



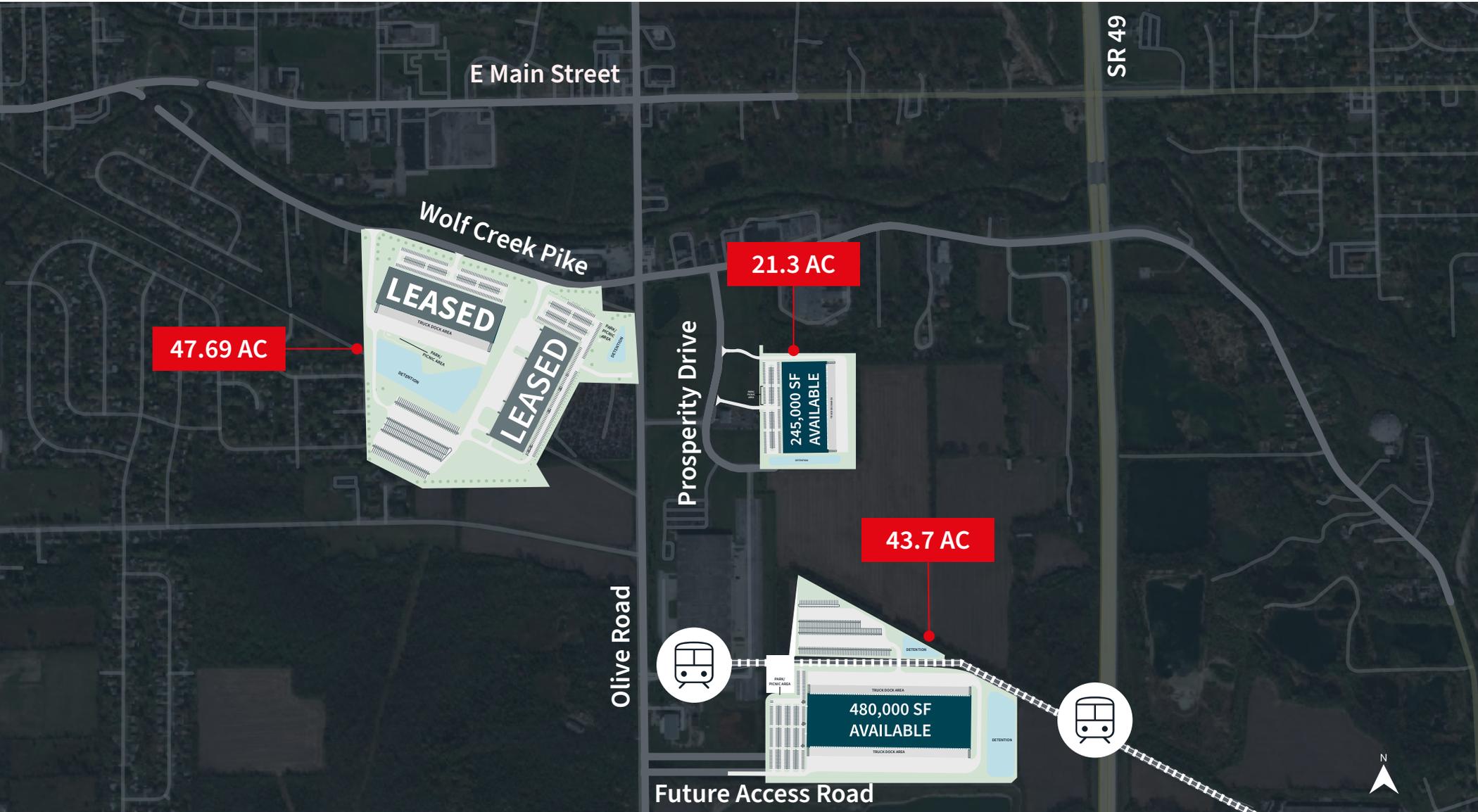
 **JLL** SEE A BRIGHTER WAY

# Gated Global Industrial Park

Trotwood, Ohio

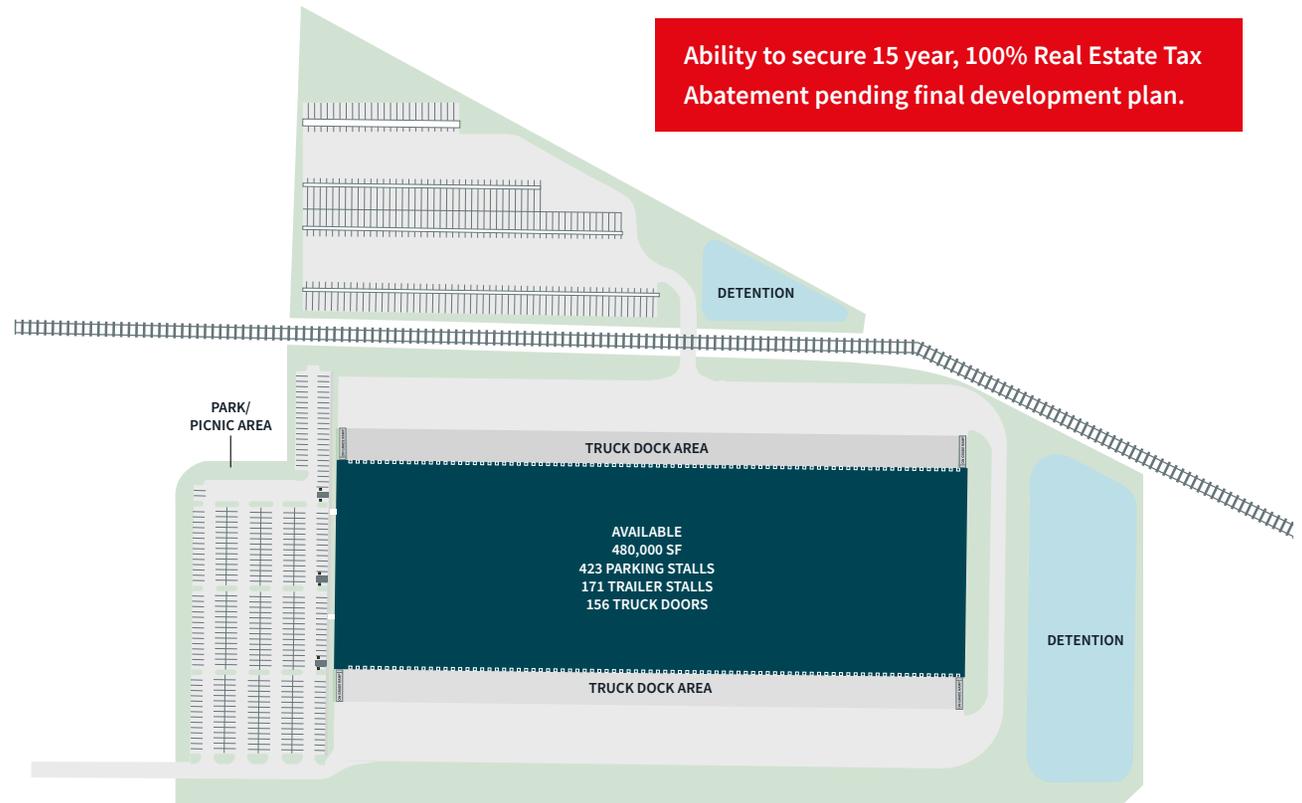
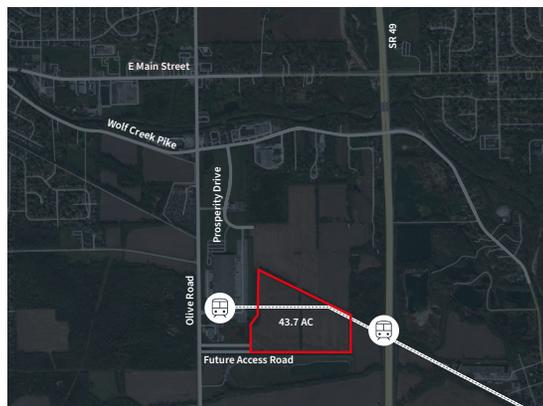
Build to suit sites available  
Zoned L1-2 Light Industrial

# Site plan



# Olive Road Trotwood, OH 45246 Rail Site

Specs:	
Acres	43.7
Square Feet	Up to 480,000 SF
Office	BTS
Clear Height	32'-40'
Docks	Up to 156
Doors	4
Trailer stalls	171
Car stalls	423
Rail	Yes (City of Dayton) Operated by CSX
Parcel ID	H33004160036 & H33004160037



# 6206 Wolf Creek Pike Trotwood, OH 45246

**LEASED**

## Specs: Building 2

Acres	47.69
Square Feet	Up to 200,000 SF
Office	BTS
Clear Height	32'-40'
Docks	43
Doors	2
Trailer stalls	Up to 145
Car stalls	256
Parcel ID	H33004170075

Ability to secure 15 year, 100% Real Estate Tax Abatement pending final development plan.

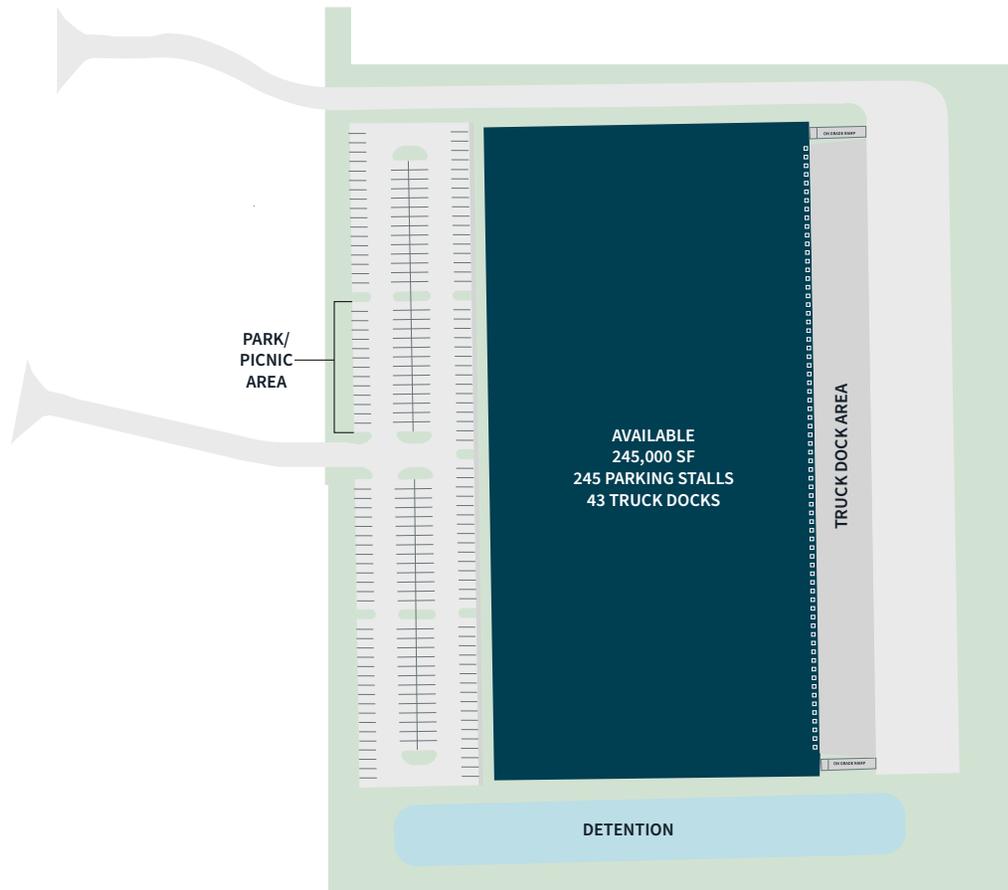
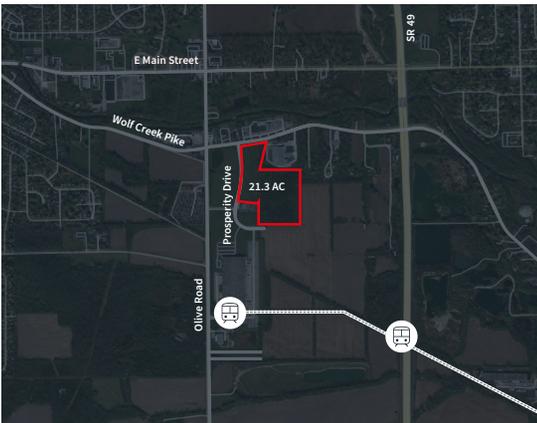


# 5890 Prosperity Drive Trotwood, OH 45426

## Specs:

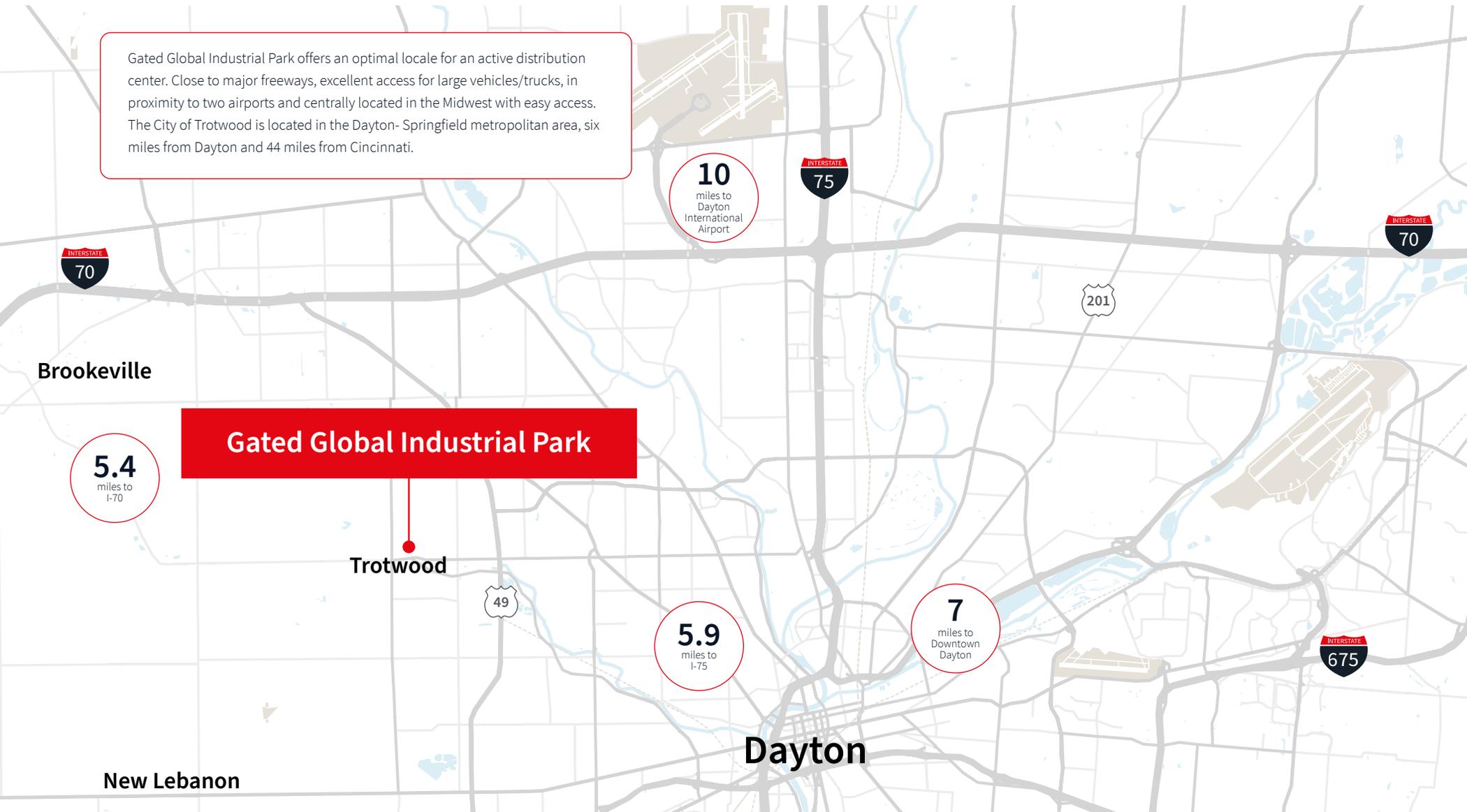
Acres	21.3
Square Feet	Up to 245,000 SF
Office	BTS
Clear Height	32'-40'
Docks	43
Doors	2
Car stalls	245
Parcel ID	H33004160032 & H33004160009

Ability to secure 15 year, 100% Real Estate Tax Abatement pending final development plan.



# Prime location

Gated Global Industrial Park offers an optimal locale for an active distribution center. Close to major freeways, excellent access for large vehicles/trucks, in proximity to two airports and centrally located in the Midwest with easy access. The City of Trotwood is located in the Dayton- Springfield metropolitan area, six miles from Dayton and 44 miles from Cincinnati.



## Regional location and demographics

### **20 minutes**

Population: 295,820

Median HH income: \$49,350

Total Employees: 131,776

### **30 minutes**

Population: 738,975

Median HH income: \$61,915

Total Employees: 351,738

### **45 minutes**

Population: 1,312,169

Median HH income: \$65,004

Total Employees: 617,748



# Welcome to Trotwood

## About Trotwood:

### Housing Opportunities

- Trotwood offers a wide array of housing opportunities for all levels of management and employees including new homes by D.R. Horton, Inc., a national home construction company incorporated in Delaware and headquartered in Arlington, Texas. Since 2002, the company has been the largest homebuilder by volume in the United States. The company ranked number 194 on the 2019 Fortune 500 list of the largest United States corporations by revenue.

### Moss Creek Subdivision

- The upscale community of Moss Creek, located 5.1 miles from the site, has beautiful existing homes and is experiencing new growth in the area. Century Complete Home Builders is in the process of building sixteen new custom-built homes with pricing ranging from \$275,000 - \$500,000 and more are in the planning. This new construction represents a roughly 6.4 million dollar investment in Trotwood.

### Wolf Creek Subdivision

- Growth continues with new housing in the Wolf Creek Run housing subdivision located 3.9 from the site with pricing from \$180,000 to \$275,000 representing 10 million dollar dollars in new private capital investment in Trotwood.



## Incentive Programs:

### Trotwood is business friendly and ideally located to network

**throughout a crucial area.** The City, Montgomery County and the State of Ohio present companies with an opportunity to grow, expand and succeed. Trotwood works collaboratively with businesses by providing support, advocacy and expertise to benefit from governmental investment and partnerships, attract community and employment resources and bolster operations.

### GATED Properties Global will assist in negotiating very attractive

### Tenant Improvement allowances

The potential for significant financial incentives are offered to our tenants through the collaboration between JobsOhio, Dayton Development Coalition, City of Trotwood and GATED Properties Global, including the following:

- Tax Credits
- Loan Programs
- Grants

## Incentive Programs (continued):



### **Montgomery County Workforce Development (MCWD)**

- The Montgomery County Workforce Development helps businesses of all sizes find, recruit, and retain employees. Of particular note is the Dept. of Labor's Workforce Innovation and Opportunity Act, of which the goal of this grant is to increase job retention, earnings, occupational skills, reduce welfare dependency and improve workforce quality.



### **Dayton Development Coalition (DDC)/Jobs Ohio**

- DDC focuses on crucial industries including, but limited to: advanced manufacturing, aerospace and aviation, automotive, energy and chemical, healthcare, food/ agribusiness, logistics/distribution, and technology. In addition, it fosters relationships between local economic development partners across the state.



### **JobsOhio**

- JobsOhio is dedicated to economic development by helping companies seize innovative growth opportunities. Ohio offers performance-based incentives to assist companies starting, relocating or expanding operations in the state. Loan and grant programs include:
  - JobsOhio Economic Development Grant - provides funding for business expansion, development and job creation
  - JobsOhio Growth Fund - provides funding for business expansion
  - JobsOhio Workforce Grant - provides funding for improving employee skills

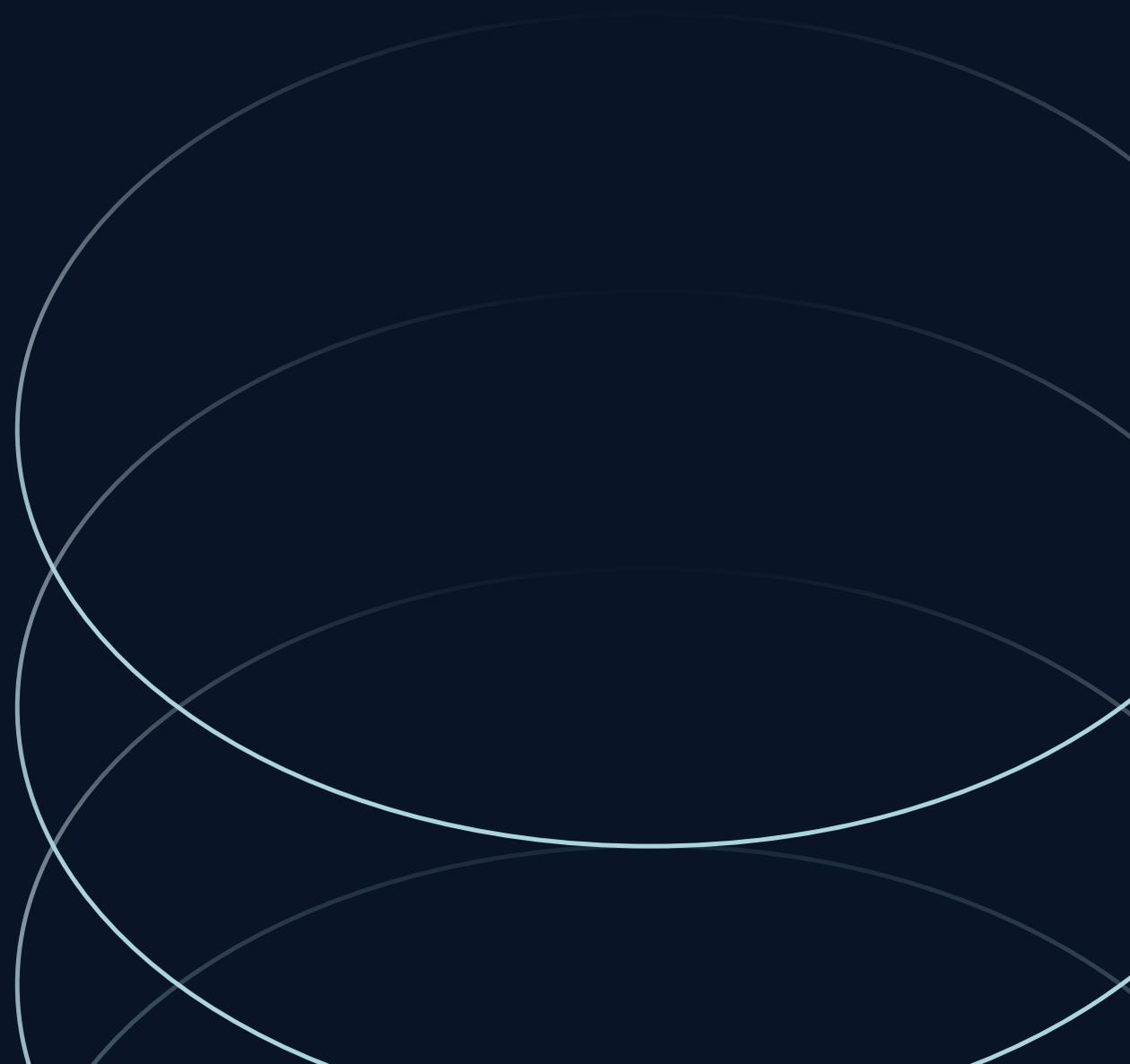
### **OHIO Community Reinvestment Area (CRA) /Post 1994 CRA**

- Maximum 15 year, 100% property tax abatement has been obtained.



### **PACE (Property Assessed Clean Energy)**

- Provides substantive financial benefits to owner and tenant for compliance with PACE requirements.



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