Beyond the Box | Class A Industrial Designed with Intention

GATED
PROPERTIES GLOBAL™ LLC



NEW SPEC BUILDINGS COMPLETED

IMMEDIATE OCCUPANCY

200 - 300 Prosperity Dr | Trotwood, OH

11,400 - 100,000 SF Available For Lease

JLL

BEYOND THE BOX

ARCHITECTURAL DESIGN MEETS INDUSTRIAL FUNCTION

HIGHLIGHTS

Unmatched identity/branding

Unique single tenancy opportunity

True corporate industrial park

A professional, campus-style environment

UPGRADED BUILDING INFRASTRUCTURE

Abundant natural light via clerestory windows in the warehouse

Exceptional glass frontage at the office and main entrance

Summer venting throughout the warehouse

ESFR fire suppression system

Extra-wide column spacing for more efficient layouts

Above standard office finishes



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 and speciality landscaping

Modern Finishes

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

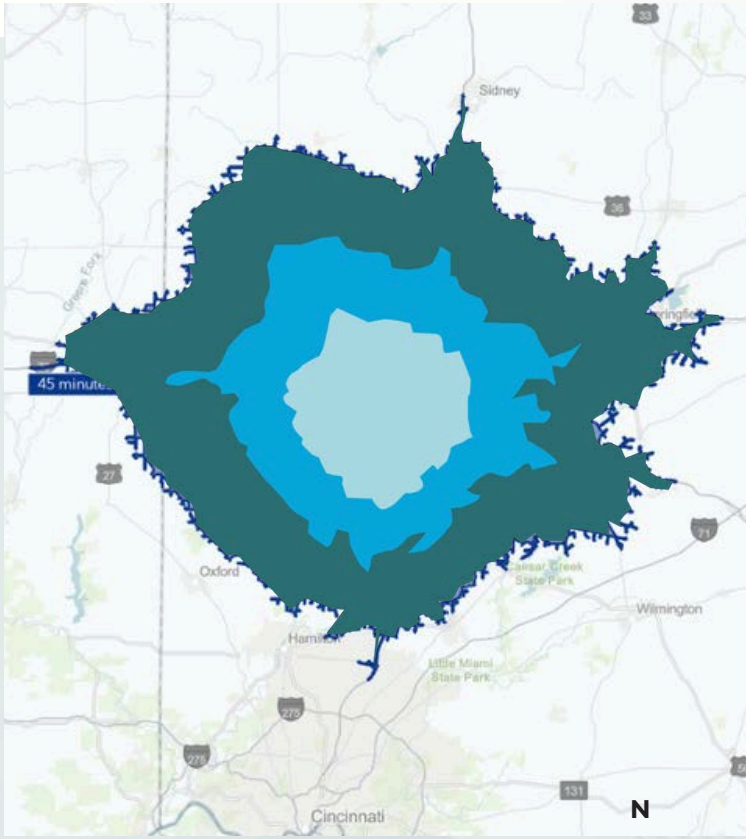
Solid Infrastructure

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
TotalPopulation	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

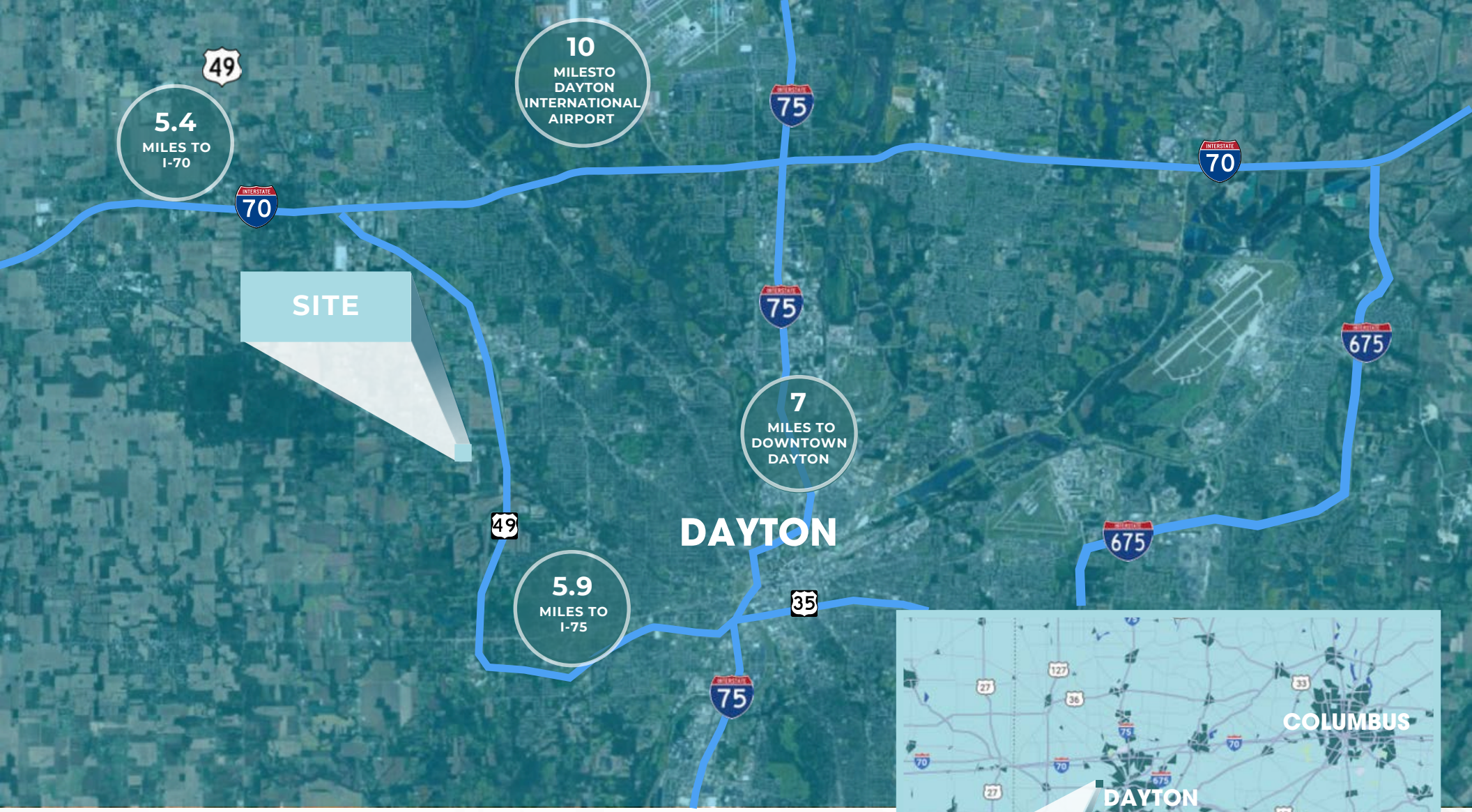
ddc dayton development coalition

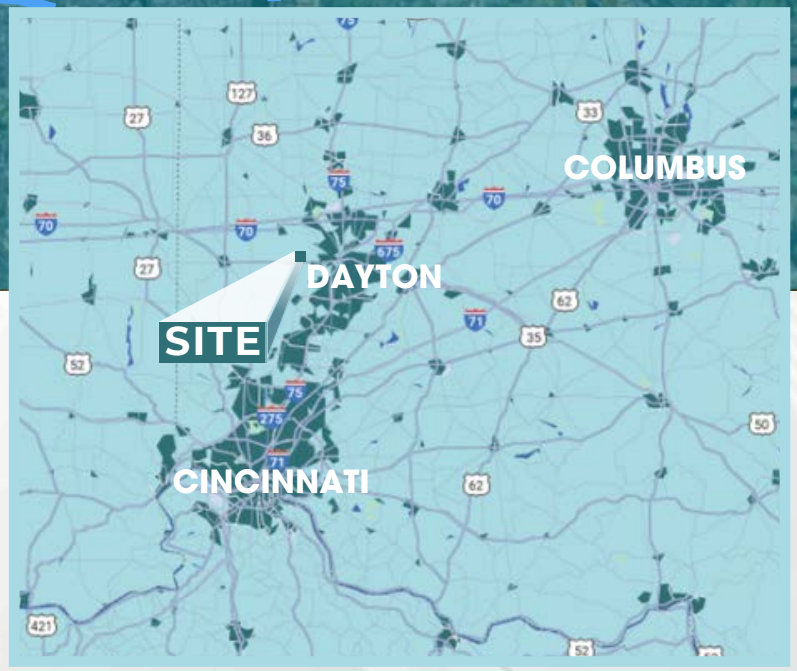
MONTGOMERY COUNTY WORKFORCE DEVELOPMENT

JobsOhio

Ohio Department of Development

OHIO PACE



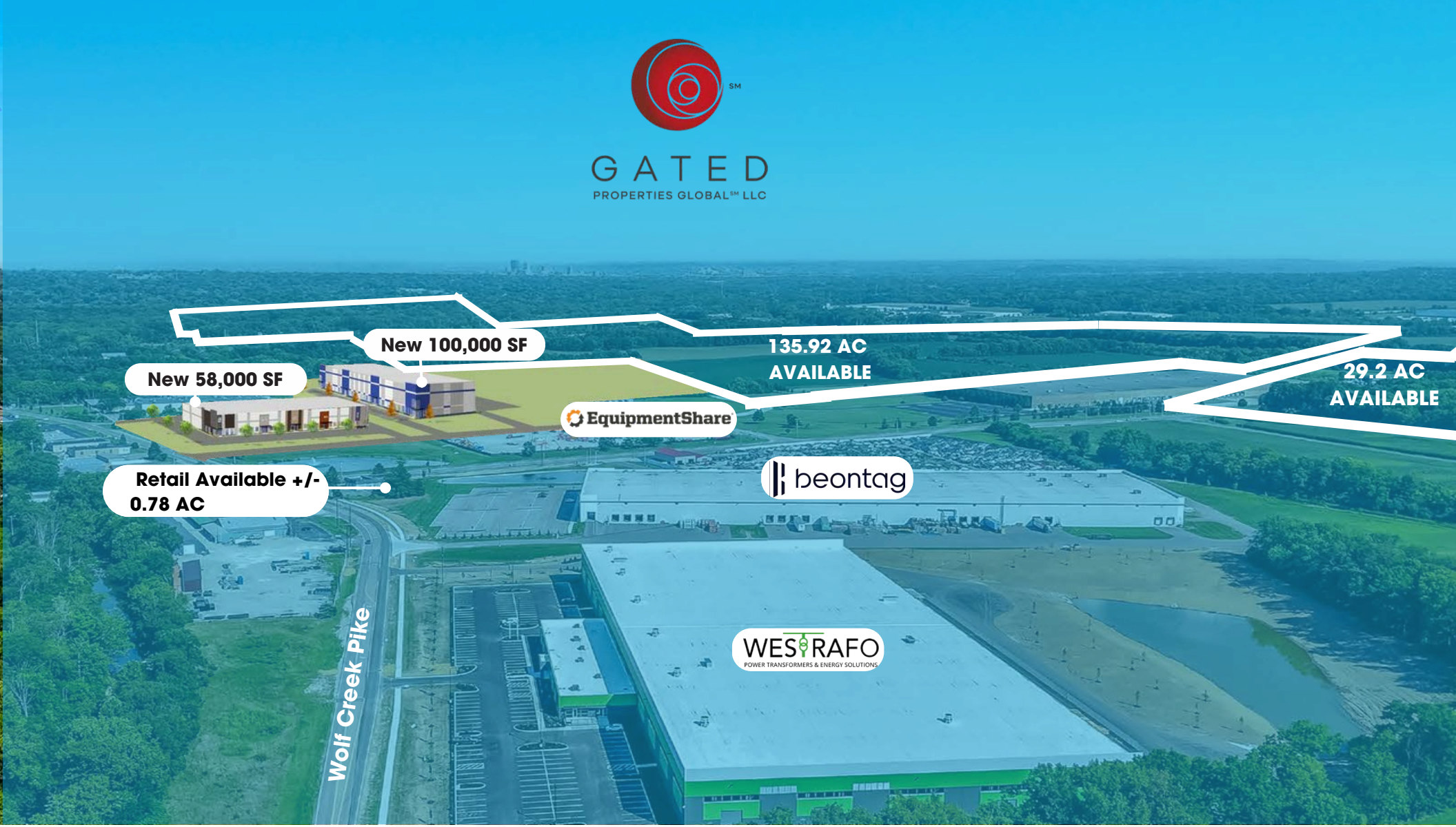


LOCATION

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.



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
Column Spacing	50' x 40'
Office	BTS
Clear Height	24'
Drive Ins	5 - 12' x 14'
Power	2,000A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	45
Lease Rate	Negotiable
Opex	$0.85/SF

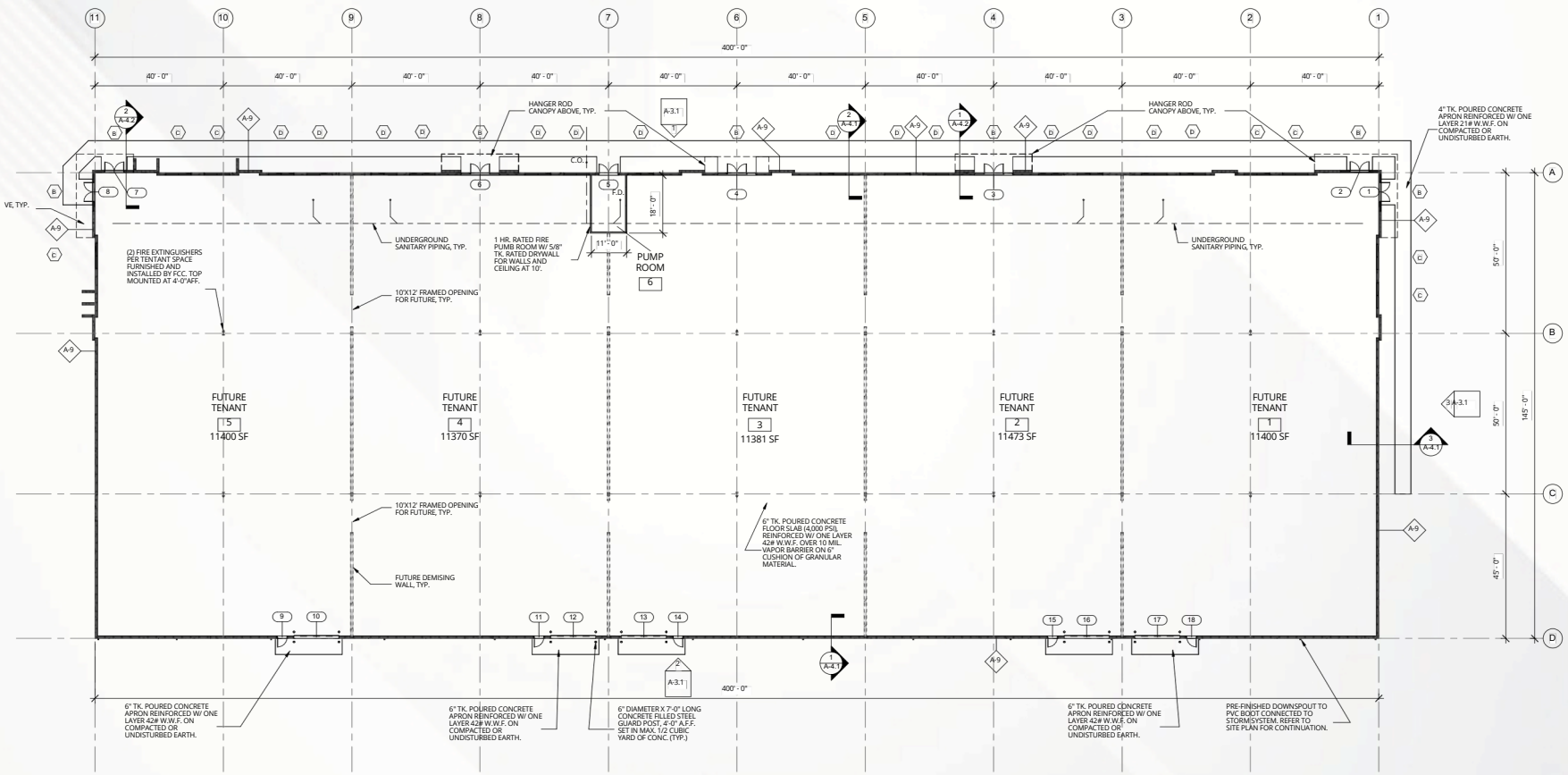
Ability to secure 15 year, 100% Real Estate Tax Abatement



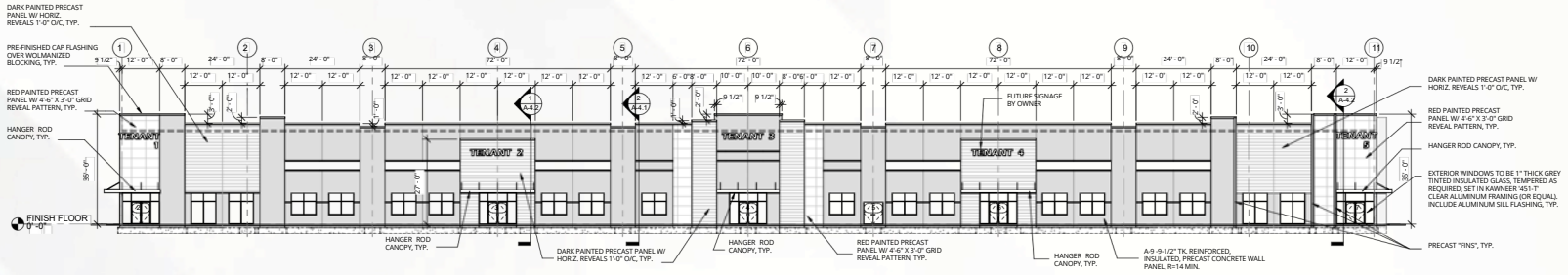




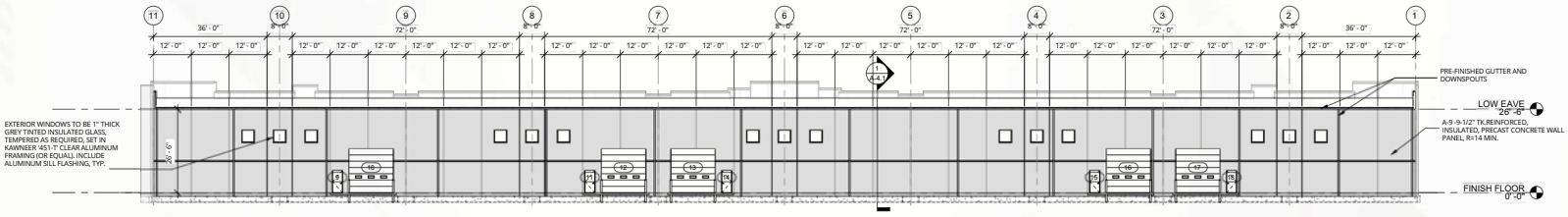
FLOOR PLAN | 58,000 SF



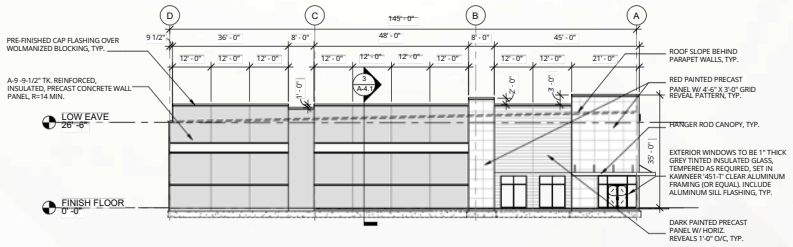
ELEVATION | 58,000 SF



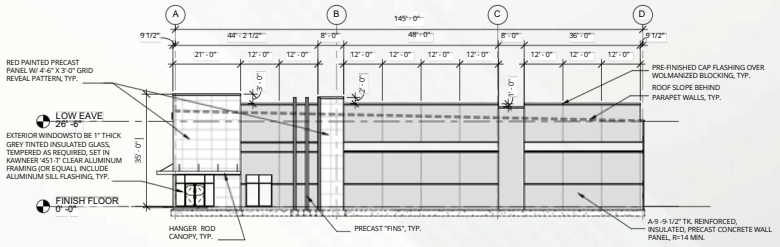
1 WEST
1/16" = 1'-0"



2 EAST
1/16" = 1'-0"



3 NORTH
1/16" = 1'-0"



BEYOND THE BOX

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

200 Prosperity Dr
100,000 SF MULTI TENANT

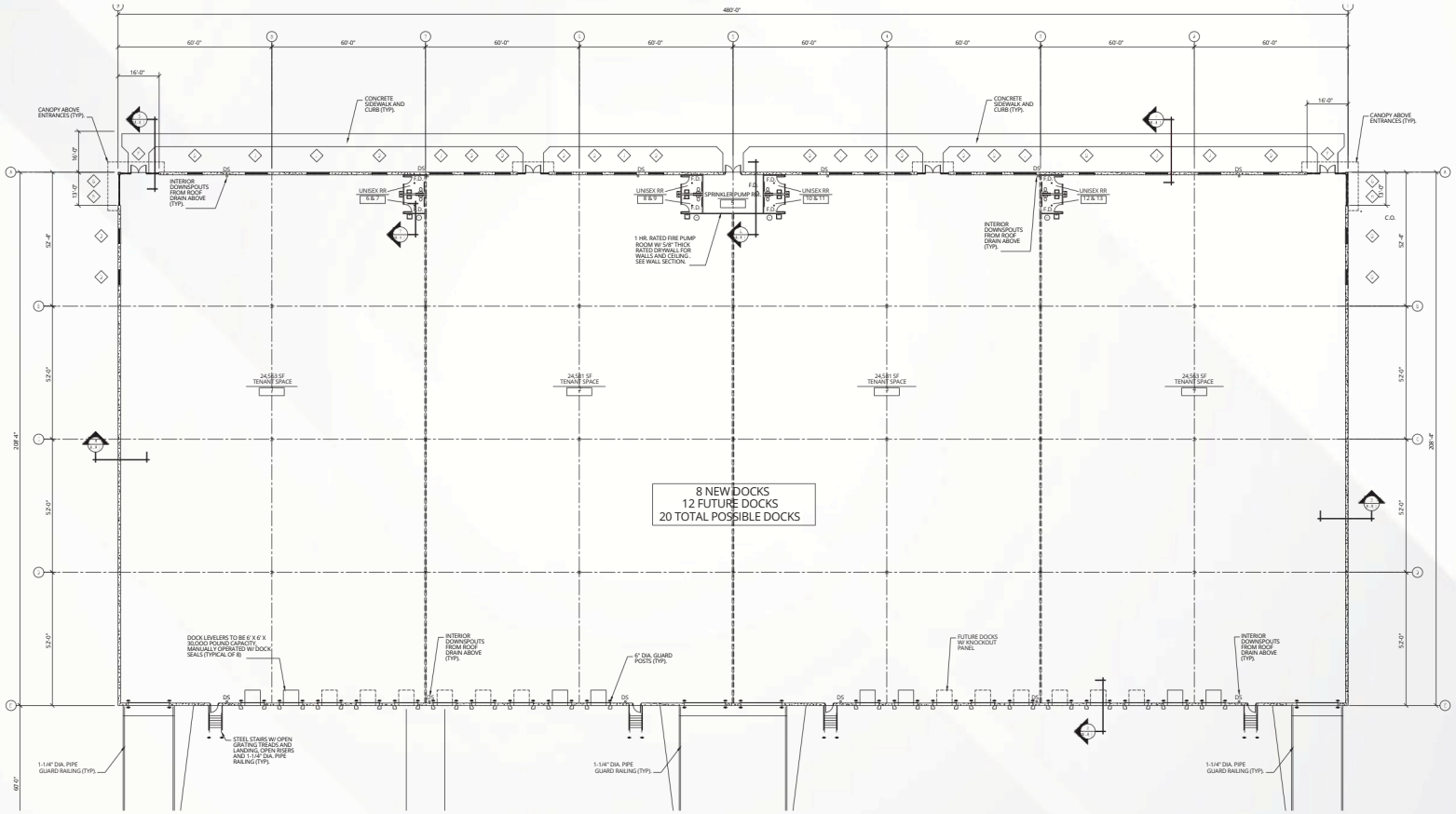
Total Available	100,000 SF
Divisible by	25,000 SF
Bay Size	12,500 SF
Column Spacing	60' x 52'
Office	BTS
Clear Height	32'
Drive Ins	4 - 12' x 14'
Docks	8 + 12 knock out panels
Power	2,400A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	100
Lease Rate	Negotiable
Opex	$0.85/SF



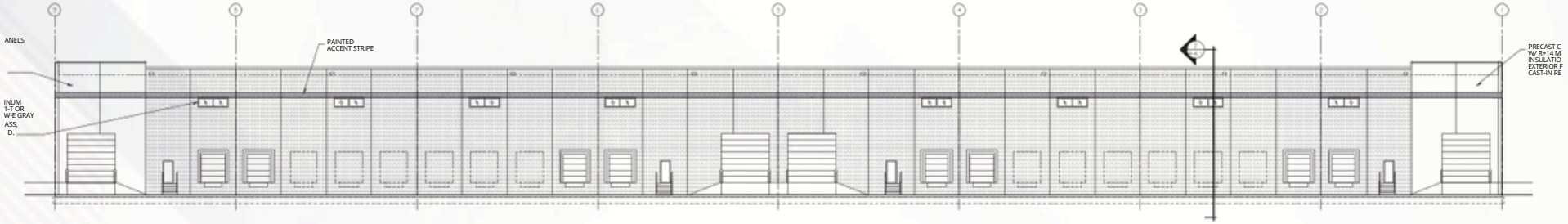




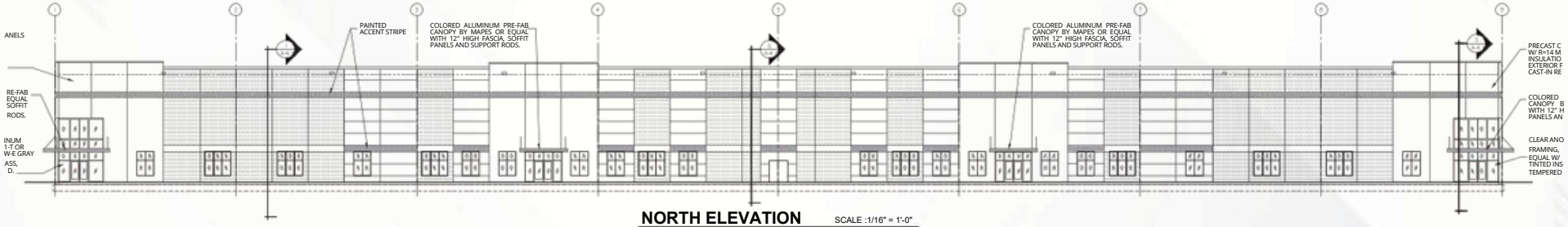
FLOOR PLAN | 100,000 SF



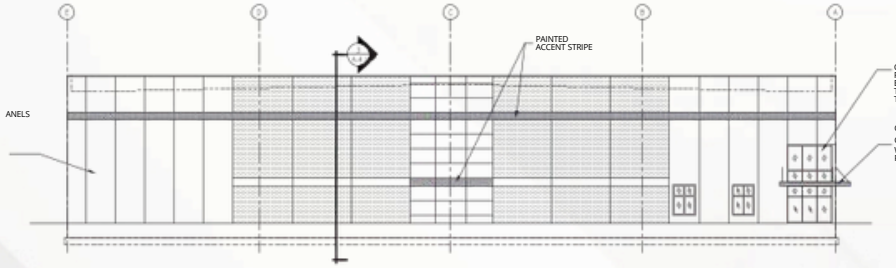
ELEVATION | 100,000 SF



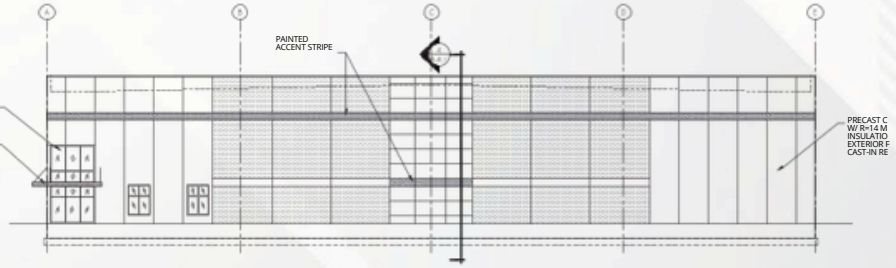
SOUTH ELEVATION SCALE :1/16" = 1'-0"



NORTH ELEVATION SCALE :1/16" = 1'-0"



EAST ELEVATION SCALE :1/16" = 1'-0"



WEST ELEVATION SCALE :1/16" = 1'-0"

Contacts:

Tom Fairhurst
tom.fairhurst@jll.com
T +1 513 502 8436

JLL

GATED
PROPERTIES GLOBAL℠ LLC

FOR LEASE 11,400 - 100,000 SF



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. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.