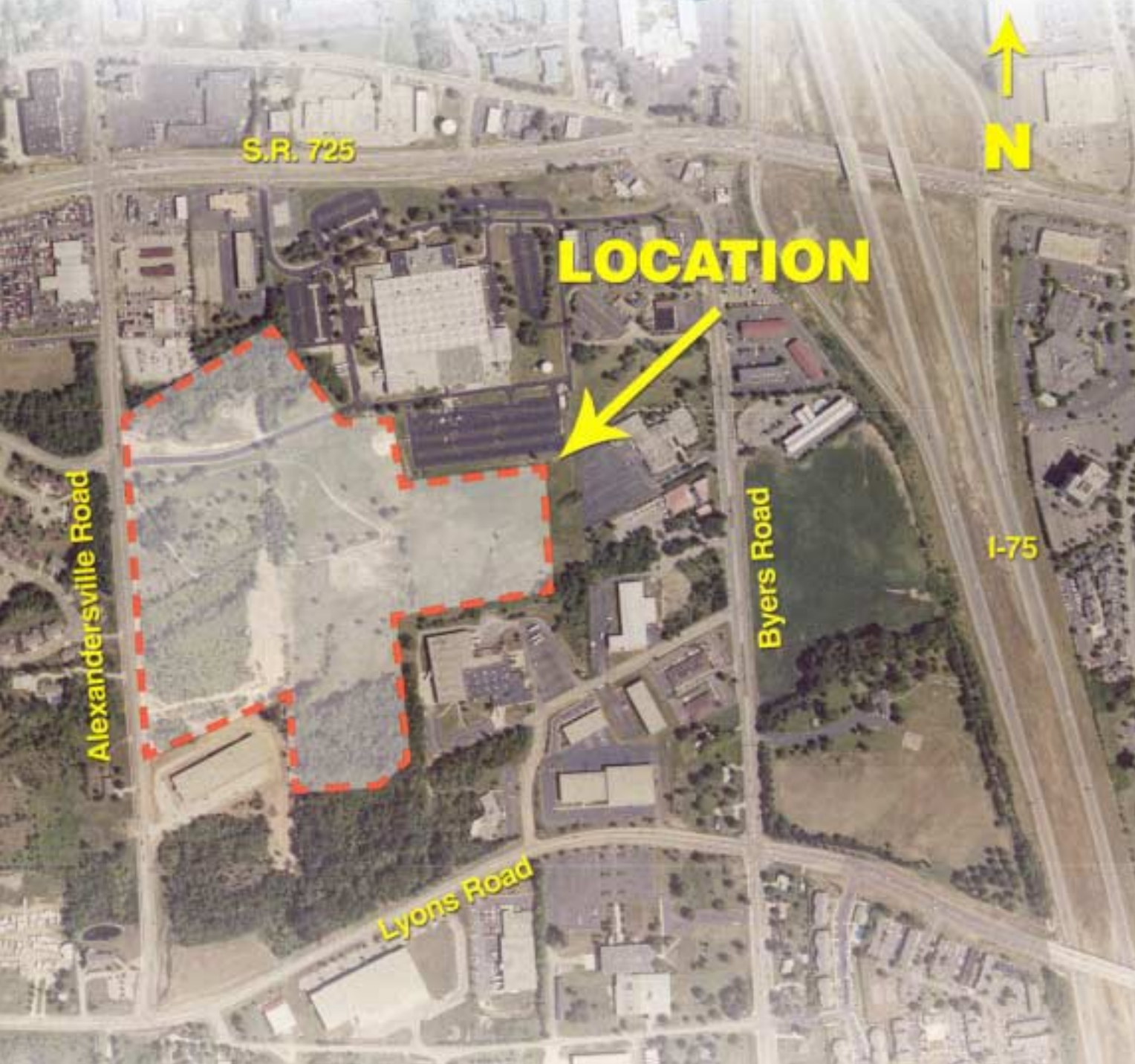


FOR SALE / FOR LEASE

Prime Building Sites



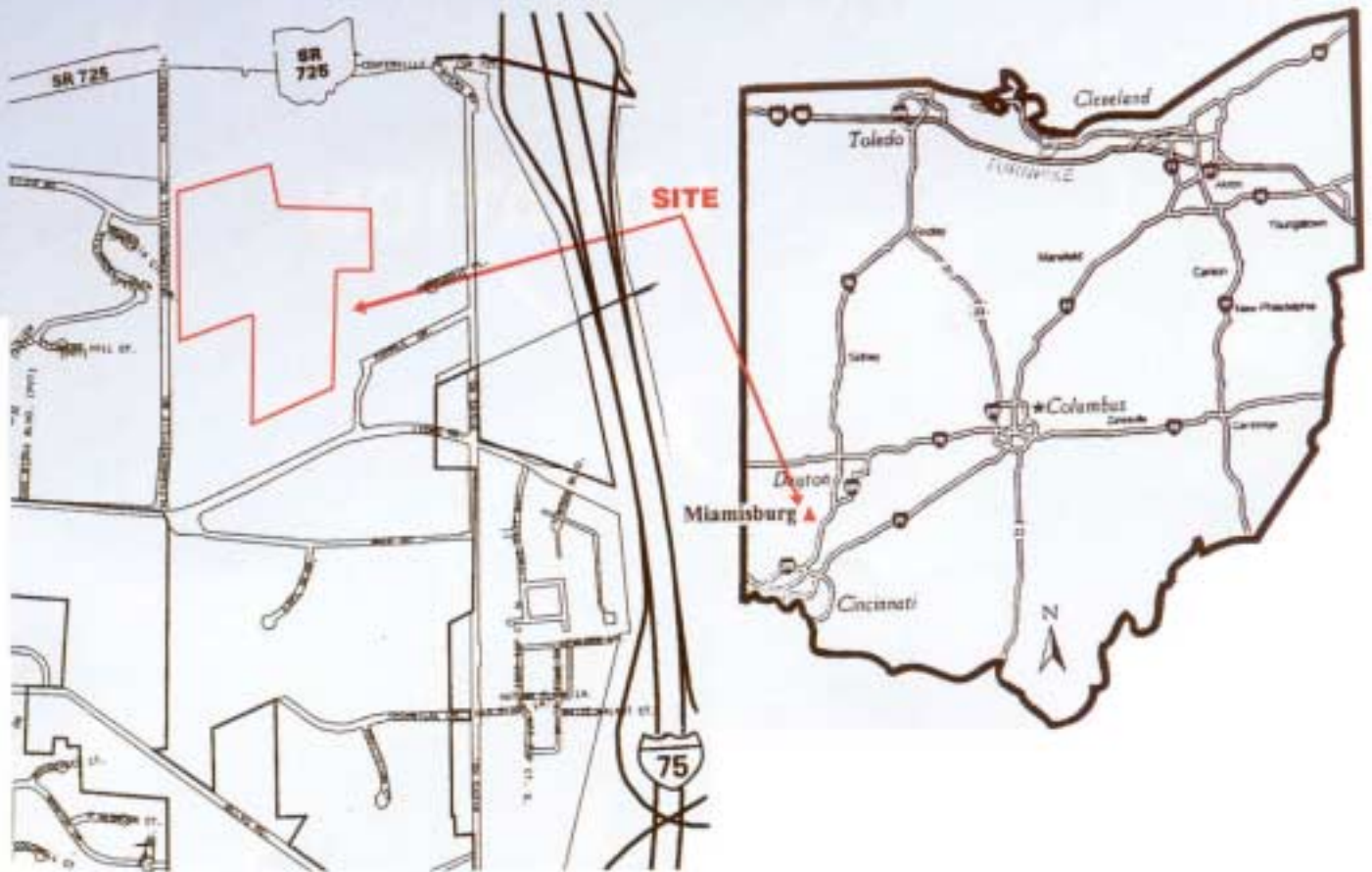
SOUTHPOINTE BUSINESS PARK

Miamisburg, Ohio

A CONSTRUCTION MANAGERS OF OHIO VENTURE

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Build To Suit



SOUTHPOINTE BUSINESS PARK

Miamisburg, Ohio

For more information contact:



Construction Managers of Ohio
521 Byers Road • Suite 201 • Miamisburg, OH 45342
(937) 866-1974 • Fax (937) 866-2952

AREA DATA

- ❖ **SouthPointe Business Park is ideally situated near Interstate-75 and Interstate-675, providing convenient access to all major Ohio and midwest cities.**
 - Dayton - 6 minutes
 - Cincinnati - 40 minutes
 - Columbus - 100 minutes
 - Indianapolis - 140 minutes
- ❖ **Tax Abatement available up to 15 years.**
- ❖ **Protective Covenants in place for a controlled park environment.**
- ❖ **Montgomery County is the fourth largest County in the State of Ohio by population.**

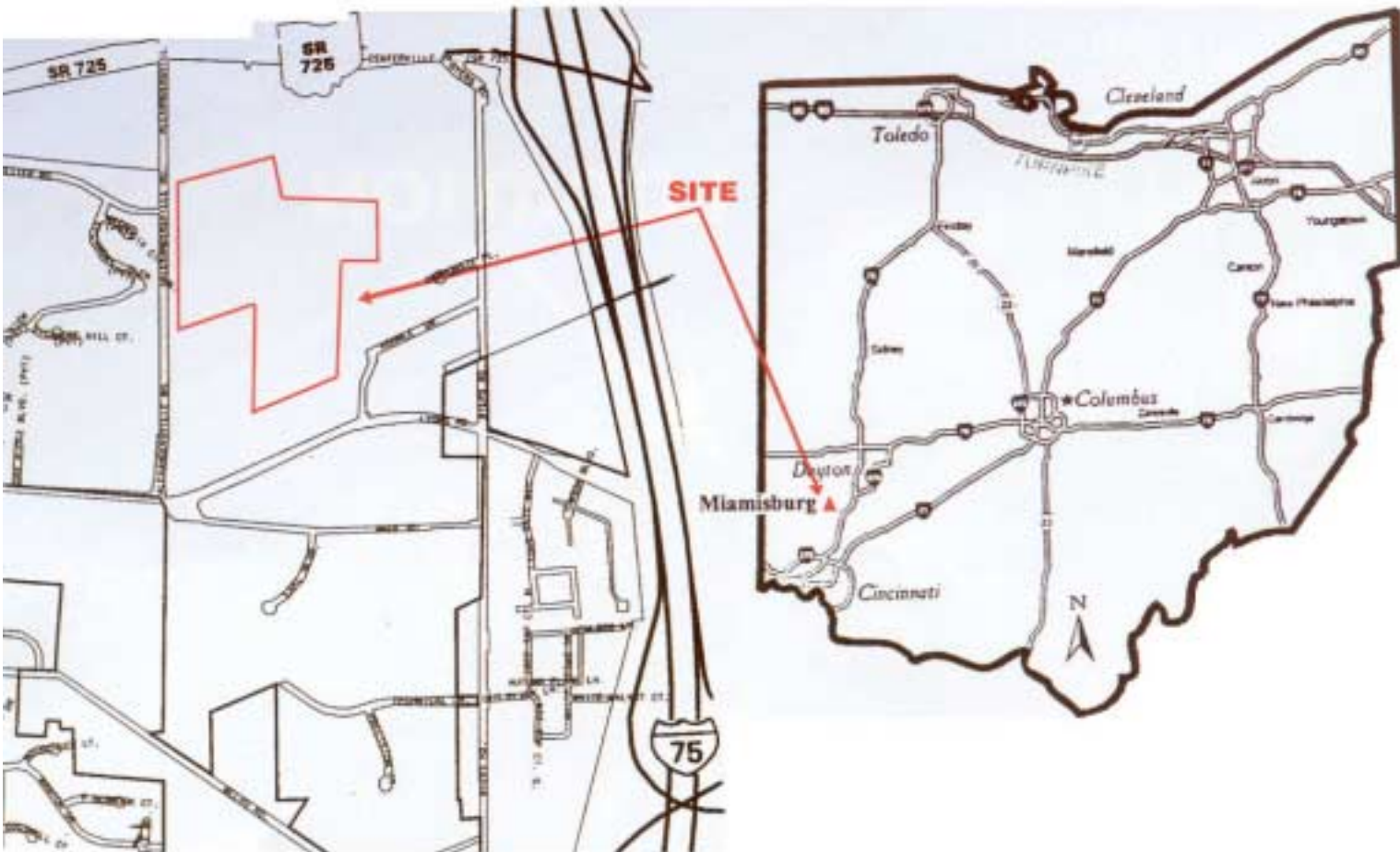
SITE SPECIFICATIONS

| | |
|---------------------|--|
| Zoning: | Office, Warehouse, Light Industrial |
| Access: | Alexandersville Road via Lyons Road and S.R. 725 |
| Acreage: | Approximately 60 acres, Lots from 1 acre up to 25 acres |
| Detention: | Storm water detention provided off site |
| Electric: | Dayton Power & Light |
| Gas: | Vectren |
| Water/Sewer: | City of Miamisburg |
| Telephone: | SBC |

SouthPointe Business Park is being developed by Construction Managers of Ohio, a design/build Accredited Quality Contractor.

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