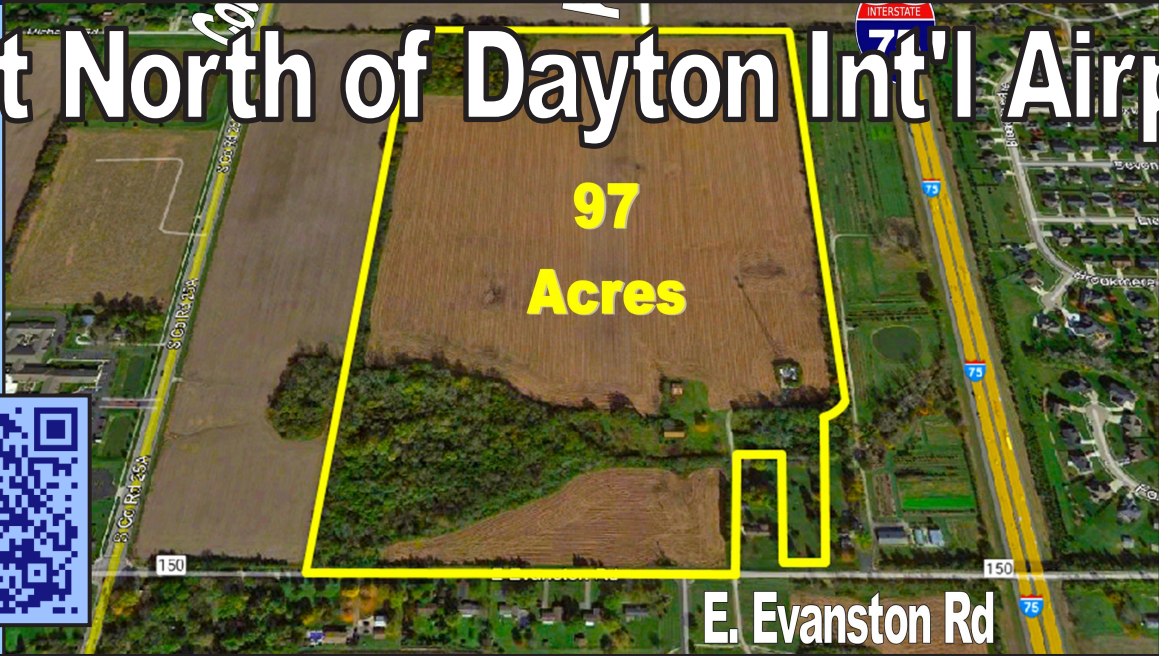


# Light Industrial Land

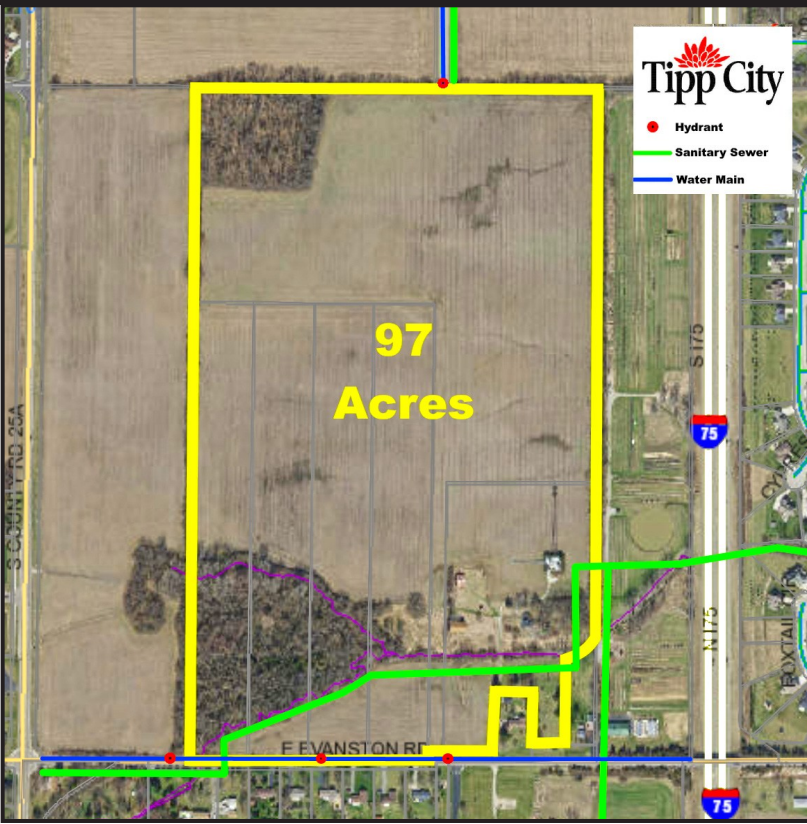
## 97 Acres - Tipp City, OH

### Just North of Dayton Int'l Airport



Kinna Dr & Interstate 75 (North Dayton) ♦ Minutes from Dayton Int'l Airport

[www.SheridanTeam.com](http://www.SheridanTeam.com) (937) 766-2300



**Construction Ready Light Industrial Land:**

- Located along I-75 & minutes from I-70 and Dayton International Airport
- Great single use property
- All public utilities available
- Preliminary plat survey, Engineered site concepts, storm water report, traffic study & other information available upon request.





# SHERIDANS LLC

## 97 ACRES - ZONED LIGHT INDUSTRIAL

Kinna Drive & Interstate 75, Tipp City, OH

### Northern Dayton Market — Great Single Use Property

I-75 Visibility and located near the 'Crossroads of America' at I-75 & I-70



Interstate 75	<1 Mi
Interstate 70	6 Mi
Dayton Int'l Airport	8 Mi
Wright Patt AFB	23 Mi
Cincinnati	69 Mi
Columbus	74 Mi
Indianapolis	117 Mi
Toledo	136 Mi
Louisville	167 Mi
Detroit	197 Mi
Cleveland	214 Mi
Pittsburgh	258 Mi
Chicago	297 Mi



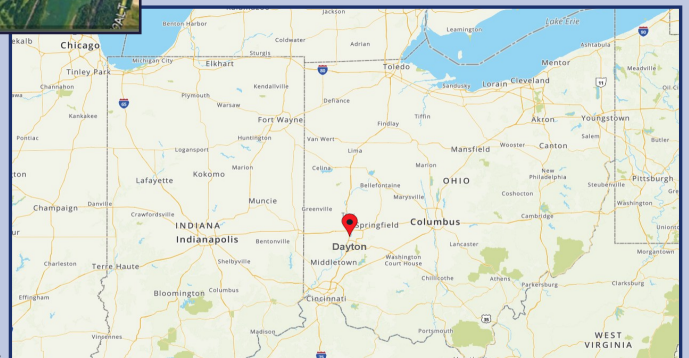
#### Information Available upon Request:

- Preliminary plat drawing
- Engineered site plan concepts
- Local tax abatement agreement template
- Storm water report
- Traffic study
- and other site specific data

#### Great Location

Located along I-75 at Exit 68 and 6 miles north of I-70 at the 'Crossroads of America' 8 miles north of Dayton International Airport

Matt Sheridan  
Realtor® / Broker  
937.902.8066



Construction Ready for your Single-Use or Multi-Use needs!



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