

E Main Street

SR 49

Wolf Creek Pike

Prosperity Drive

+/- 7 AC

92.22 AC

29.2 AC



45 AC



Future Access Road

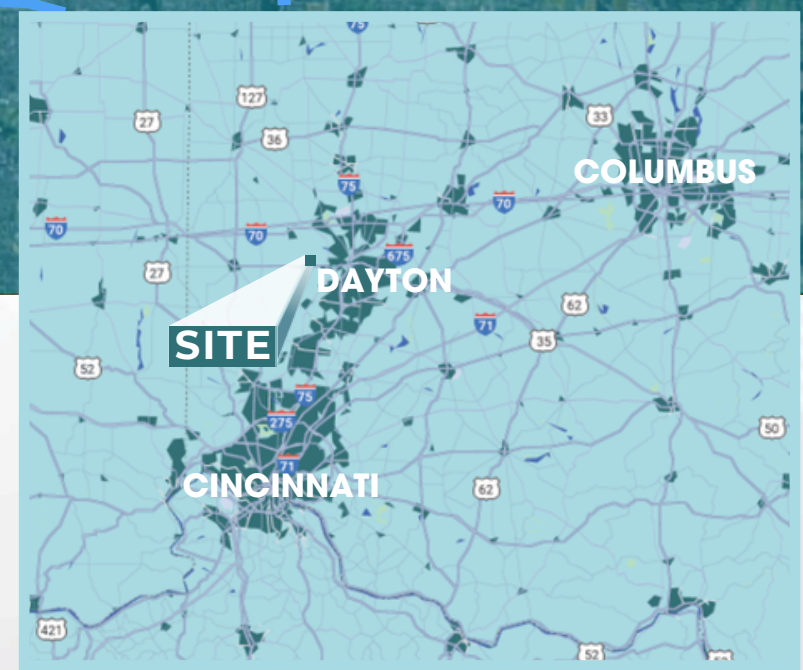
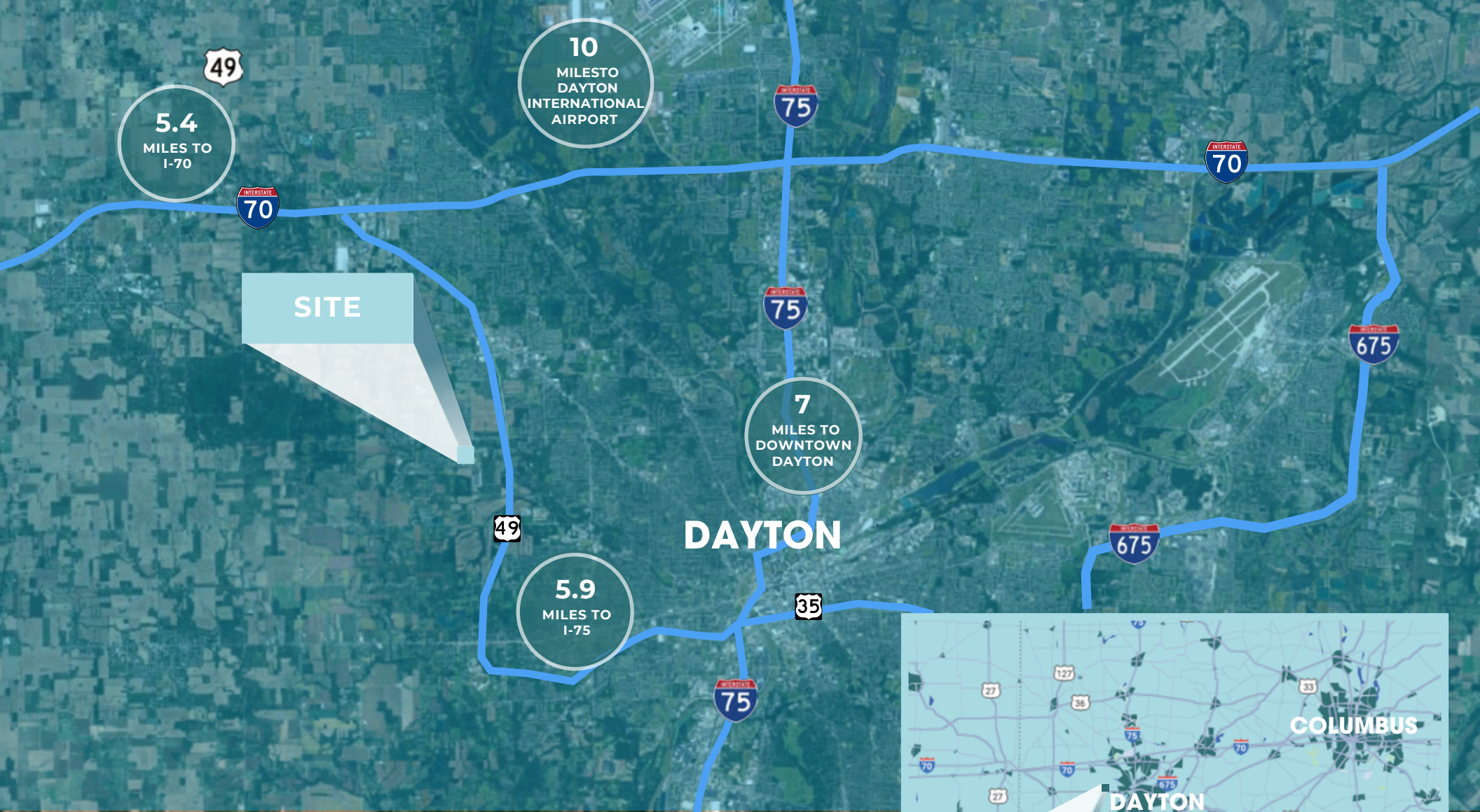
Olive Road



Gated Global Industrial Park

Trotwood, Ohio

Build to suit sites available
Zoned L1-2 Light Industrial



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.



GATED
PROPERTIES GLOBALSM LLC



New 100,000 SF

137.22 AC

New 58,000 SF

+/- 7 AC PAD READY

**29.2 AC
AVAILABLE**

EquipmentShare

beontag

**Retail Available +/-
0.78 AC**

WESRAFO
POWER TRANSFORMERS & ENERGY SOLUTIONS

Wolf Creek Pike

NEARBY TENANTS

Surrounded by respected industrial tenants such as , 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.

BEYOND THE BOX



BEYOND THE BOX

PAD READY SITE Prosperity Dr, Trotwood, OH 45246

Acres	+/- 7 Acres
Square Feet	100,000 SF
Office	BTS
Clear Height	BTS
Docks	BTS
Drive Ins	BTS
Trailer Stalls	BTS
Car Stalls	BTS
Parcel ID	H33 00416 0045

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

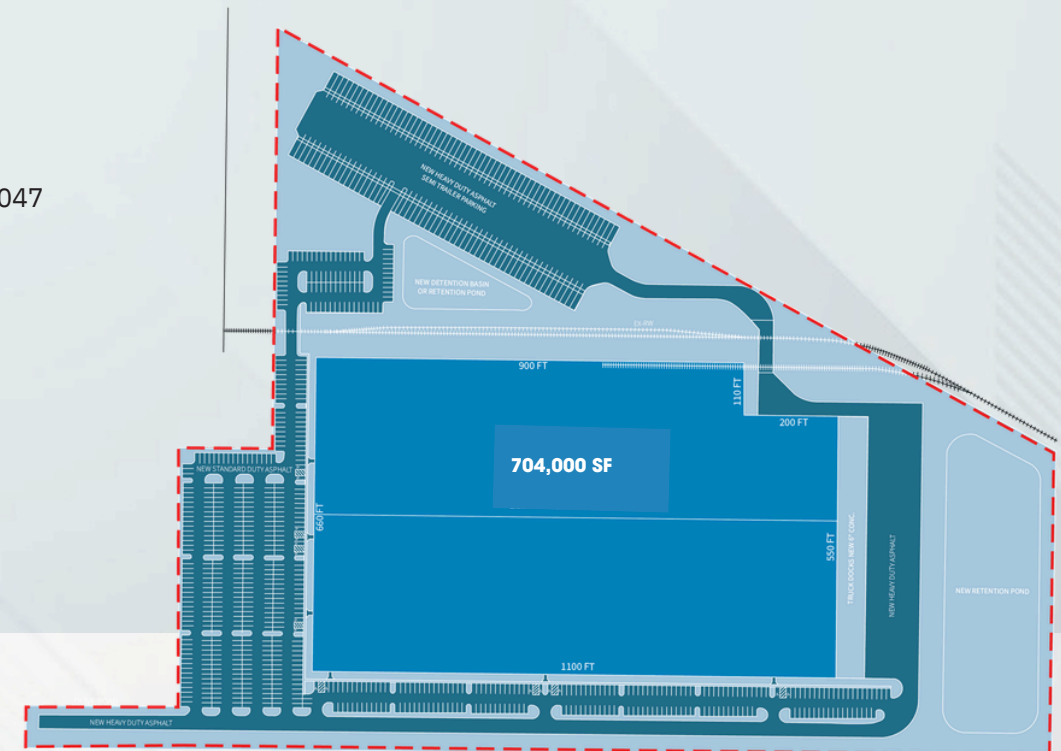
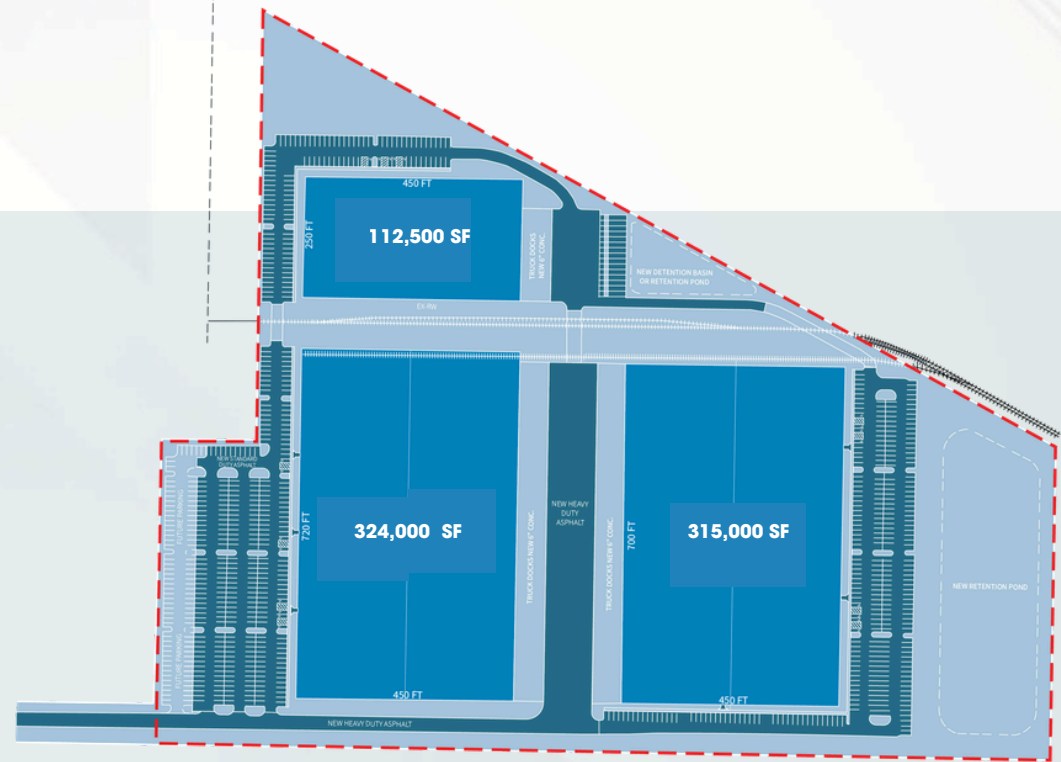


BEYOND THE BOX

Olive Road, Trotwood, OH 45246 Rail Site

Acres	45 AC
Square Feet	Up to 704,000 SF
Office	BTS
Clear Height	BTS
Docks	BTS
Drive Ins	BTS
Trailer Stalls	BTS
Car Stalls	BTS
Rail	Yes (City of Dayton) Operated by CSX
Parcel ID	H33004160036 & H33004160037 & H33 00416 0047

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

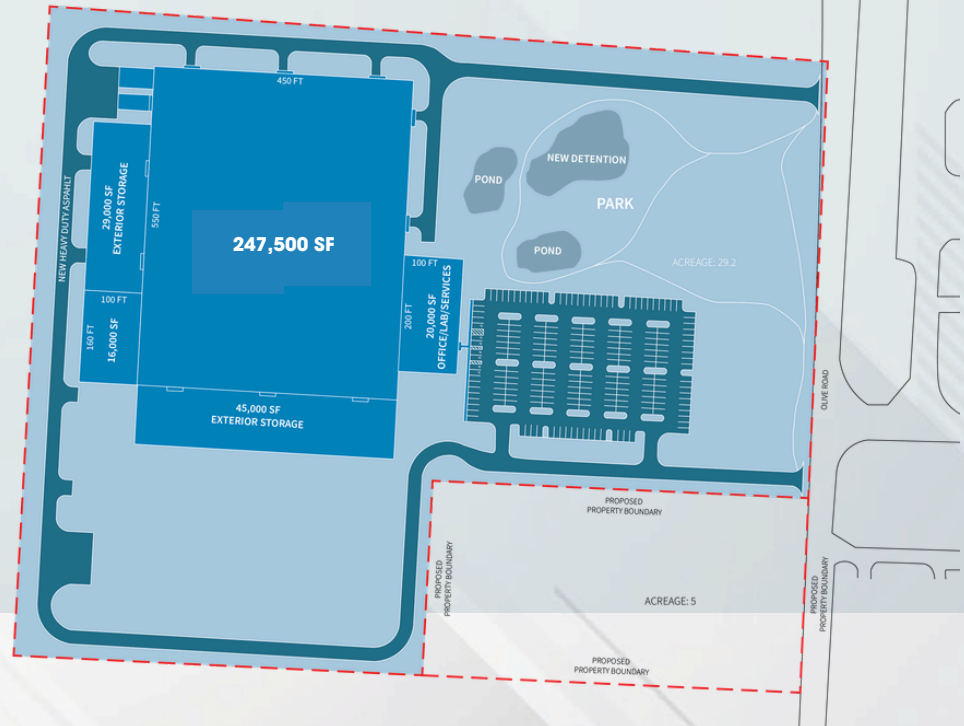
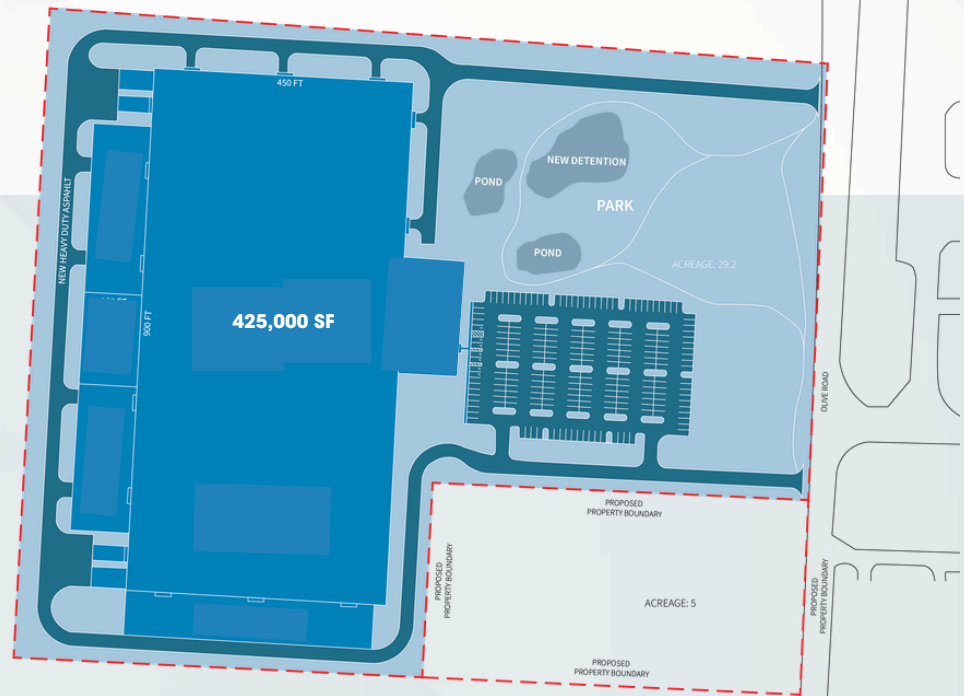


BEYOND THE BOX

Olive Road, Trotwood, OH 45246

Acres	29.2 AC
Square Feet	Up to 425,000 SF
Office	BTS
Clear Height	BTS
Docks	BTS
Drive Ins	BTS
Trailer Stalls	BTS
Car Stalls	BTS
Parcel ID	H33004170079 & H33004170080

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



BEYOND THE BOX

Prosperity Dr, Trotwood, OH 45246

Acres	92.22 AC
Square Feet	BTS
Office	BTS
Clear Height	BTS
Docks	BTS
Drive Ins	BTS
Trailer Stalls	BTS
Car Stalls	BTS
Parcel ID	H33 00416 008

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



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
speciality 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

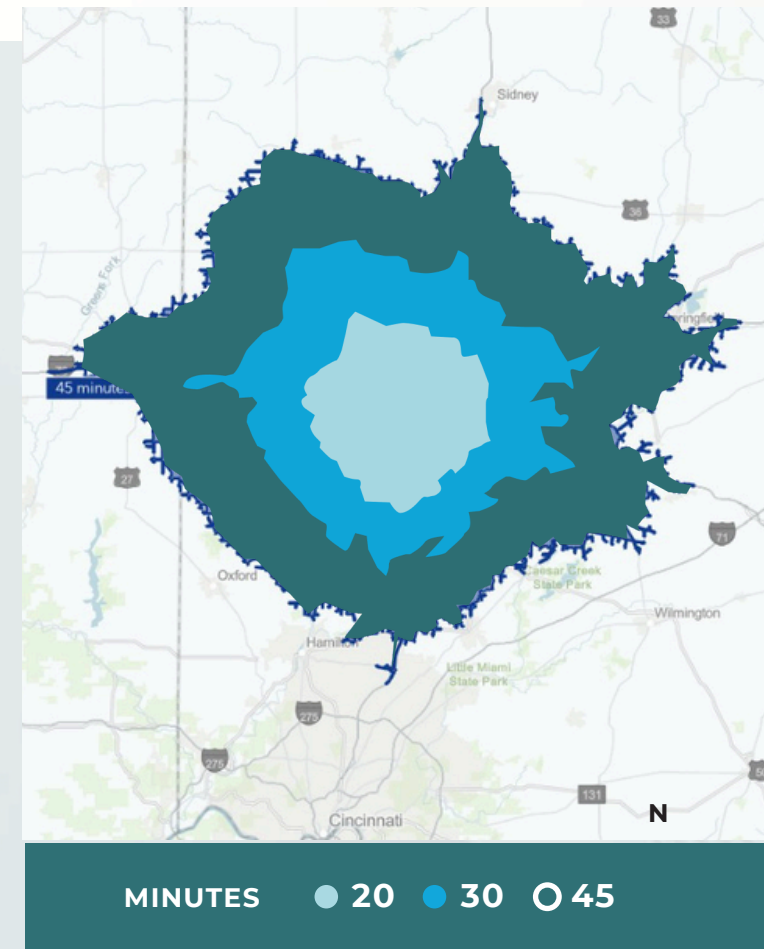
TROTWOOD, OH

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 \$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 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 HI	\$54,834	\$67,960	\$71,051
Median Age	39.4	40.1	40.6



INCENTIVE PROGRAMS



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