200 - 300 Prosperity Dr | Trotwood, OH

11,400 - 100,000 SF Available For Lease



JLL | GATED PROPERTIES GLOBAL LLC

200-300 Prosperity Drive

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% Real Estate Tax Abatement
- Lower than average operating expenses
- Supportive Community ready to give financial benefits
- Located in opportunity zone



Power
Ability to upgrade power

Gas
High capacity available

Water
Up to 5.2 million gallons/day

Fiber Access
High speed available

Our Team

DEVELOPER
Gated Properties Global

CONTRACTOR
Ferguson Construction

MUNICIPAL PARTNER
City of Trotwood

ECONOMIC DEVELOPMENT
Trotwood Community Improvement Corporation

ECONOMIC DEVELOPMENT
Dayton Development Coalition

ECONOMIC DEVELOPMENT
JobsOhio

Proven Track Record - Proven Team

True **Public/Private Partnership** allowing users to maximize opportunities/incentives

01

A quick **decision-making team** that keeps your project moving forward

02

Financially strong backing eliminating the need/time to source funding

03

Relationship driven Developer/Landlord that users can grow with

04

Efficient design build team providing expedited plans

05

Unparalleled expertise and unique capabilities to hit tight timelines

06

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

Montgomery County Workforce Development

Ohio Department of Development

JobsOhio

ddc dayton development coalition

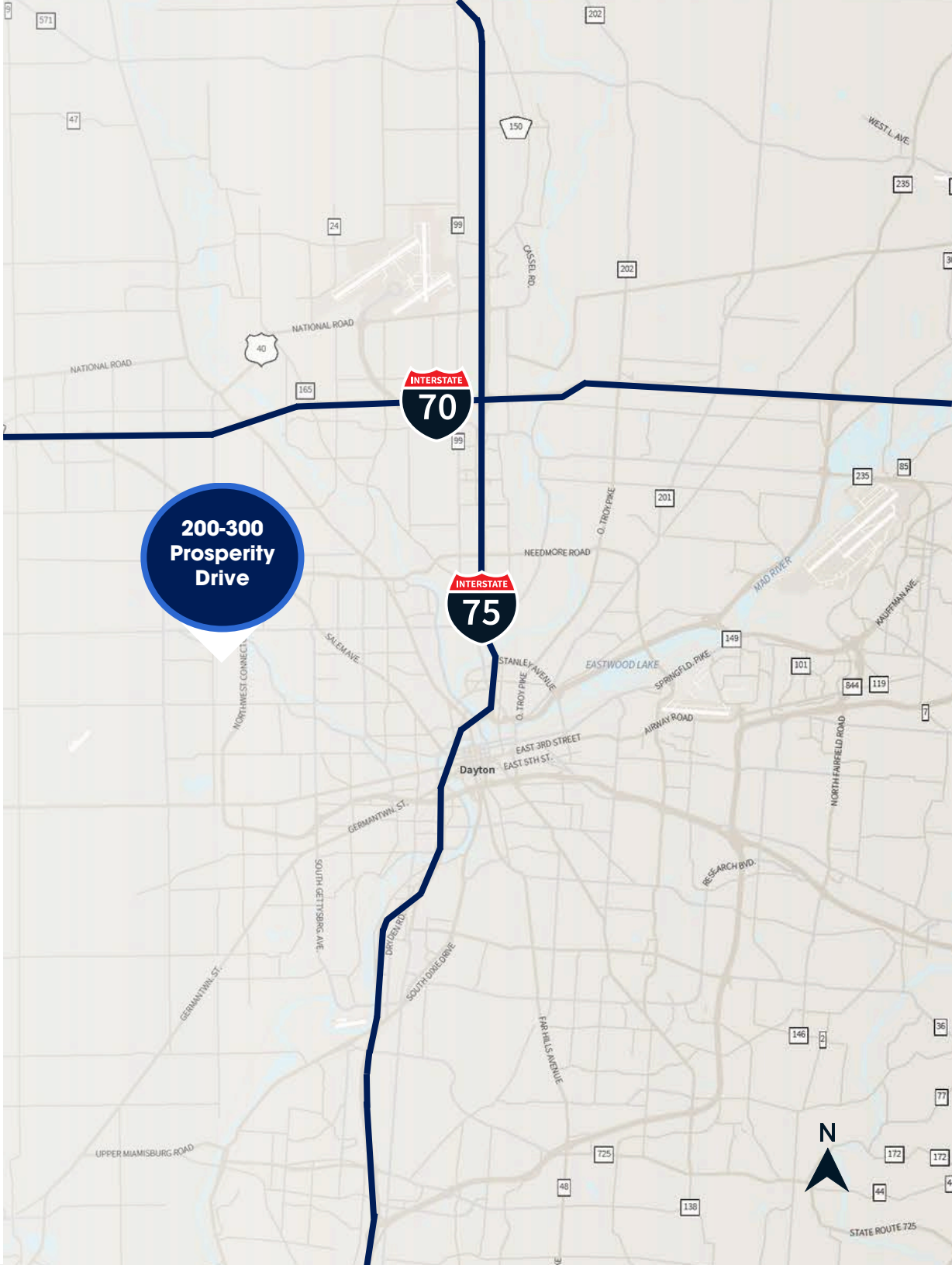
Ohio PACE

TROTWOOD, OH

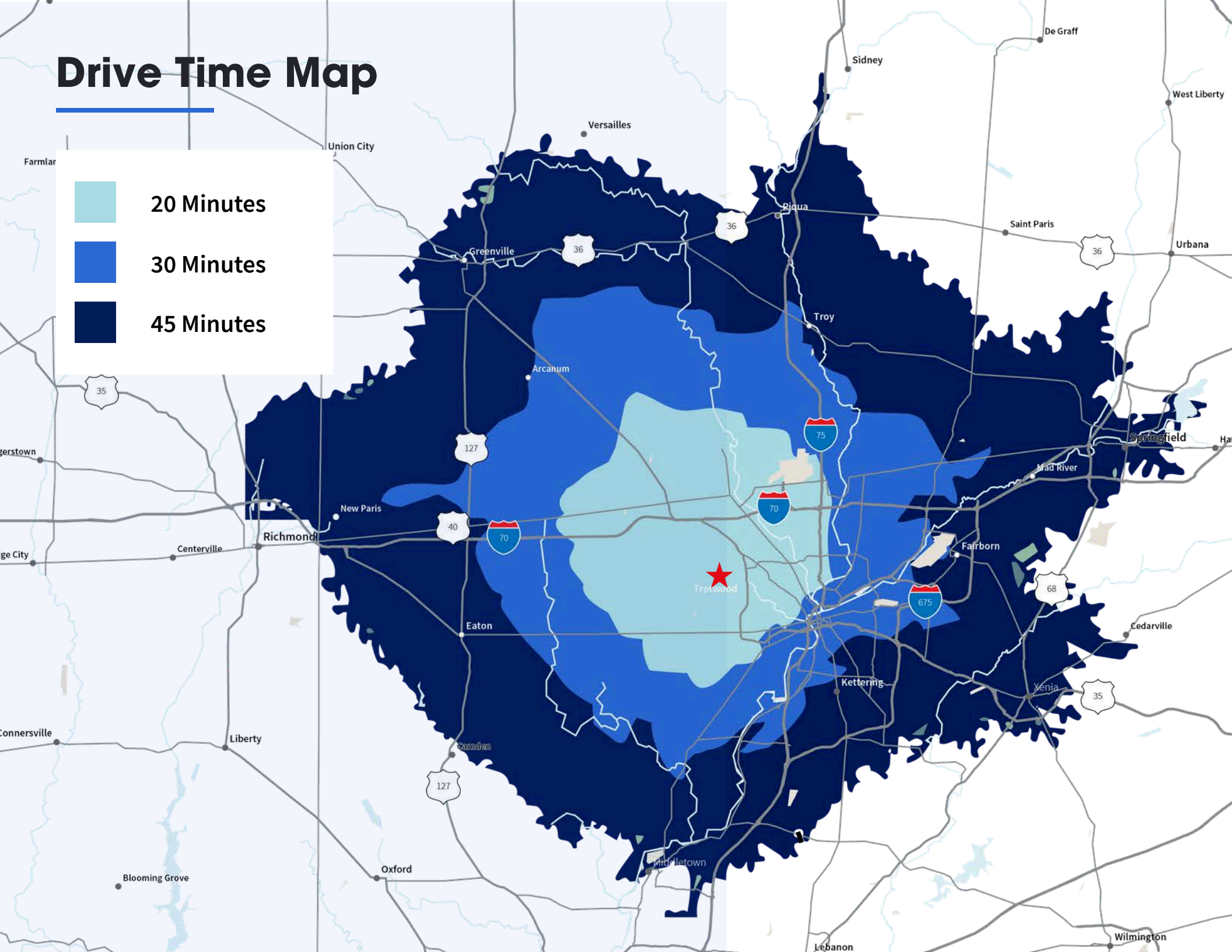
GATED Global Industrial Park delivers excellent connectivity for industrial operations:

- Easy access to major freeways and two airports
- Infrastructure built for large trucks and heavy vehicles
- Located in Trotwood, 6 miles from Dayton and 44 miles from Cincinnati
- Positioned in the center of a major regional logistics corridor

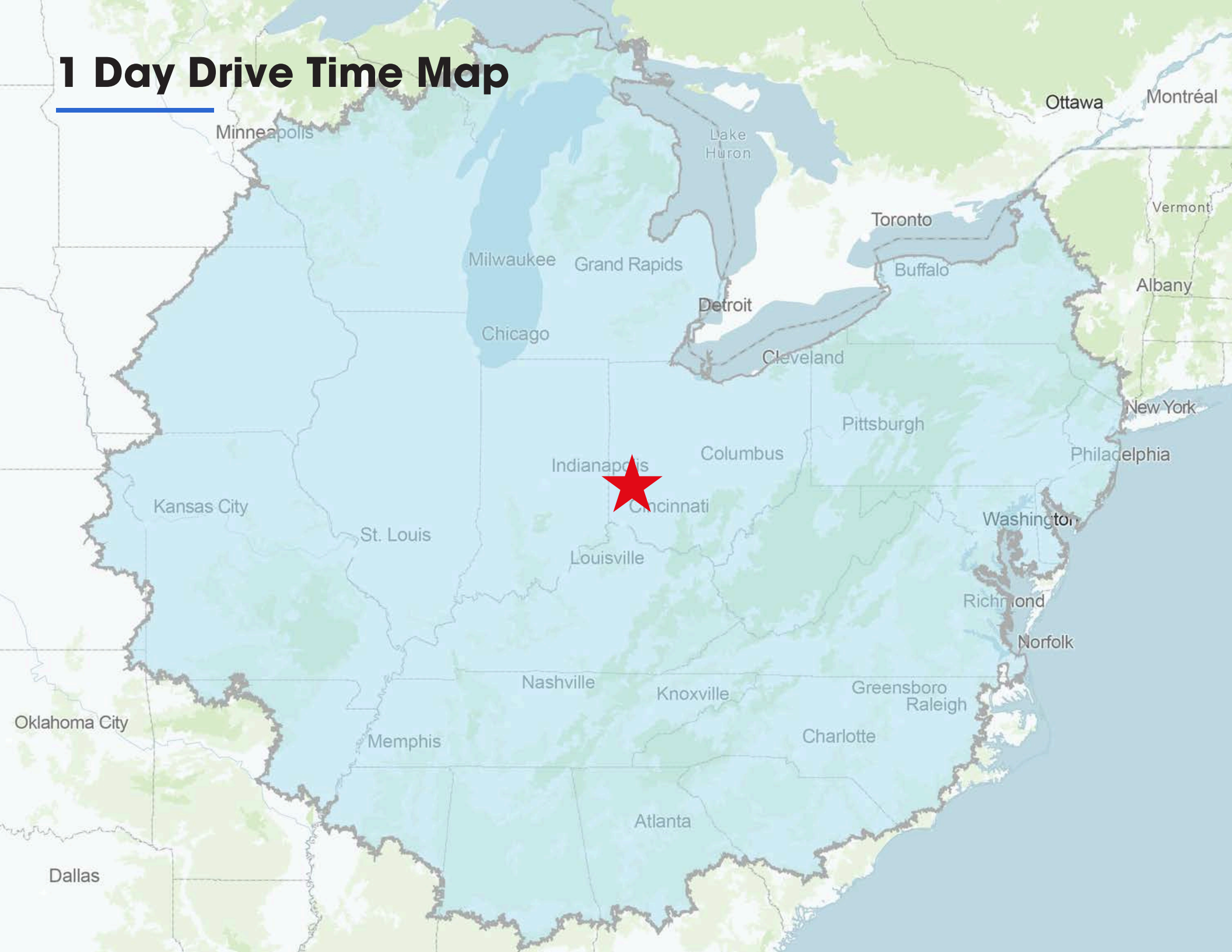




Drive Time Map



1 Day Drive Time Map





CORPORATE NEIGHBORS

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.

300 Prosperity Drive

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

58,000 SF

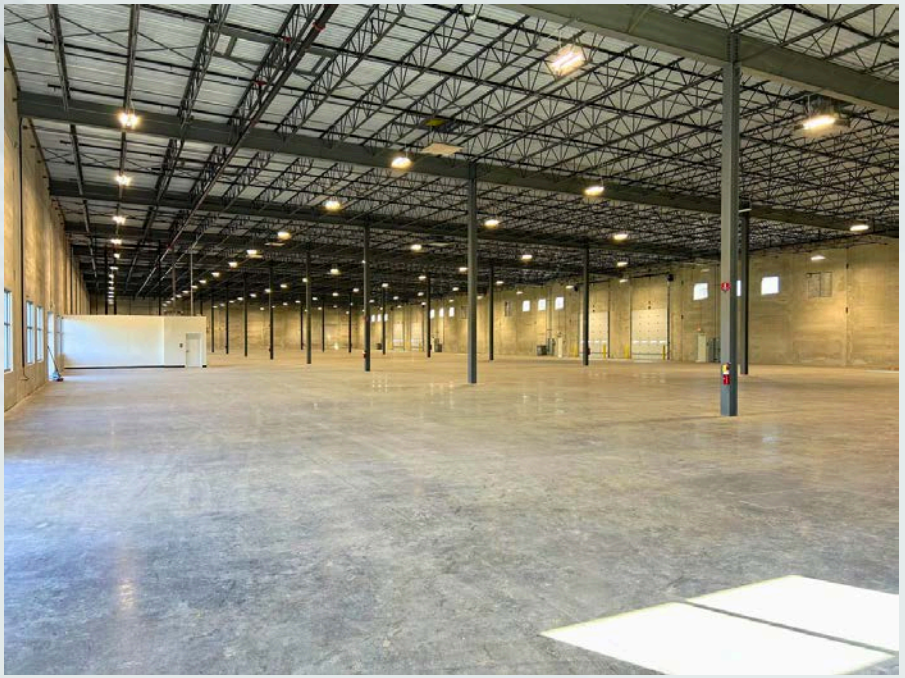
Total Available	58,000 SF
Divisible by	11,400 SF
Bay Size	5,800 SF
Column Spacing	50' x 40'
Office	BTS
Clear Height	24'
Drive Ins	5 - 12' x 14'
Docks	Ability to add 2-3 docks
Power	2,000A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	45
Lease Rate	Negotiable
Opex	$0.85/SF

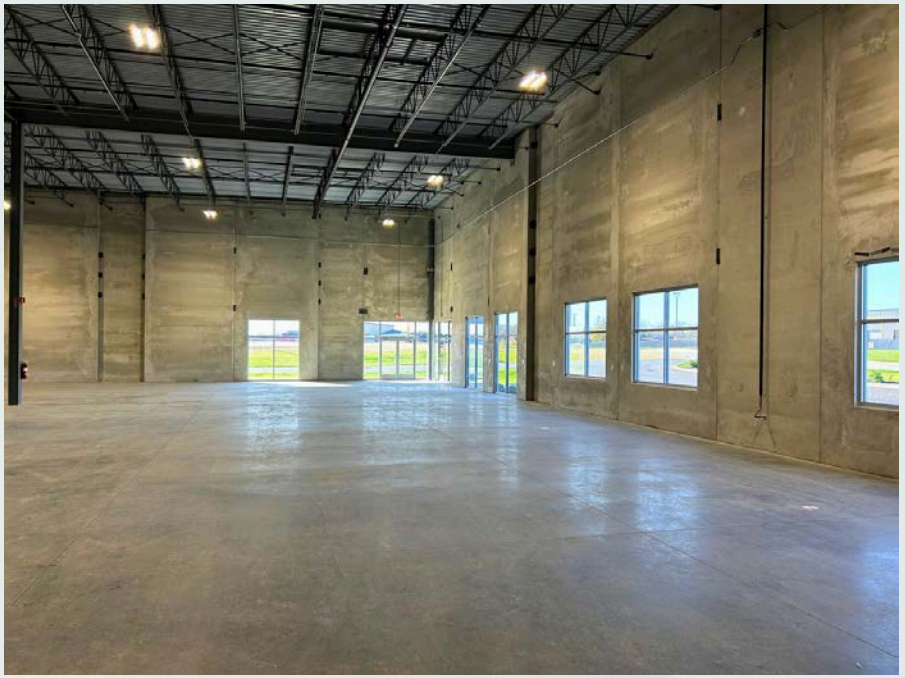




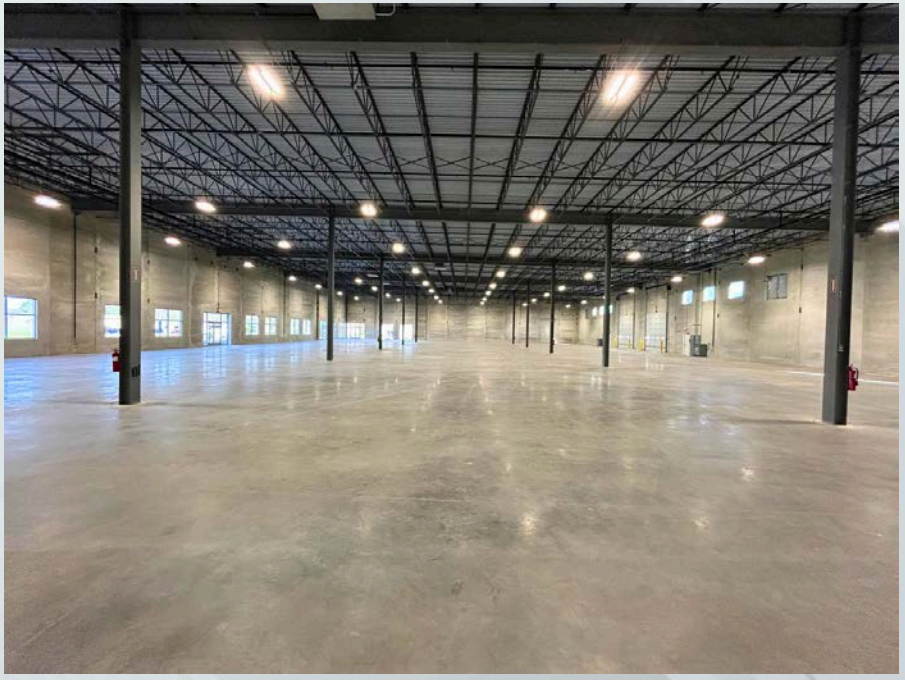


300 Prosperity Drive - Interior Photos





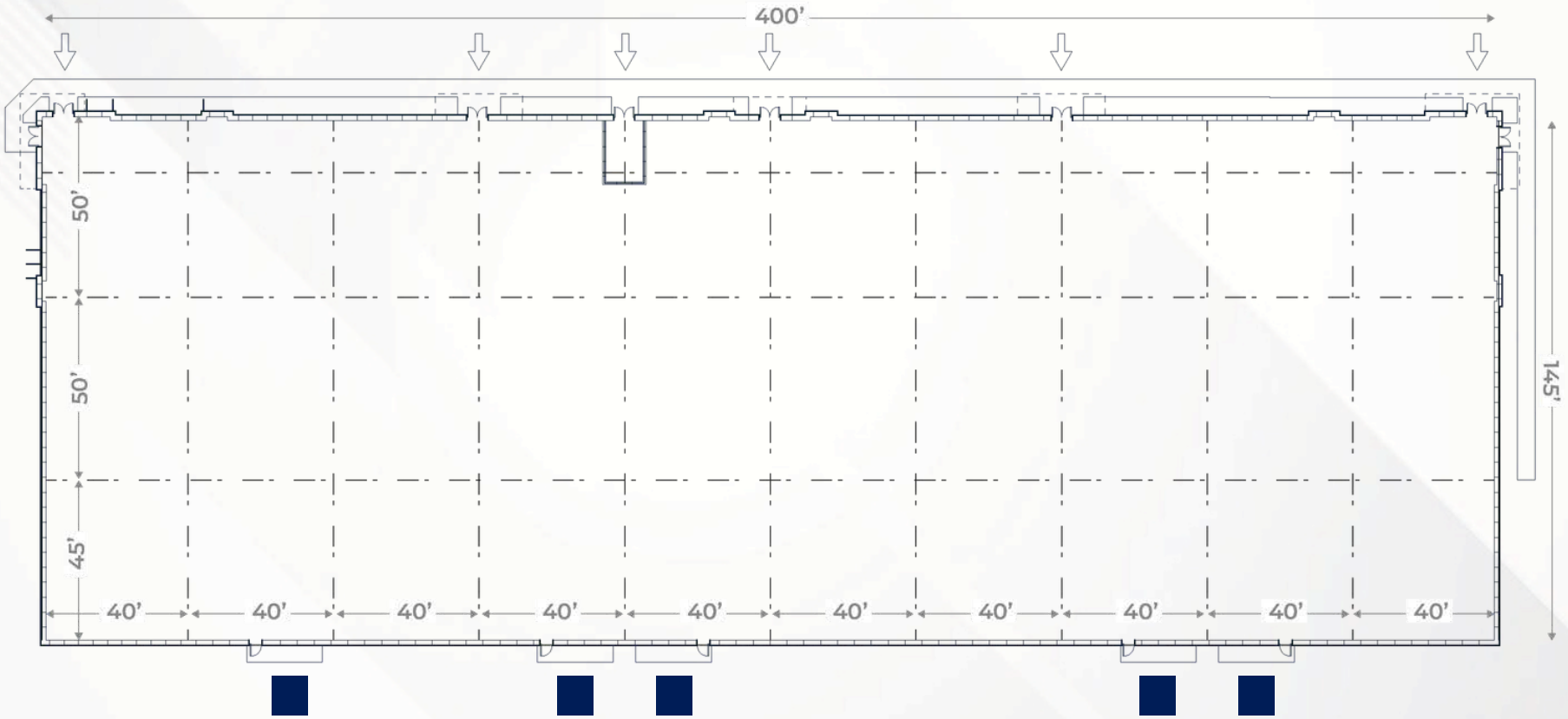




300 Prosperity Drive - Floor Plan | 58,000 SF

Drive In

Ability to add 2-3 docks



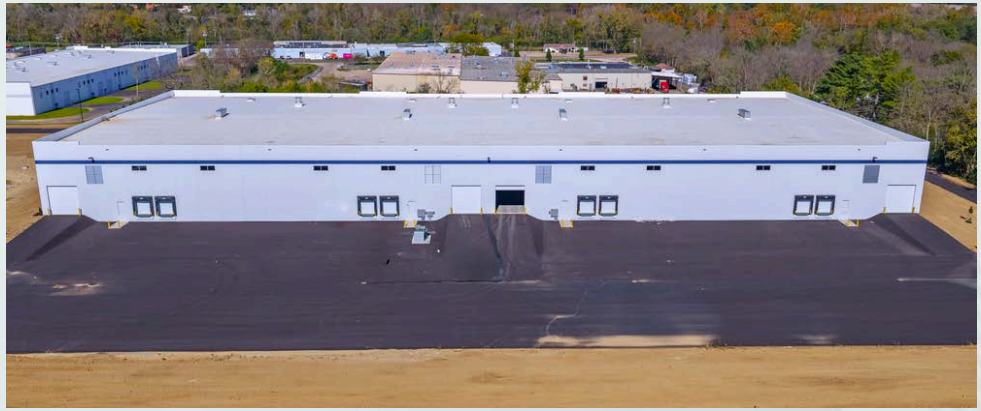
200 Prosperity Drive

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

100,000 SF

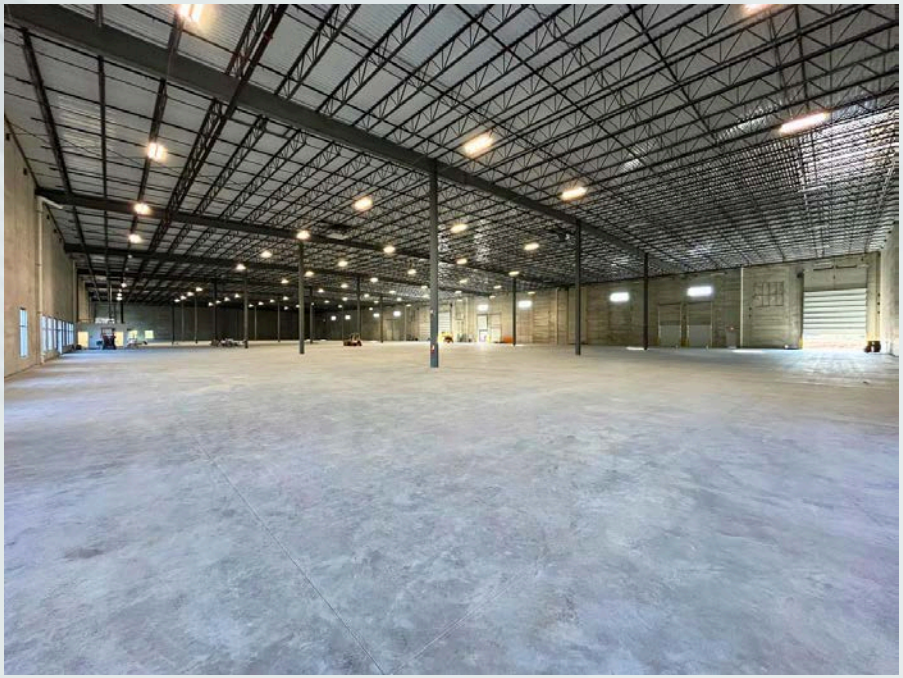
Total Available	100,000 SF
Divisible by	25,000 SF
Bay Size	12,500 SF
Column Spacing	60' x 52'
Office	BTS
Clear Height	32'
Drive Ins	4 - 12' x 14'
Docks	8 + 12 knock out panels
Power	2,400A/480V/3 Phase
Lighting	LED
Sprinklers	ESFR
Car Parking	100
Lease Rate	Negotiable
Opex	$0.85/SF

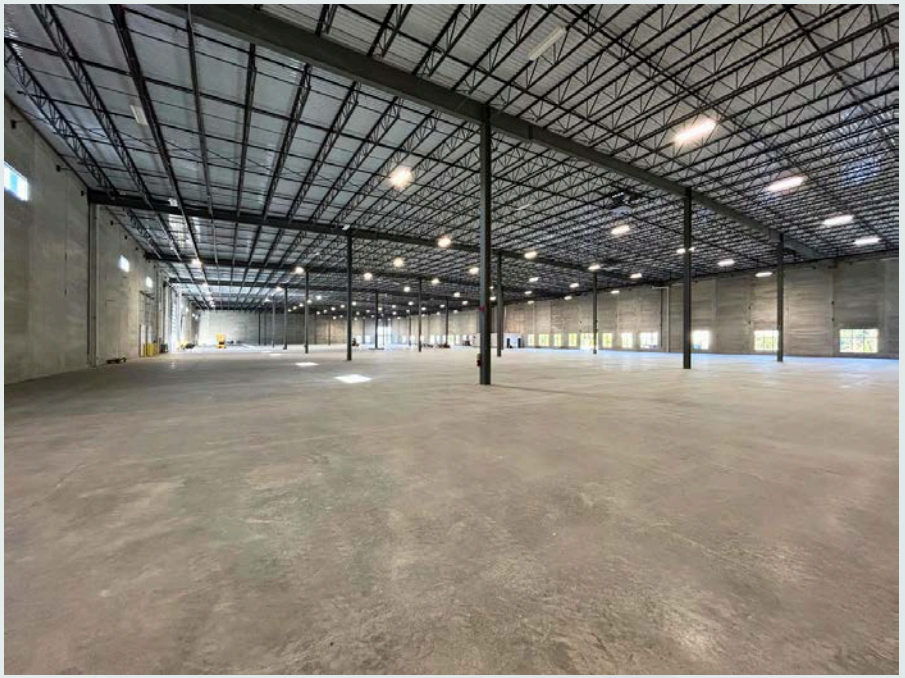


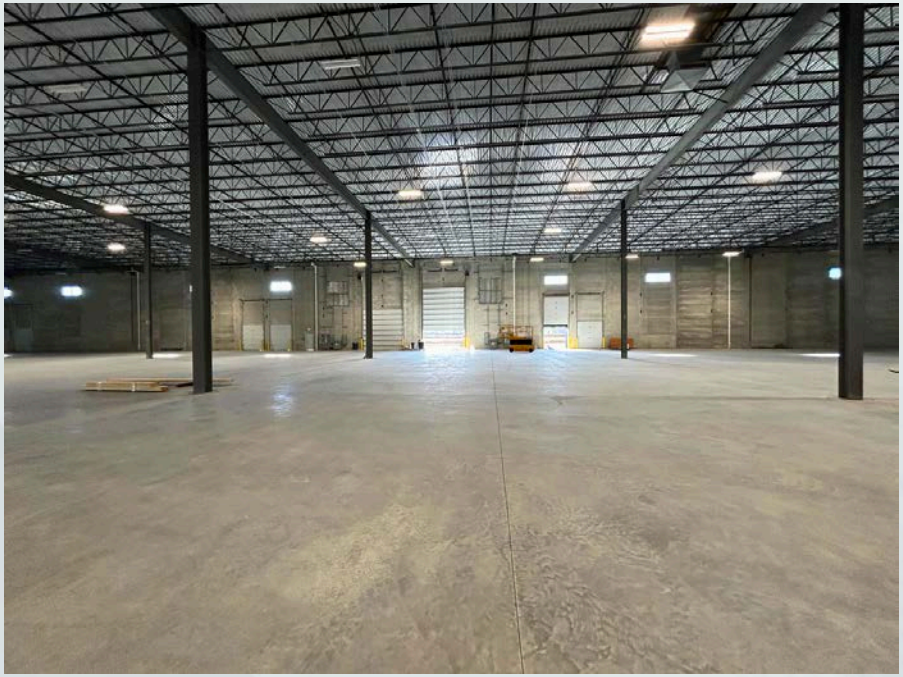


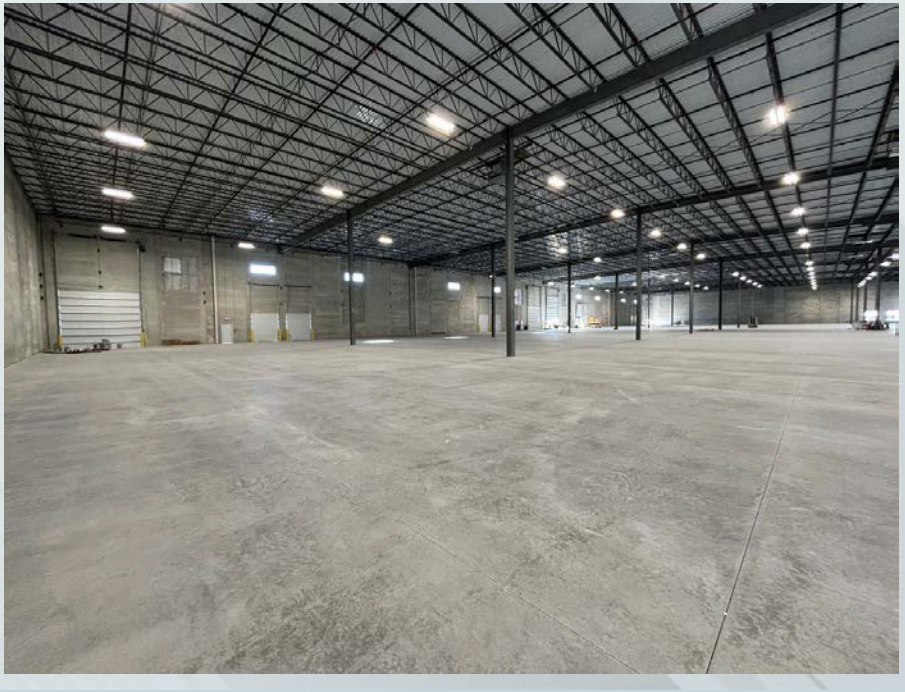


200 Prosperity - Interior Photos





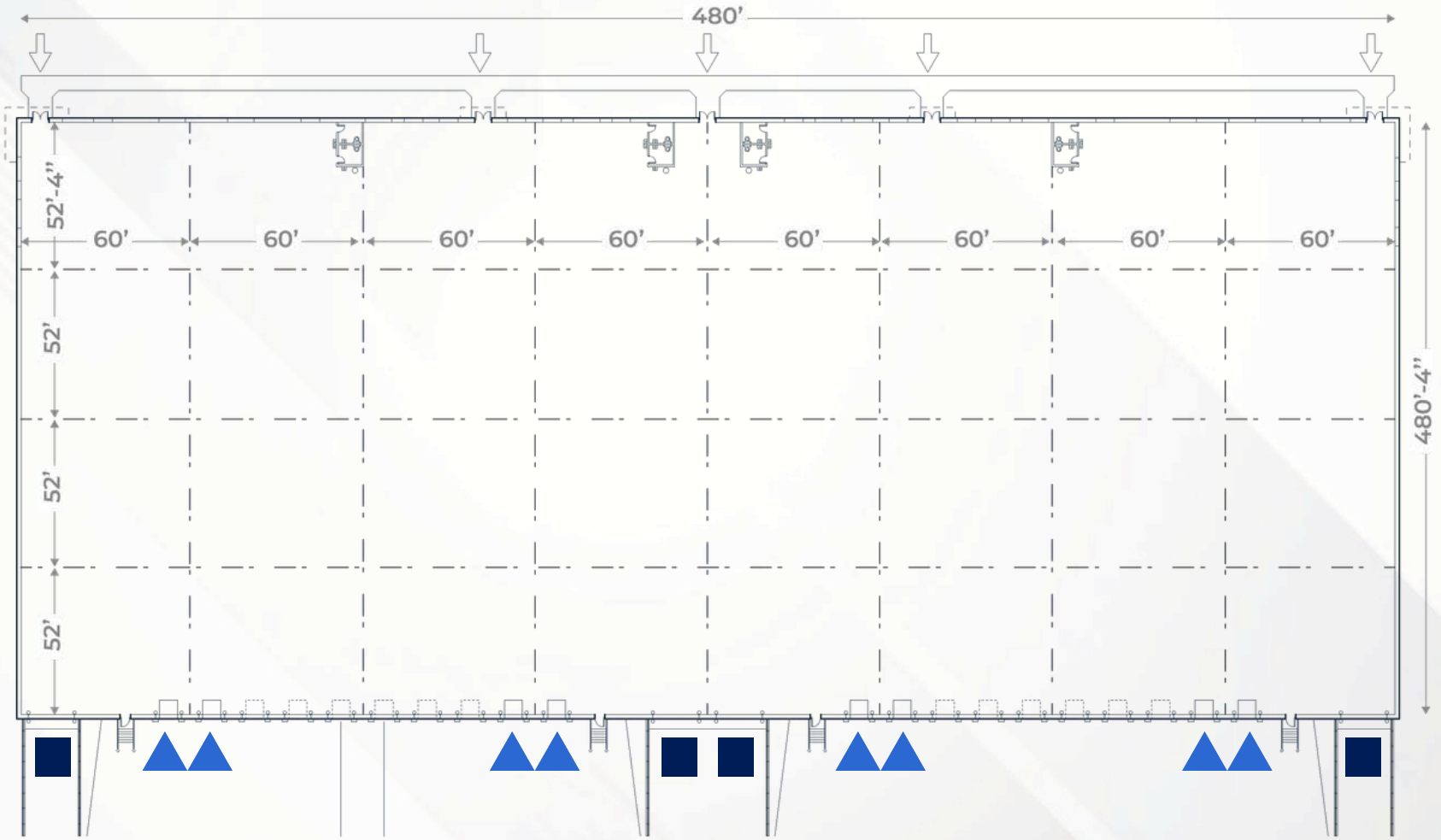




200 Prosperity Drive - Floor Plan | 100,000 SF

Drive In

Dock



FOR LEASE
11,400 - 100,000 SF

Contacts:

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