

Beyond the Box | Class A Industrial Designed with Intention



**NEW SPEC
UNDER
CONSTRUCTION
Q3 2026 EST.
COMPLETION**

200 - 300 Prosperity Dr | Trotwood, OH
11,400 - 100,000 SF Available For Lease



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

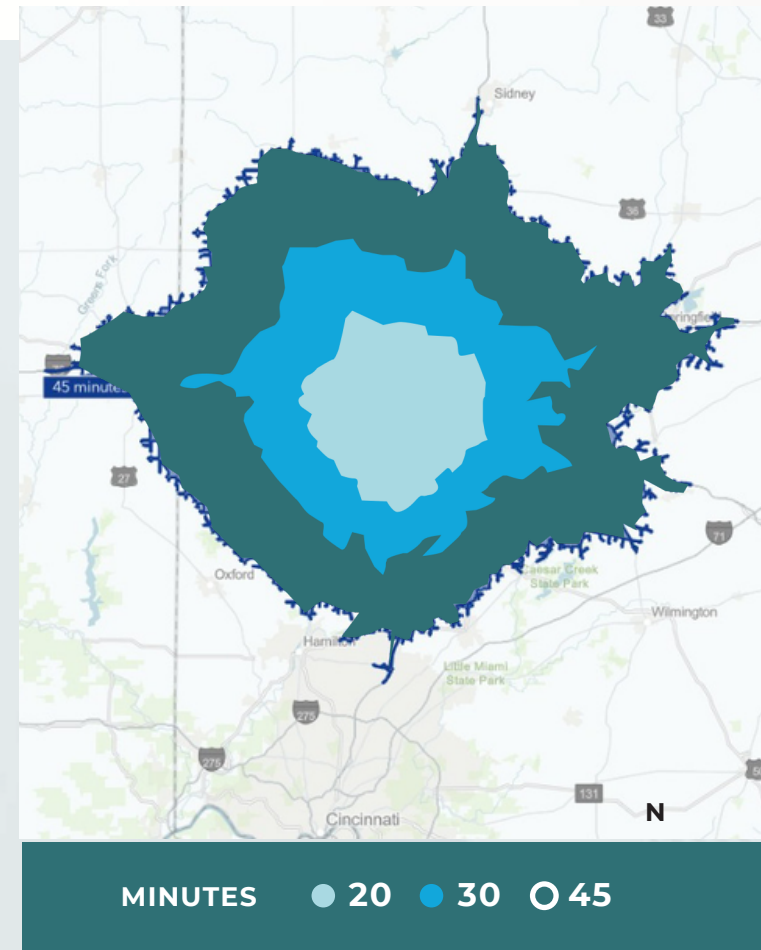
TROTWOOD, OH

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.

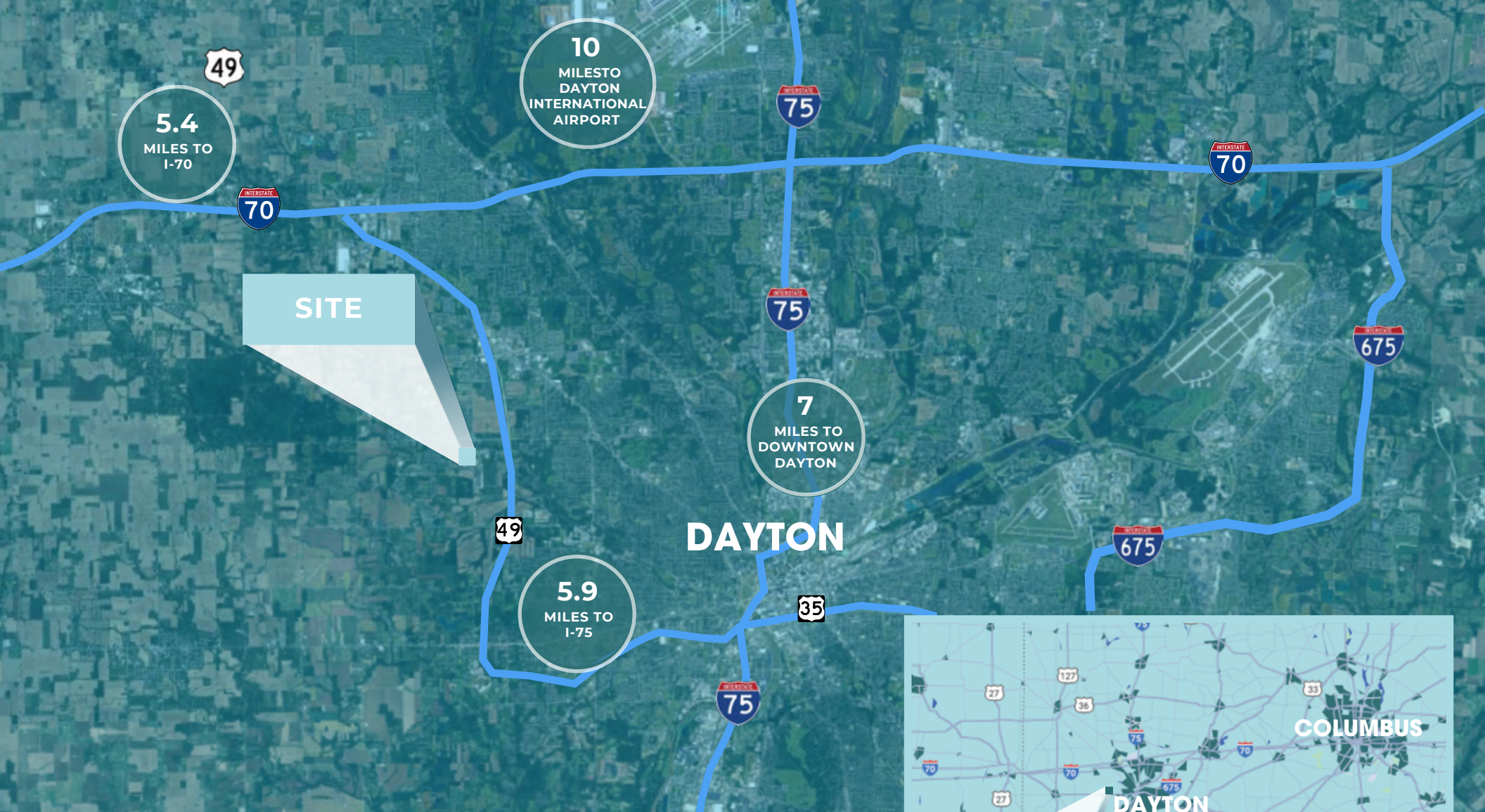
DEMOGRAPHICS

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



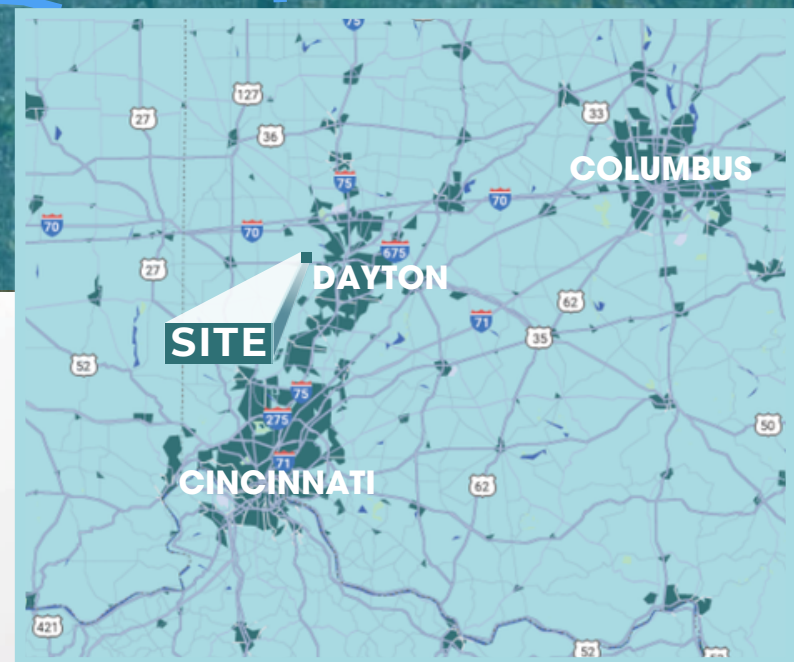


LOCATION

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



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

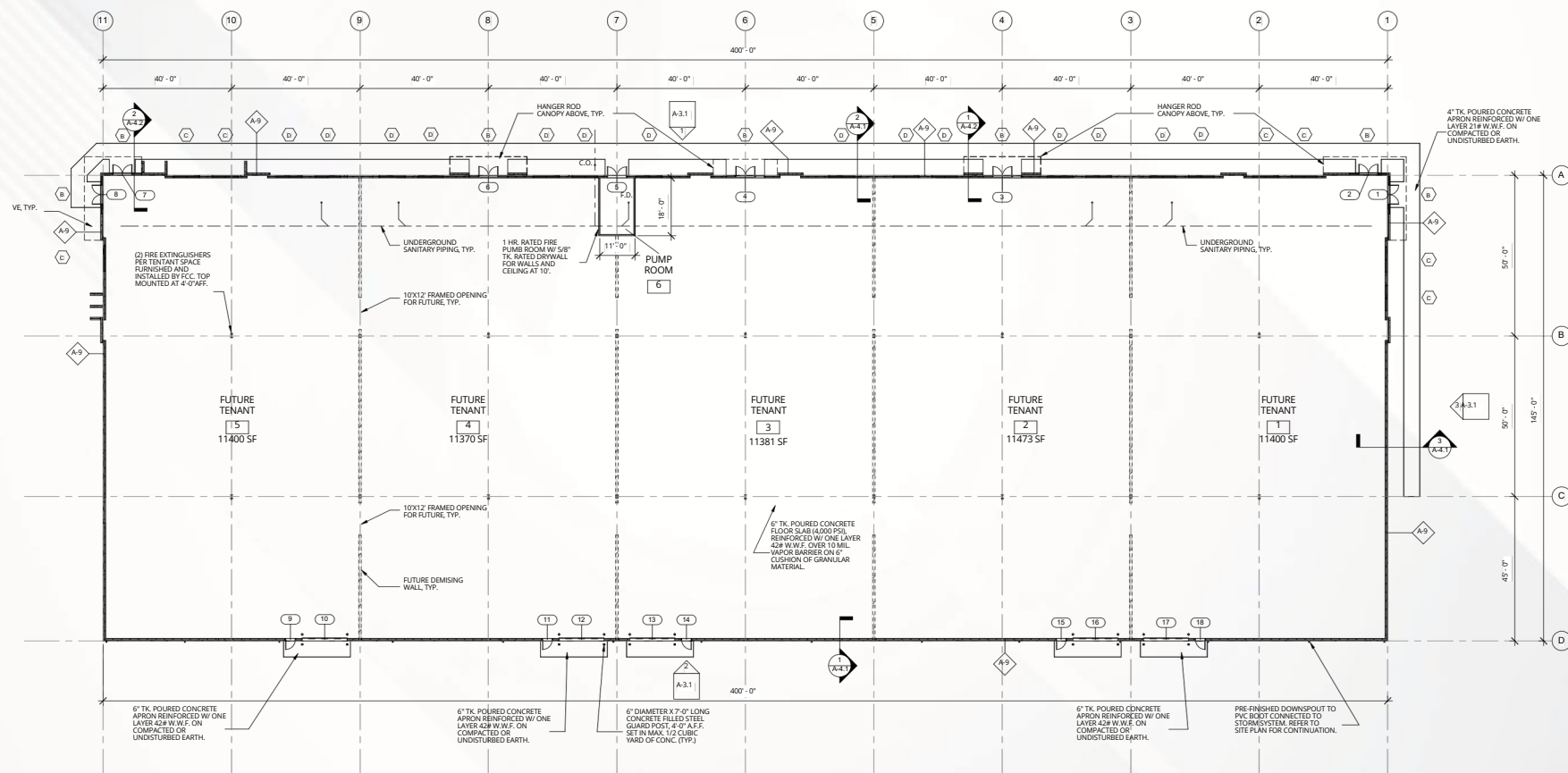
300 Prosperity Drive, 58,000 SF MULTI TENANT

Total Available	58,000 SF
Divisible by	11,400 SF
Bay Size	5,800 SF
Office	BTS
Clear Height	24'
Drive Ins	5 - 12' x14'
Power	2,000A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	45
Lease Rate	\$12.95 NNN
Opex	\$0.79/SF

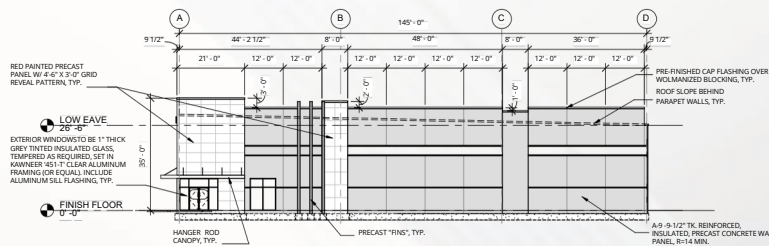
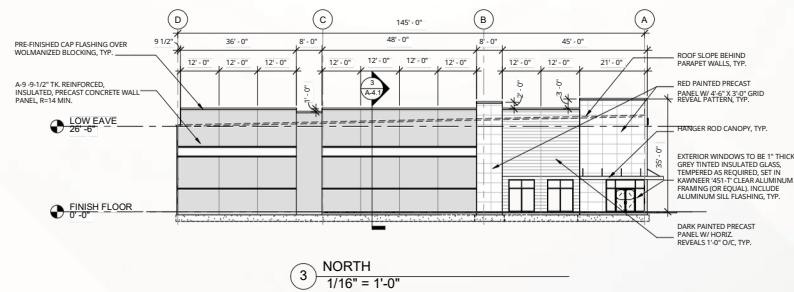
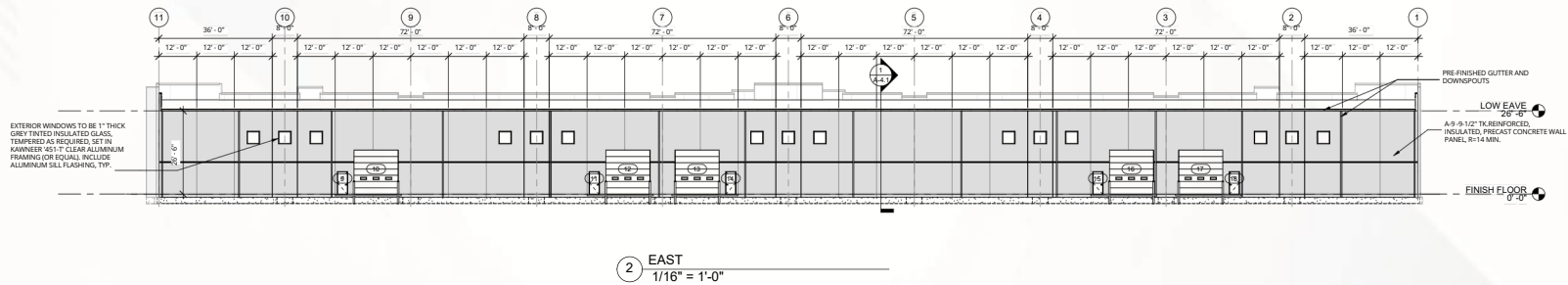
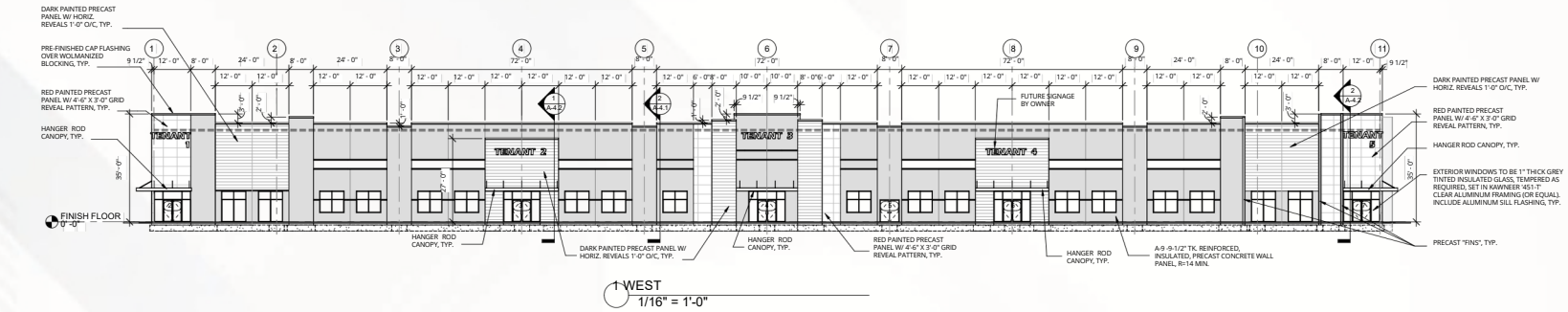
Ability to secure 15 year, 100% Real Estate Tax Abatement



FLOOR PLAN | 58,000 SF



ELEVATION | 58,000 SF



BEYOND THE BOX

200 Prosperity Dr 100,000 SF MULTI TENANT

Total Available	100,000 SF
Divisible by	25,000 SF
Bay Size	12,500 SF
Office	BTS
Clear Height	32'
Drive Ins	4 - 12' x14'
Docks	8 + 12 knock out panels
Power	2,400A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	100
Lease Rate	10.95 NNN
Opex	\$0.79/SF

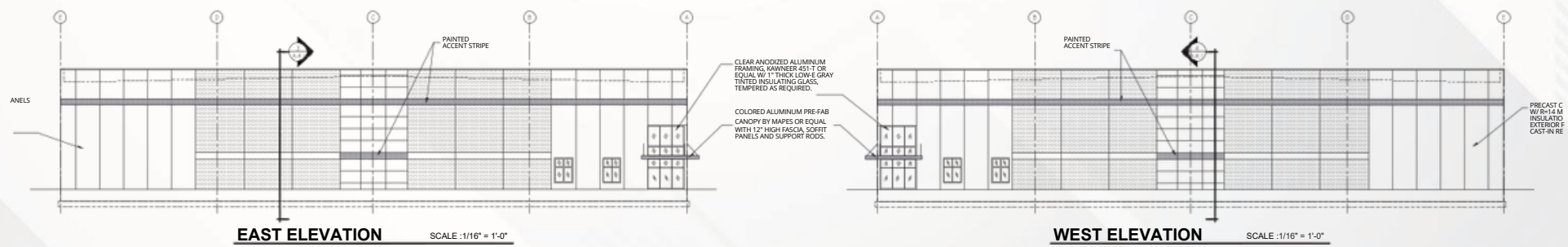
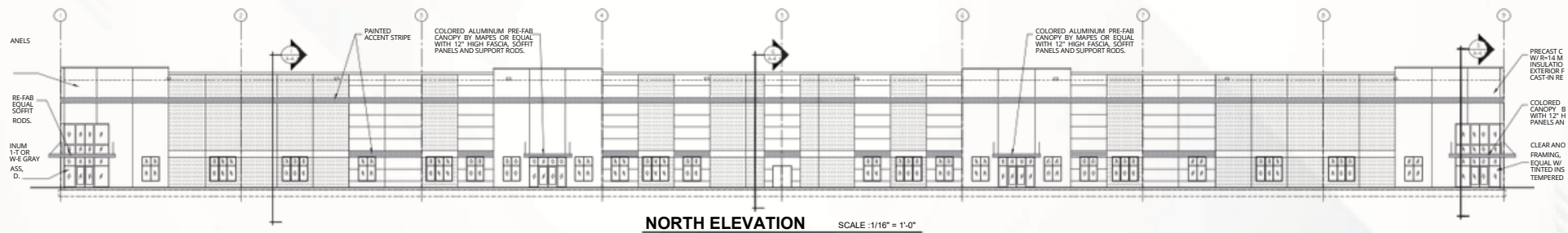
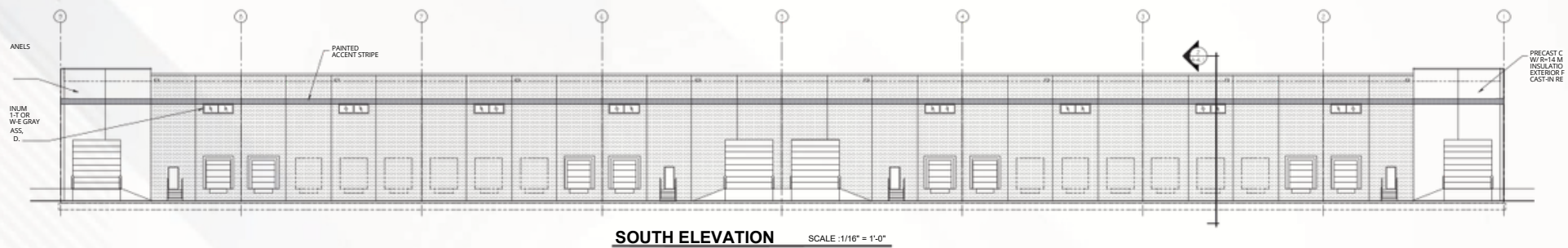
Ability to secure 15 year, 100% Real Estate Tax Abatement



Architectural floor plan of a shipyard building. The plan shows a large rectangular structure with a grid of 60'-0" by 52'-0" sections. Key features include:

- Docks:** 8 NEW DOCKS, 12 FUTURE DOCKS, 20 TOTAL POSSIBLE DOCKS.
- Structural Elements:** CONCRETE BEAMS AND CURB (TYP), CONCRETE BEAMS AND CURB (TYP), 16'-0" CANOPY ABOVE ENTRANCES (TYP).
- Equipment:** 1 HLB BATED FIRE PUMP ROOM W/ 54" THICK BATED DOWNPUMP FOR WALLS AND CEILING. SEE WALL SECTION.
- Interior Features:** INTERIOR DOWNPUMPS FROM ROOF DRAIN ABOVE (TYP), INTERIOR DOWNPUMPS FROM ROOF DRAIN ABOVE (TYP), INTERIOR DOWNPUMPS FROM ROOF DRAIN ABOVE (TYP).
- Other Details:** 1-1/4" DIA. PIPE GUARD RAILING (TYP), 6" DIA. GUARD PORTS (TYP), FUTURE DOCKS W/ KNOCKOUT PANEL, DOCK LEVELERS TO BE 6' X 6' X 8' WOOD PILING CAPACITY MANUALLY OPERATED W/ DOCK BALLS (TYP) (2' W).

ELEVATION | 100,000 SF



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GATED
PROPERTIES GLOBAL™ LLC

FOR LEASE 11,400 - 100,000 SF



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