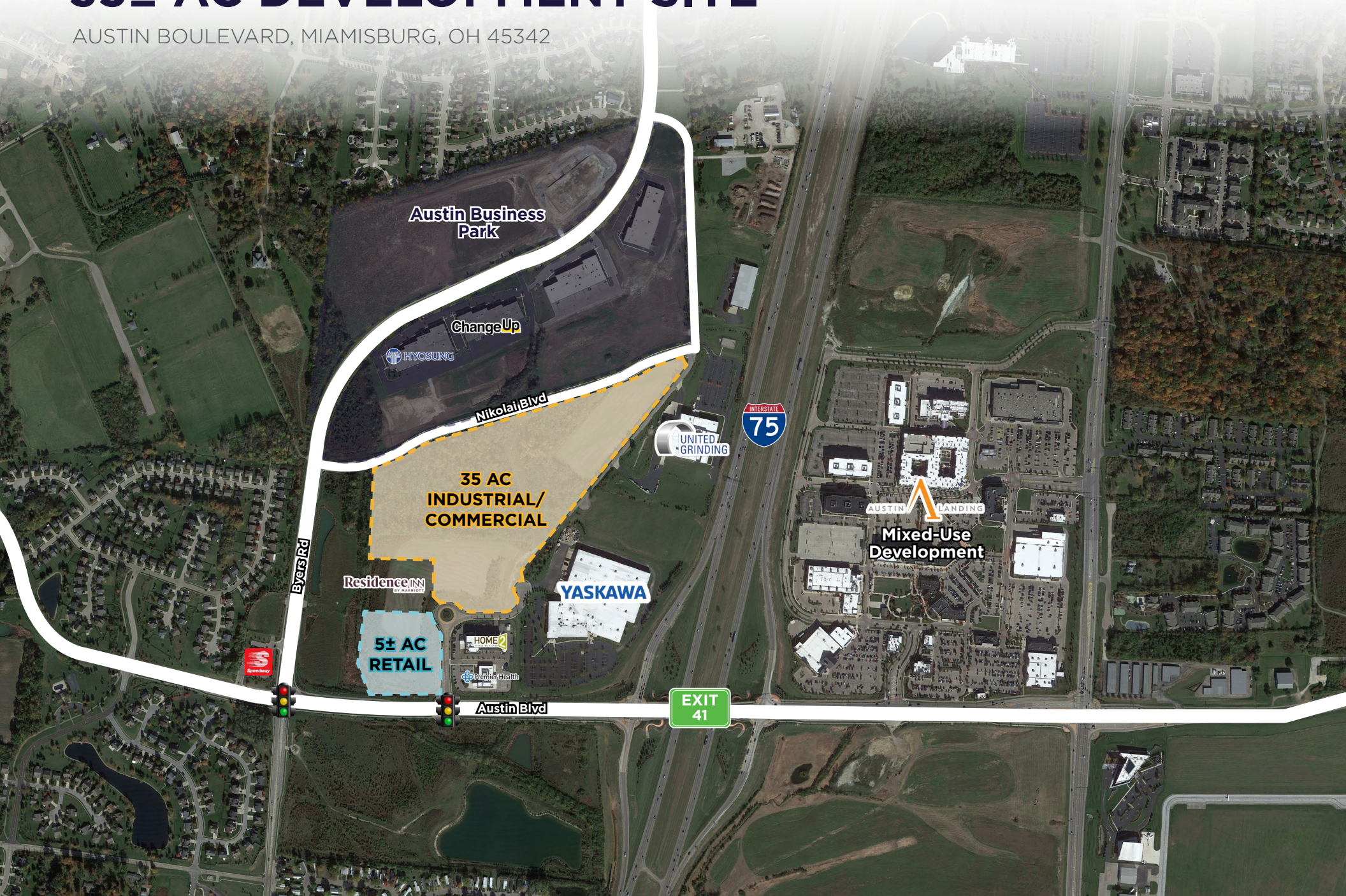


BUILD 30,000 - 300,000 SF 35± AC DEVELOPMENT SITE



AUSTIN BOULEVARD, MIAMISBURG, OH 45342



PROPERTY HIGHLIGHTS

The Byers Road corridor has become a busy business corridor, with modern facilities, available acreage and convenient access to Interstates 75 and 675. Austin Business Park is currently located at the southern end of Byers Road and offers development sites with interstate visibility and great access. The Interstate-75 Austin Center interchange opened in 2010

LOCATION	Miamisburg, OH
LAND SIZE	35± Acres Industrial/Commercial 5± Acres Retail
TOPOGRAPHY	Rolling
JURISDICTION	Miamisburg, Montgomery County
ZONING	OS-1 Office, Service
TAX RATE	\$91.96/\$1,000 Effective Rate C/I
UTILITIES	Water 8", 12", 16" Sewer 8" & 12"



Strong industrial demand throughout the region



Located within a 1-day drive of 60% of the US population



Low labor costs compared to the National average



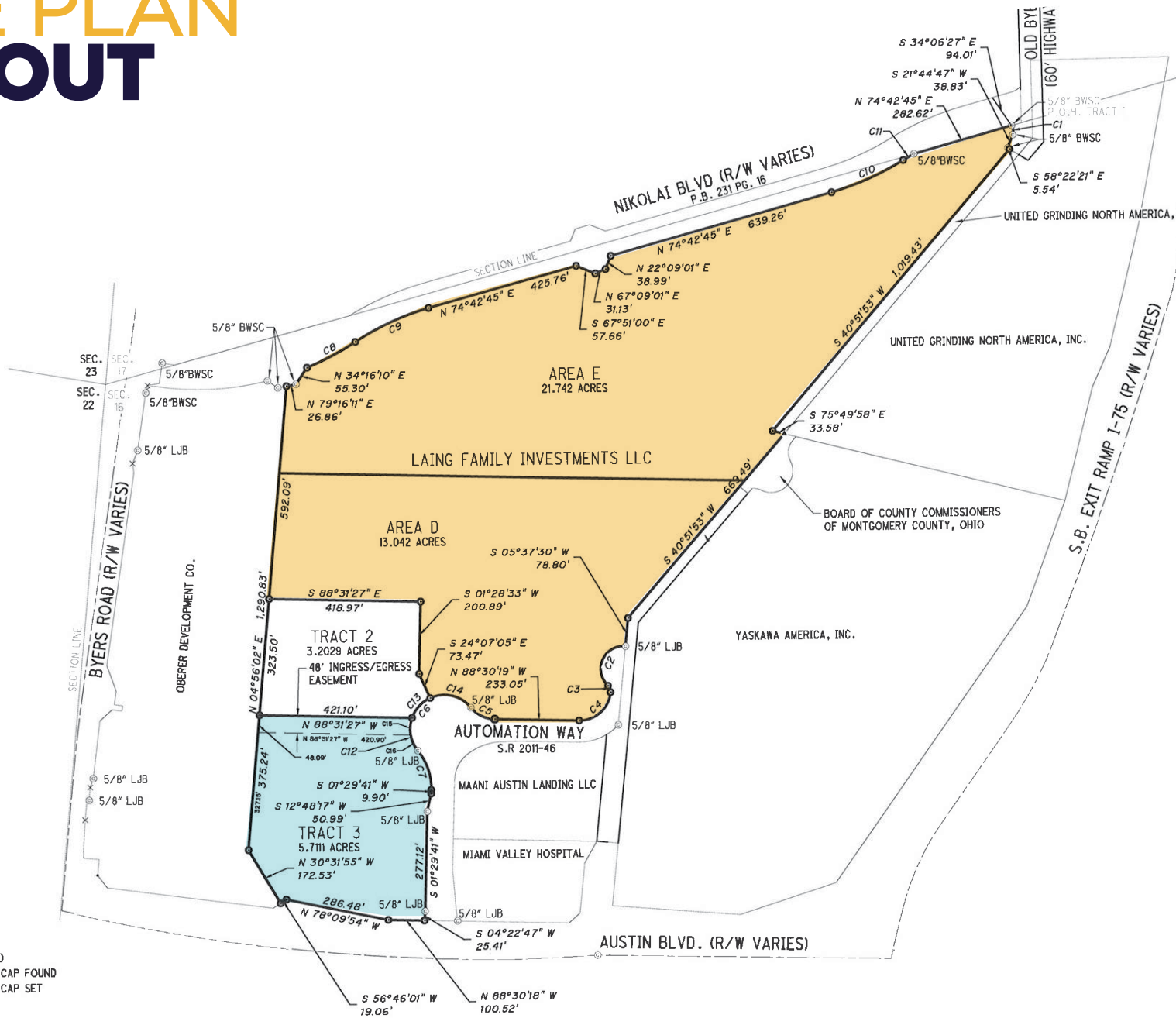
State and local incentives and tax programs



AERIAL PHOTOS



SITE PLAN LAYOUT

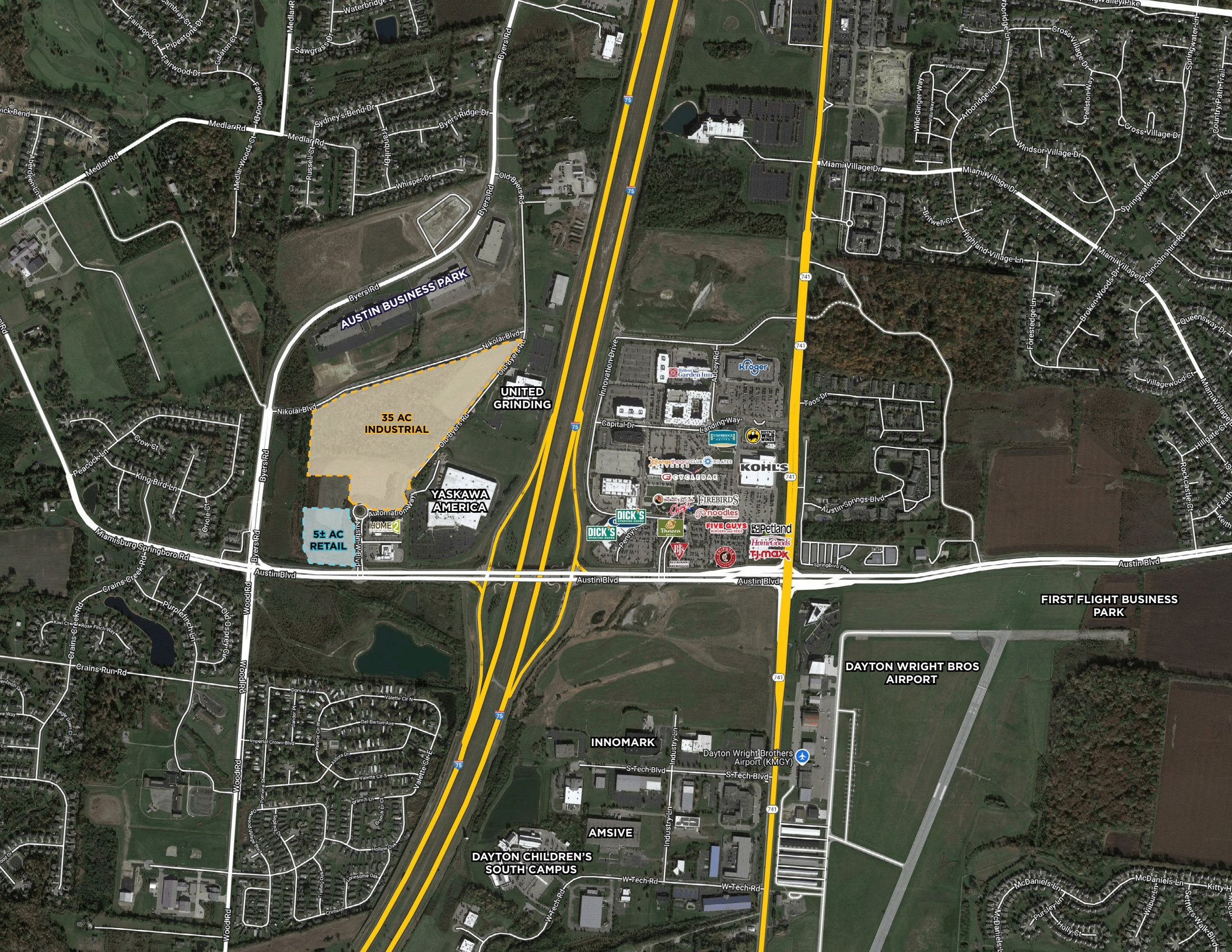


CONCEPT PLAN COMMERCIAL & INDUSTRIAL



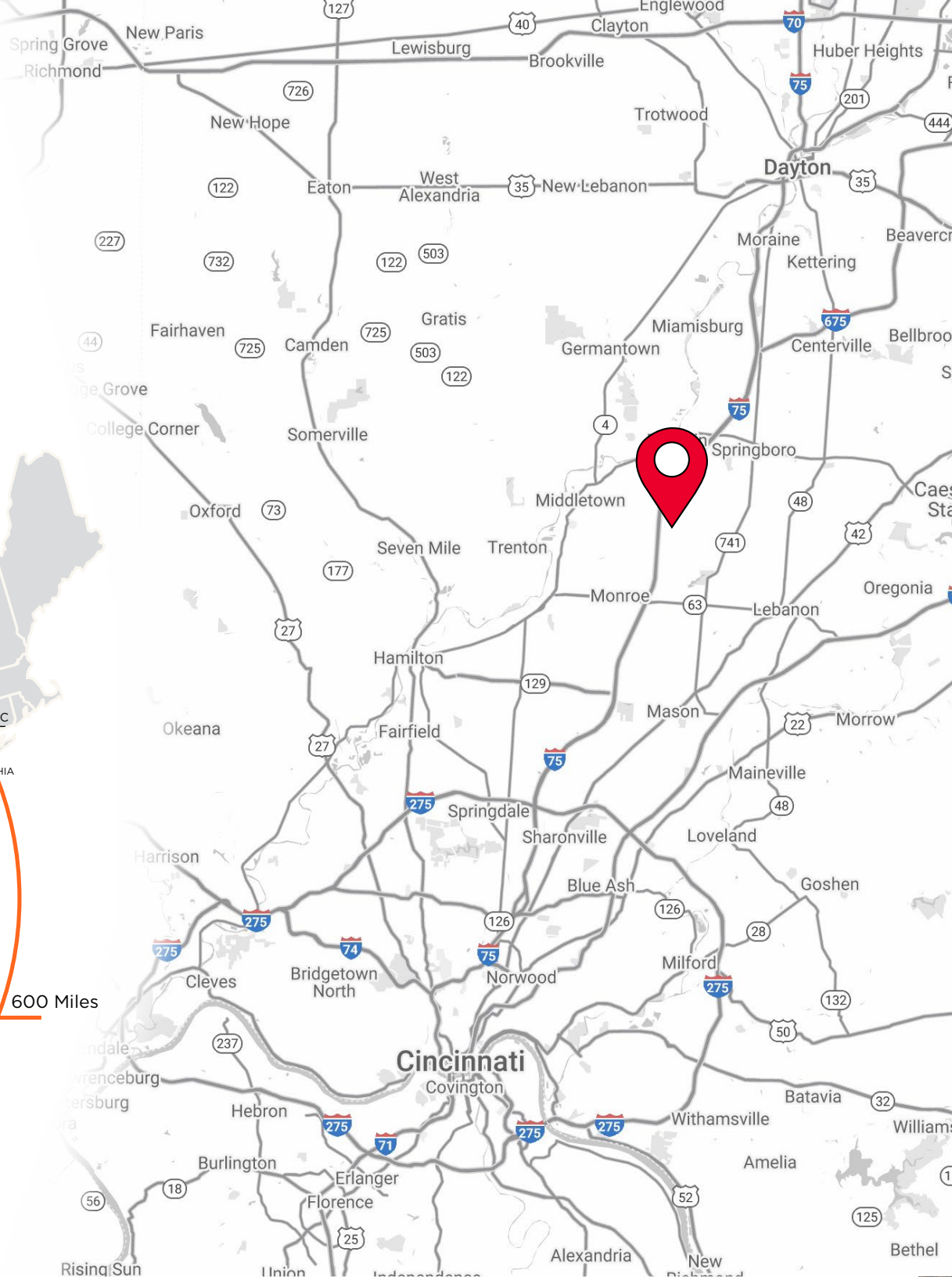
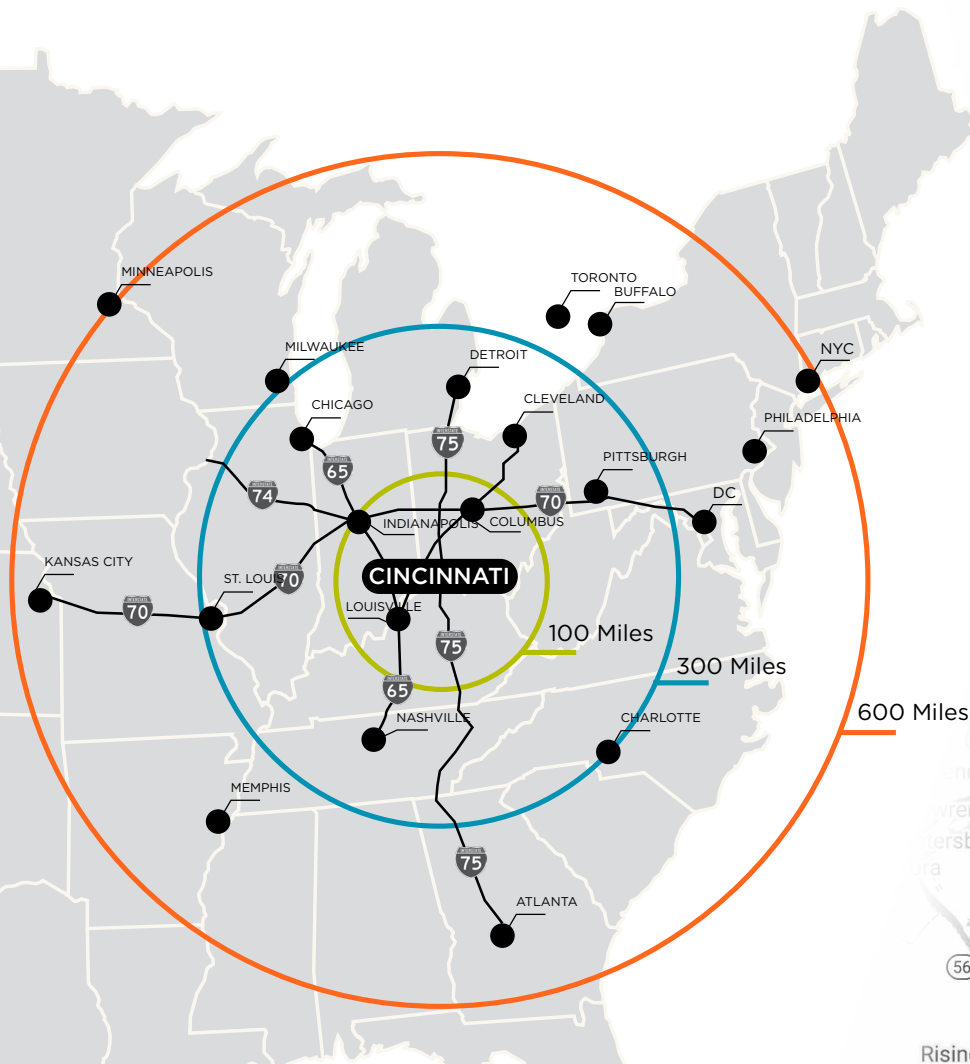
BUILDING EXAMPLES





PROPERTY LOCATION

Heitzman Land is a new development site located off of Austin Blvd in Miamisburg. Located just South from the Dayton, the site is centrally located between the cities of Miamisburg and Dayton with approximately 3 million workers.



BUILD 30,000 - 300,000 SF 35± AC DEVELOPMENT SITE

AUSTIN BOULEVARD, MIAMISBURG, OH 45342



For More Information, Contact:

TOM MCCORMICK

Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com

LINDSAY HARTMANN

Associate
+1 513 322 0898
lindsay.hartmann@cushwake.com

TERRY OHNMEIS

Senior Director
+1 513 763 3059
terry.ohnmeis@cushwake.com

ANDREW SELLET

Managing Director
+1 513 763 3053
andrew.sellet@cushwake.com

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