



## Industrial Land

6942 Salem Avenue  
Clayton, Ohio 45315

**Available:  
51.42 Acres  
Divisible**

**For Sale:  
\$35,000/Acre**



For information, contact:



**Tim Echemann, SIOR, CCIM**  
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**Norm Khoury, SIOR, CCIM**  
**513.562-2271**

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Land: 51.42 Acres

Parcel Numbers

M60 03207 009 (30.86 Acres)  
M60 03207 0010 (19.75 Acres)  
M60 03207 0035 (.81 Acres)

Zoning: I; Industrial

### Highlights:

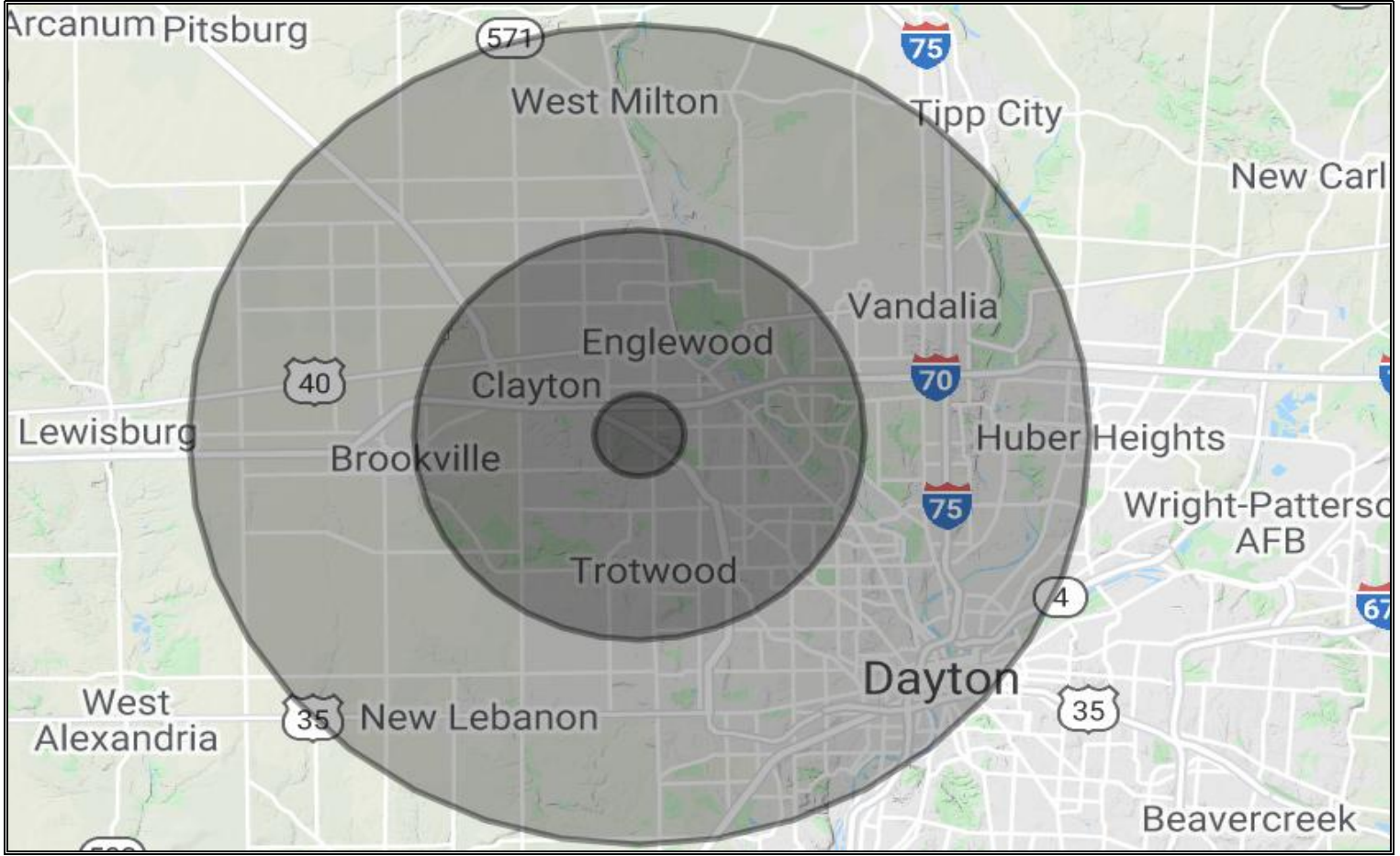
- Quick 1 Minute I-70 Access
- Growing Industrial Corridor
- All City Utilities to the Sites
- Divisible
- Income Producing Farm Rent & House Rent
- Multiple Accesses on to 4 Lane Highway

### Expansions in the Area

- 2023/2024 Miami Valley CTC's (Hoke Road) – new \$154 million expansion is currently under construction
- 2018 Hematite (Englewood Commerce Park) – new 106,000 sq. ft. facility
- 2012 CAT Logistics (Hoke Road) – new 1.6 million sq. ft. facility
- \$3 million in new retail along S.R. 49 & Hoke Road, including a Casey's General Store, Burger King and Goodwill

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## Location:

Clayton is located just 8 minutes from the intersection of I-70 and I-75, the Crossroads of America.

This region has one of the best Land/Air Markets in the country. Our 90-minute air market can reach 55% of the US population. Within 600 land miles, companies can reach 75% of the US population. Factors which make this region ideal for cargo distribution.

## Utilities:

Water & Sewer: Montgomery County water and sewer available on site.

## Electric:

DP&L has one III Phase circuit server the property, having approximately 4.5MW of excess capacity. III Phase overhead power on the north side of Salem Avenue.