

# INDUSTRIAL LAND



6942 SALEM AVENUE  
CLAYTON, OHIO 45315



## Property Highlights:

**Acreage:** 51.42 Acres Divisible

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

- ✓ 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
- ✓ Survey and Wetlands Report available



### Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



### Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# INDUSTRIAL LAND



6942 SALEM AVENUE  
CLAYTON, OHIO 45315

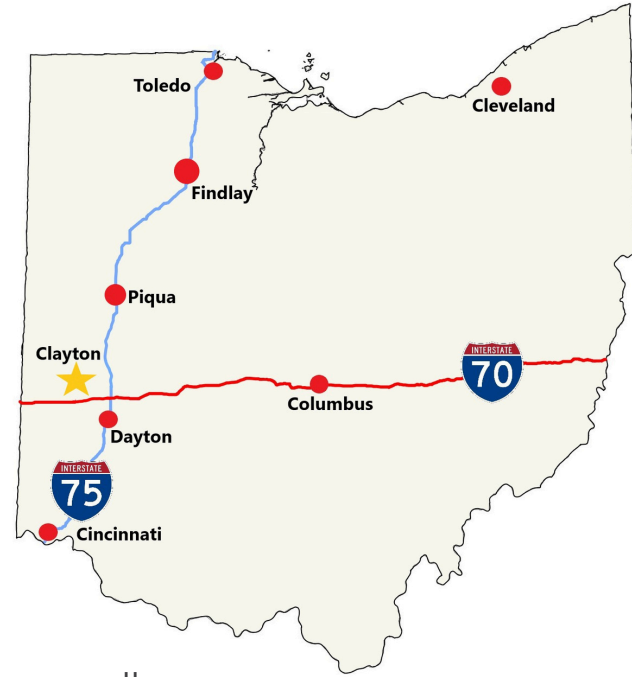
**Zoning:** I; Industrial

## Parcel Numbers

M60 03207 009 (30.86 Acres)

M60 3207 0010 (19.75 Acres)

M60 03207 0035 (.81 Acres)



## 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



Todd Cochran  
937.776.1113  
todd.cochran@Colliers.com



## Tim Echemann

Principal Broker  
C: 937.658.4403  
P: 937.492.4423

techemann@ipbindustrial.com  
www.ipbindustrial.com



## Conrad Echemann

Sales Associate  
C: 937.658.4282  
P: 937.492.4423

conrad@ipbindustrial.com  
www.ipbindustrial.com