

OUT PARCEL AVAILABLE

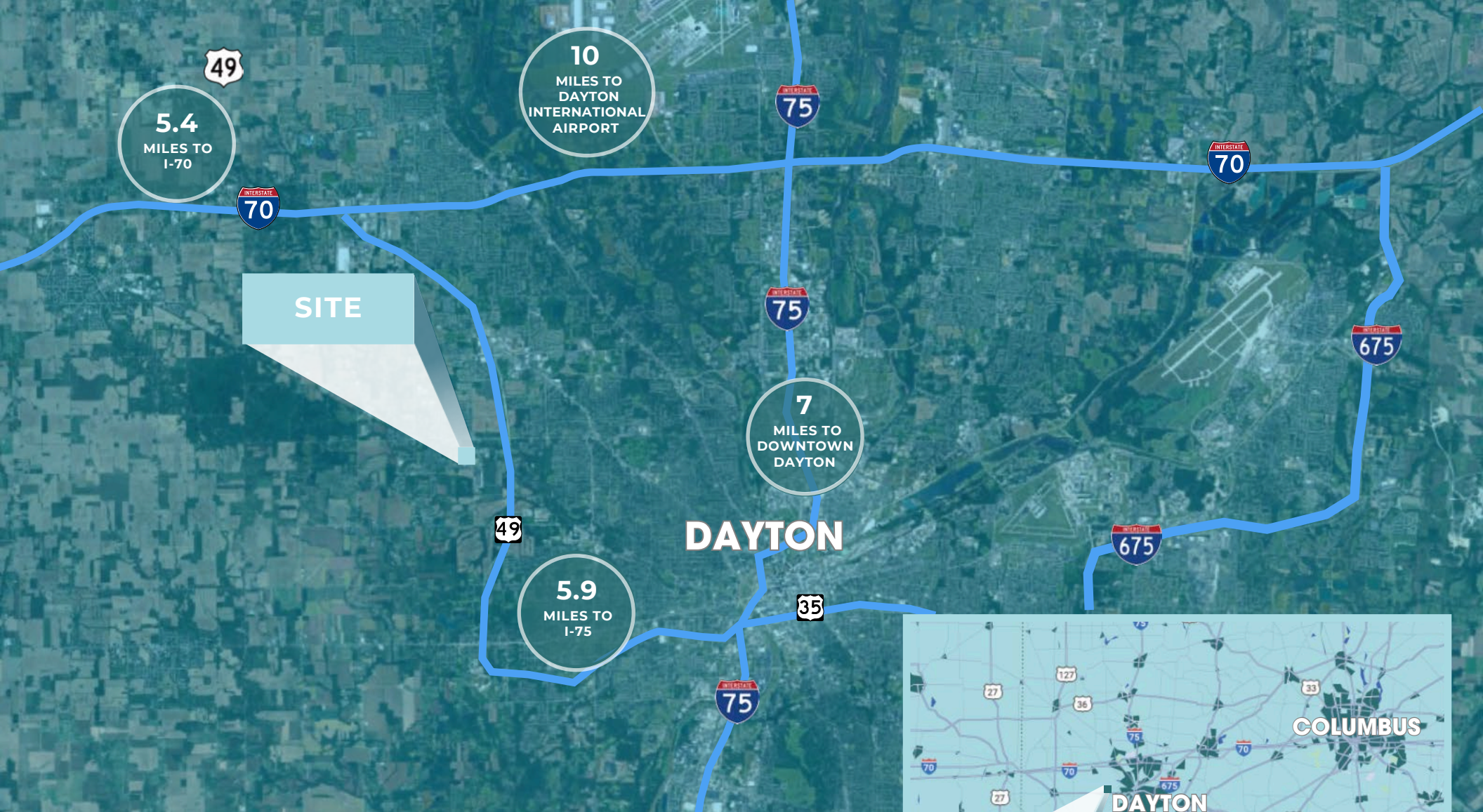


GATED
PROPERTIES GLOBAL™ LLC



6000 Wolf Creek Pike | Trotwood, OH 45426
+/- 0.78 AC



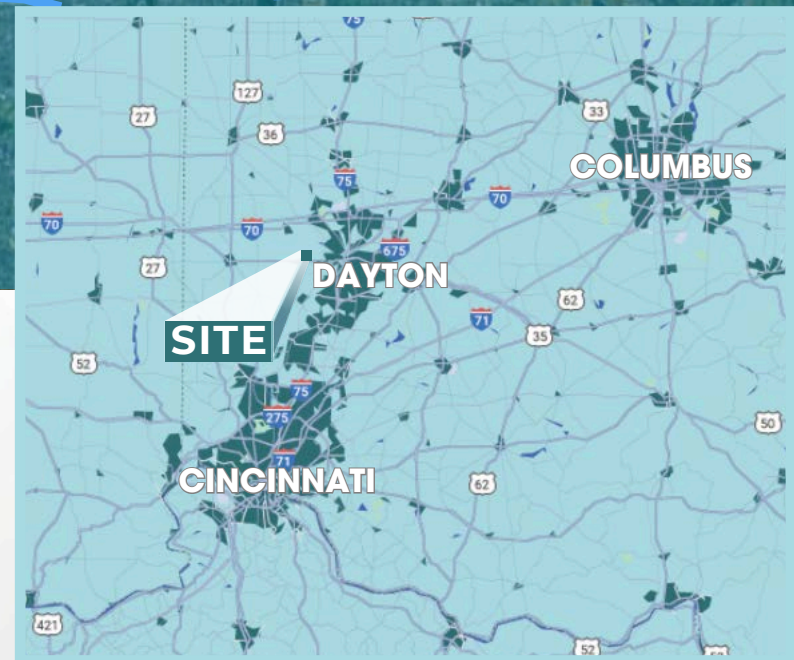


LOCATION

GATED Global Industrial Park offers an optimal location for all industrial users:

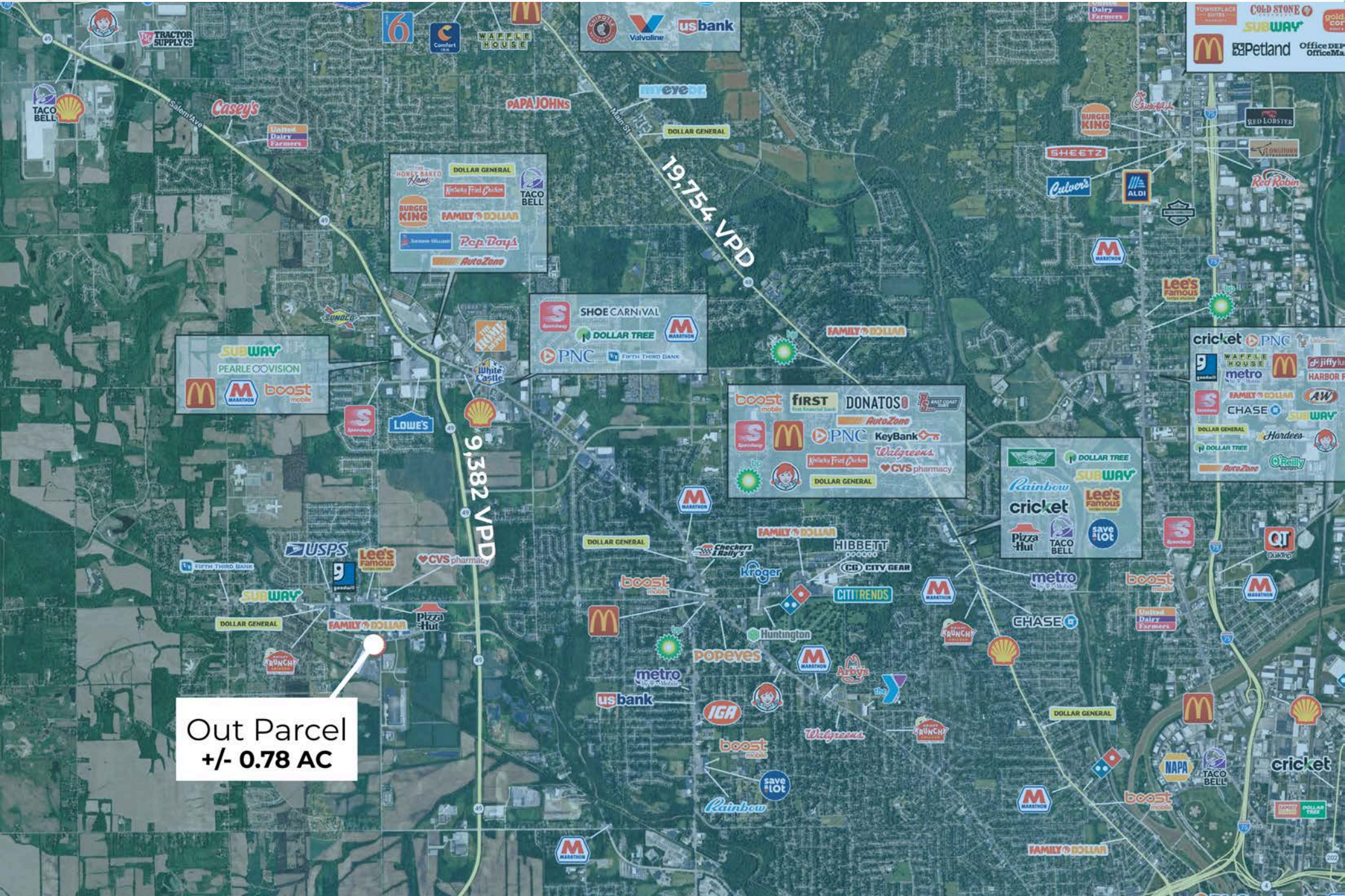
- Proximity to freeways and 2 airports
- Excellent access for large vehicles/trucks

The city of Trotwood is located in the Dayton-Springfield area, 6 miles from Dayton and 44 miles from Cincinnati.



TRADE AREA

	1-MILE	3-MILE	5-MILE
Total Population	3,795	36,687	118,723
Median HH Income	\$53,717	\$46,241	\$49,495
Median Age	44.9	41.6	40.9



Out Parcel
+/- 0.78 AC

BEYOND THE BOX

ARCHITECTURAL DESIGN MEETS INDUSTRIAL FUNCTION

15 Year
100% Tax
Abatement

Lower than
average
operating
expenses

Supportive
Community
ready to give
financial
benefits

Modern
industrial
design with
functional
layout



PROPERTY FEATURES

Designed for functionality and flexibility



People First Design

Walking path area and
specialty landscaping



Modern Finishes

Clerestory windows, canopies,
summer vents and high end
front image with large windows



Solid Infrastructure

Can produce 5.2 million
gallons of water per day

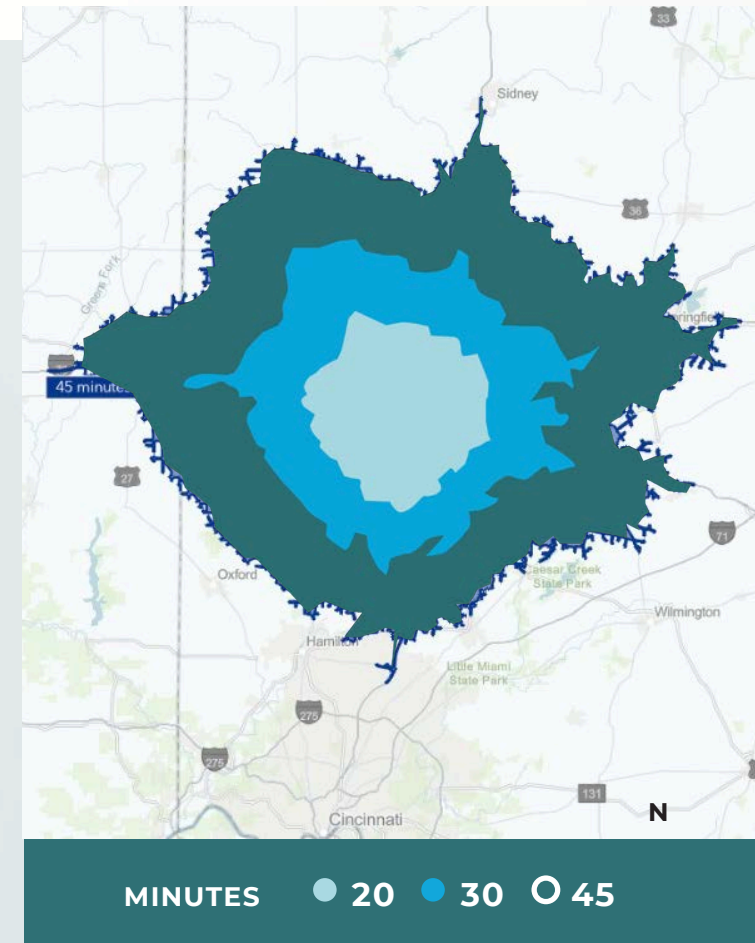
TROTWOOD, OH

BUSINESS AND HOUSING OPPORTUNITIES

- Trotwood offers comprehensive business incentives including tax credits, loans, grants, and tenant improvement allowances through partnerships with JobsOhio, Dayton Development Coalition and local government.
- The sites are strategically located in an eligible opportunity zone and within a New Markets Tax Credit qualified census tract, providing additional federal tax incentives for businesses seeking growth capital and investment opportunities.
- The city provides diverse housing options for all employee levels, featuring new homes by D.R. Horton and the upscale Moss Creek Subdivision located 5.1 miles from the business site.
- Current development includes 16 custom homes priced at \$275,000-\$500,000+ by Century Complete Home Builders, representing \$6.4 million in new construction investment.
- Businesses benefit from collaborative support and advocacy from the City of Trotwood, Montgomery County and the State of Ohio to facilitate growth and expansion.

DEMOGRAPHICS

METRIC	20-MIN RADIUS	30-MIN RADIUS	45-MIN RADIUS
Total Population	255,923	701,353	1,266,047
Median HH Income	\$54,834	\$67,960	\$71,051
Median Age	39.4	40.1	40.6



INCENTIVE PROGRAMS





GATED
PROPERTIES GLOBALSM LLC

New 58,000 SF

New 100,000 SF

EquipmentShare[®]

STRATACACHE

beontag

Available +/- 0.78 AC

WESRAFO
POWER TRANSFORMERS & ENERGY SOLUTIONS

Wolf Creek Pike

NEARBY TENANTS

Surrounded by respected industrial tenants such as Stratacache, Westrafo, Beontag, and EquipmentShare, GATED Global Industrial Park benefits from a proven logistics and light-industrial corridor. Tenants choose this submarket for its reliable labor pool, modern infrastructure, and strong transportation connectivity.

Contacts:

Tom Fairhurst

tom.fairhurst@jll.com
513 502 8436

Kevin Thobe

kevin.thobe@jll.com
513 252 2189



GATED
PROPERTIES GLOBAL™ LLC



Available +/- 0.78 AC

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

