



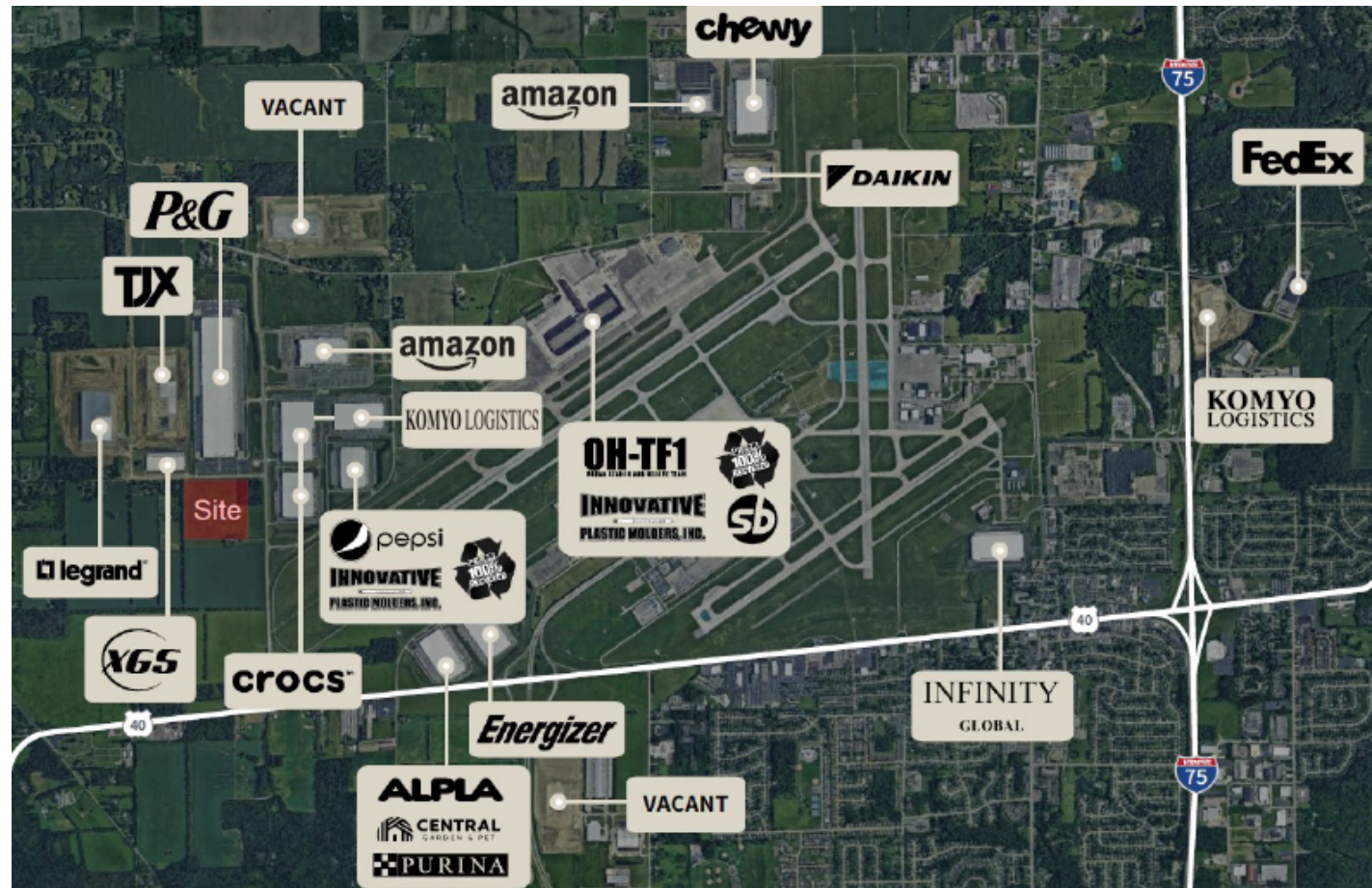
Built to Suit Land

For Sale or Lease | Up to 50 Acres
Union Industrial Air Park - Jackson Road Land



Property Highlights

- Up to 50+ acres
- Zoned L-1, Industrial
- Located 3 miles from I-75/I-70 intersection
- Fully entitled site
- 15 year, 100% real estate tax abatement
- Adjacent to Dayton International Airport
- Potential to build up to 870,000+ SF
- Clear Height Variance up to 55 feet



Land Available | Zoned L-1 Industrial | Fully Entitled | 15 year 100% Real Estate Tax Abatement

60

Miles from Cincinnati

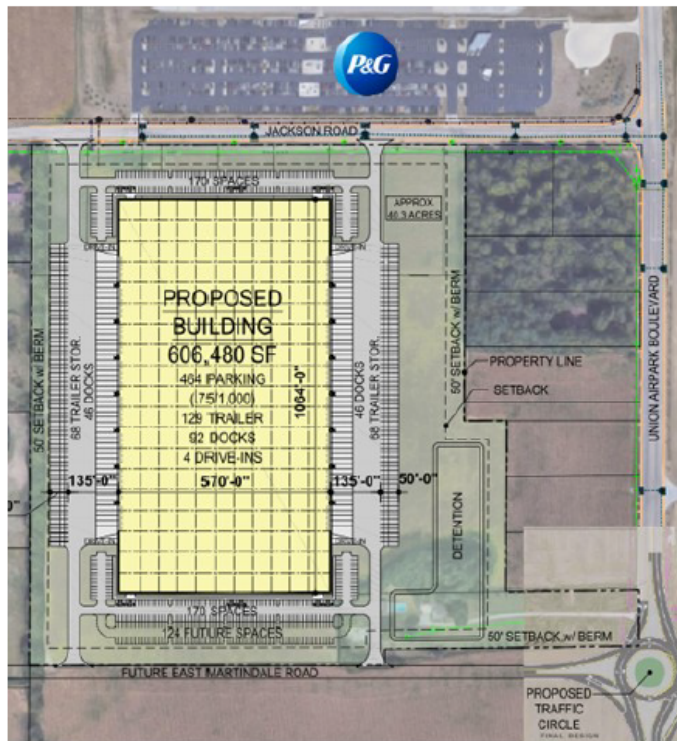
65

Miles from Columbus

100

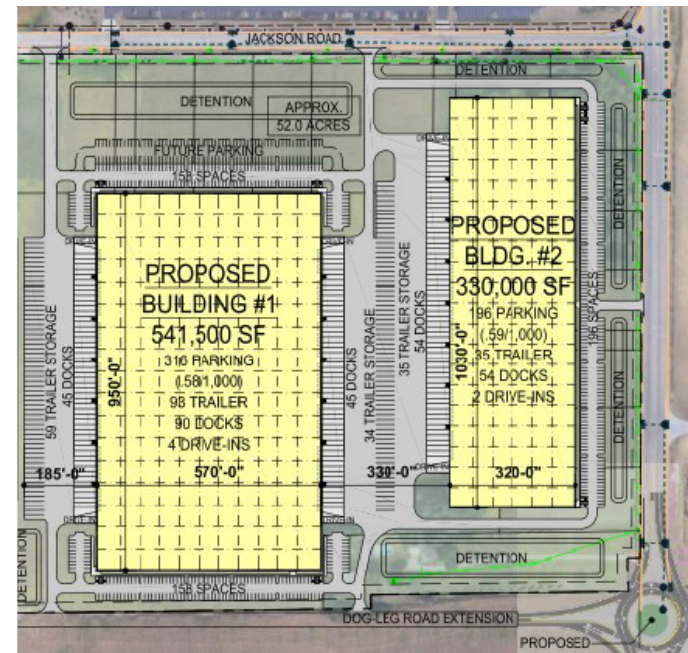
Miles from Indianapolis

Potential Site Plans



Building Specifications (40+ Acres)

Total Size	606,400 SF
Docks	92
Drive-ins	4
Trailer Parking	129
Auto Parking	464

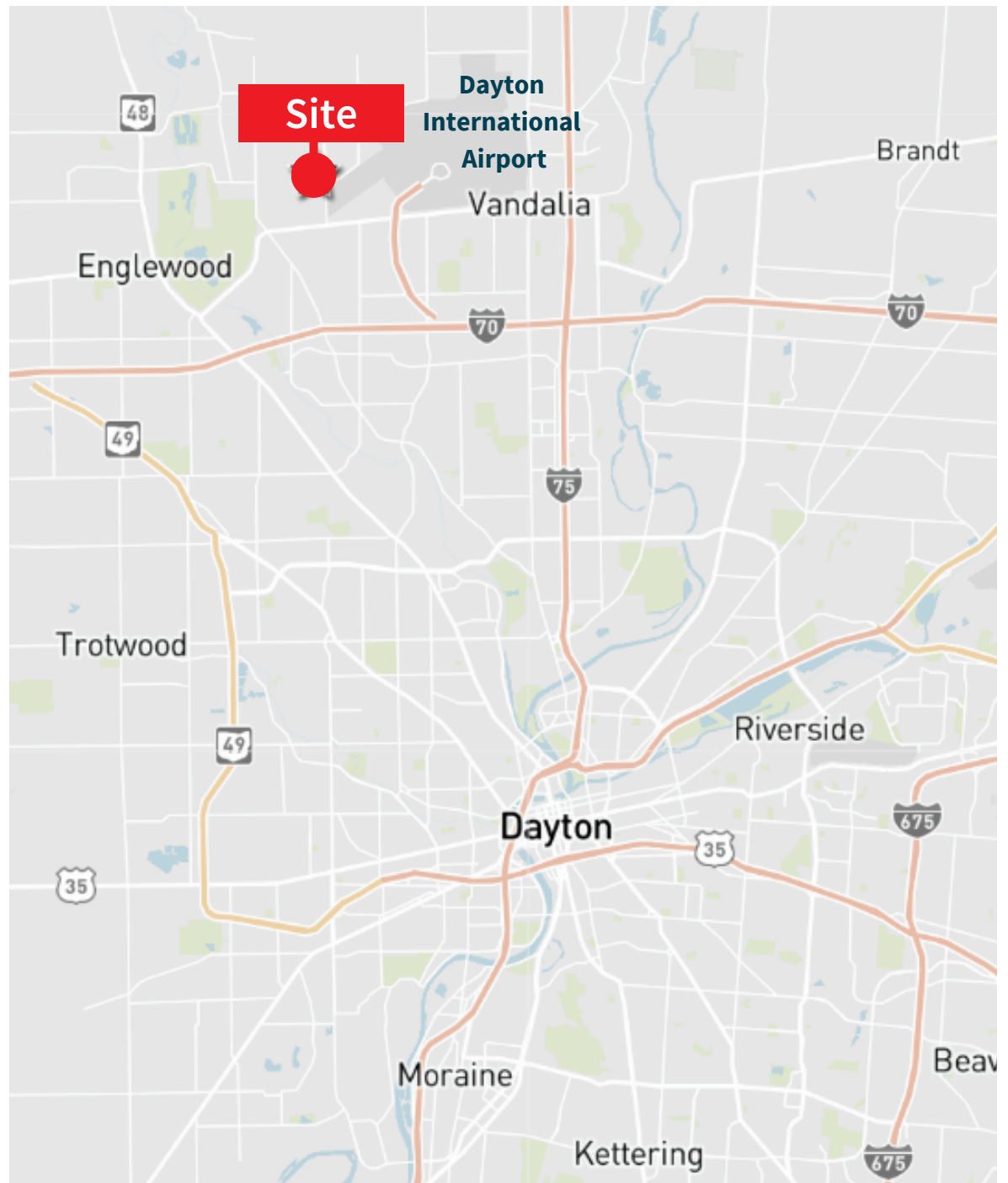


**Potential Future Development
Building Specifications (50+ Acres)**

	Building 1	Building 2
Total Size	541,500 SF	330,000 SF
Docks	90	54
Drive-ins	4	2
Trailer Parking	95	35
Auto Parking	316	196

Location advantages

- Located in business friendly Union, Ohio
- Strategically located at intersection of I-70 & I-75
- Well-established transportation infrastructure, with several major airports, rail terminals, and UPS and FedEx hubs located within a short distance of the site
- Conveniently located within a short drive to Cincinnati, Columbus and Indianapolis
- 2 day drive to over 50% of the US population
- Abundant and well trained labor force





Contacts

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