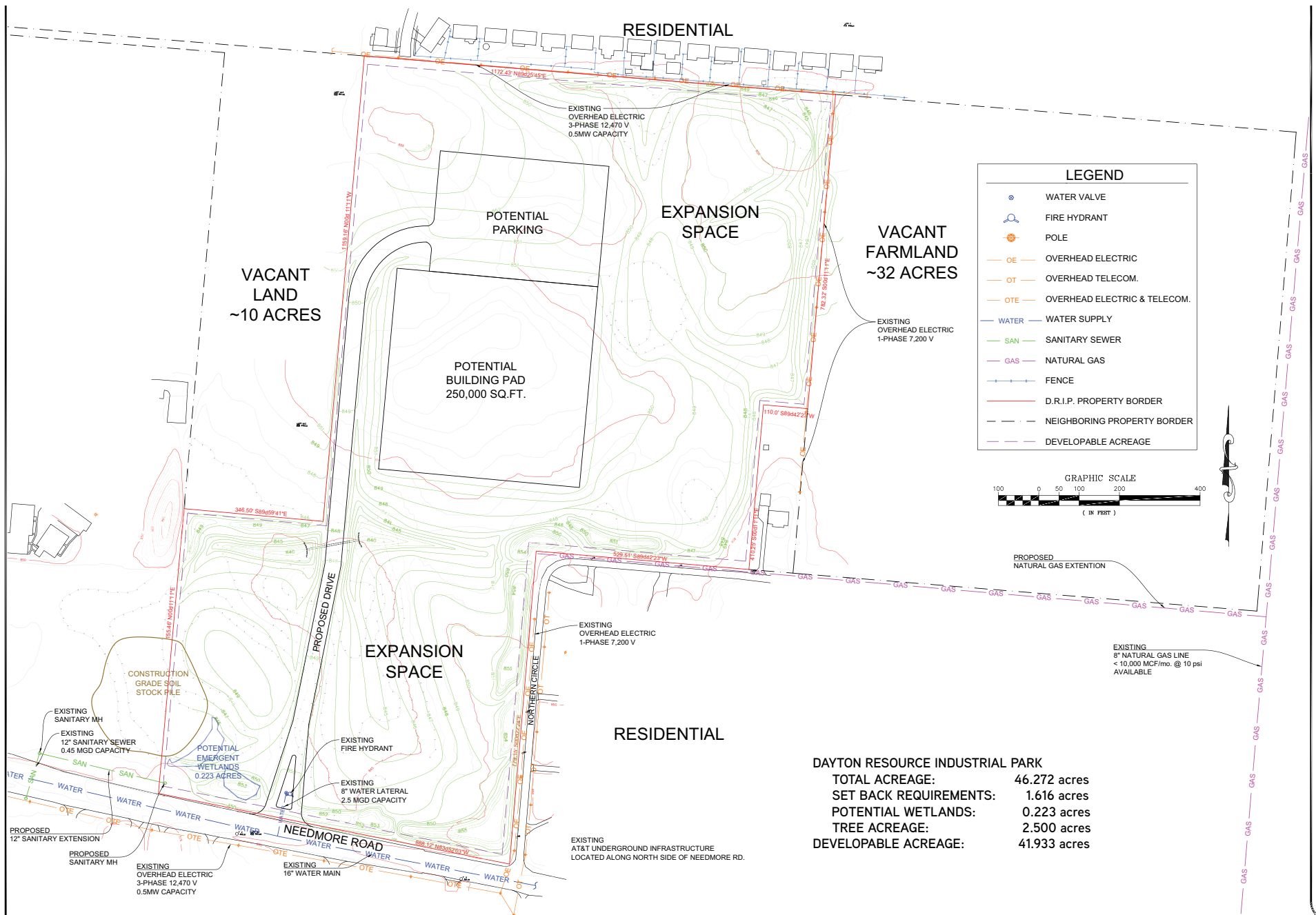
Location	Needmore Road, Dayton OH
County	Montgomery
Latitude, Longitude	39.82065, -84.143268
Ownership	Private
Site Acreage	46.2
Developable Acreage	41.9
In an Industrial Park	No
Covenants	None
Current/Prior Land Use	Agricultural
Topography	Flat
Max. Elevation	854 feet
Min. Elevation	839 feet
Zoning	Light/Medium Industrial
Surrounding Zoning	Residential and Business

Key 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

For more information: www.daytonresrouceindustrialpark.com

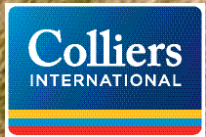
Proposed Property Site Plan



46 Acres with Enormous Water Capacity and Strategic Location



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. For more information: www.daytonindustrialpark.com



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