



Washington Township  
Proposed Office/Warehouse  
Build-to-Suit For Sale



Success Lane Business Park  
Dayton (Washington Township), Ohio 45458  
Up to 12,500 Square Feet



**Dick Tipton**  
The Tipton Group  
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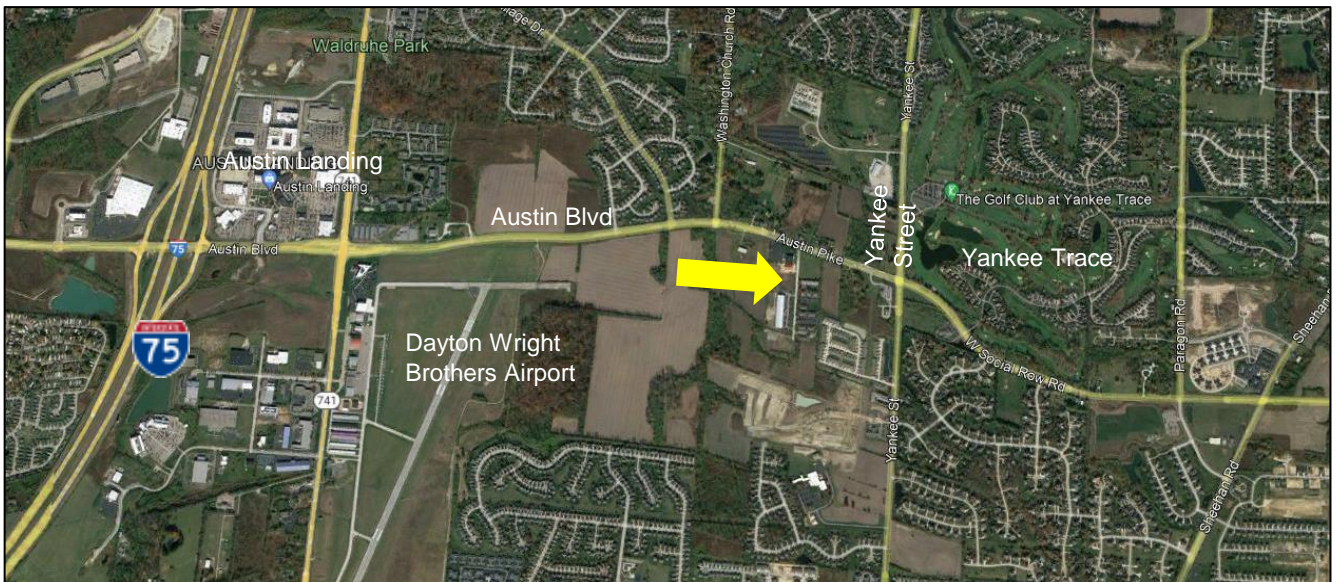
No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on assumptions which may or may not occur. You should do an independent investigation and consult your advisors with respect to an investment in or lease of this property.

## 10521 Success Lane

- Dayton, Ohio 45458
- Washington Township
- Off Austin Blvd 1.7 Miles East of I-75 & Austin Landing
- ¼ Mile West of Golf Club at Yankee Trace
- Next to South Metro Sports
- No Local Earnings Tax in Township

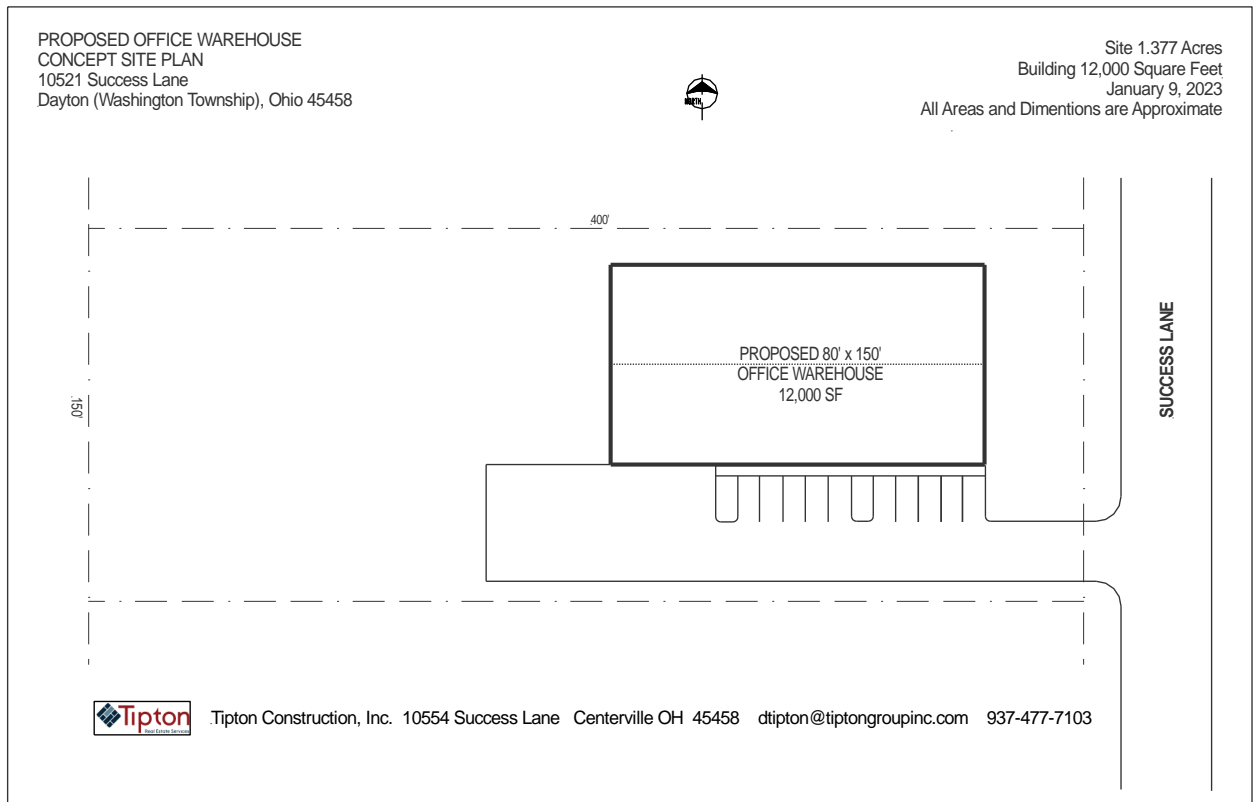
## I-1 Washington Township Zoning \*

- Manufacturing, Machine Shops, Tool & Dye
  - Equipment, Auto & Truck Rental, Sales & Service
  - Indoor Recreation
  - Office
  - Warehouse
- \* See Zoning Resolution for specific uses & conditions.



## SITE PLAN CAN BE DESIGNED TO FIT YOUR NEEDS

- 1.377 Acres
- Lot 150' x 400'
- Car Areas 8" Base & 4" Asphalt
- Truck Areas 10" Base & 4" Asphalt
- Montgomery County Water & Sewer
- CenterPoint Energy Natural Gas
- AES 3-Phase Electric

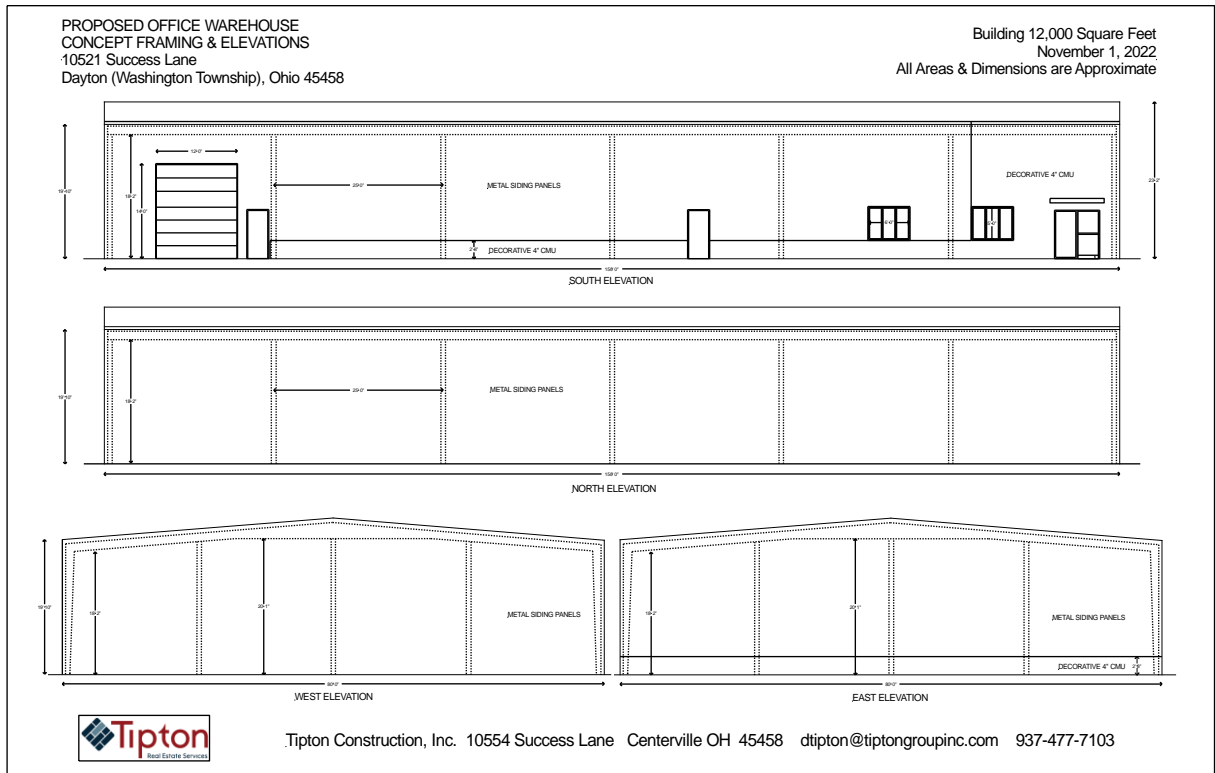


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**BUILDING CAN BE DESIGNED TO FIT YOUR NEEDS**

- 6,000 - 12,000 SF Building
- Steel Frame Structure
- Standing Seam Metal Roof
- Metal Wall Panels
- Decorative Block Accent Walls
- 6" Concrete Slab in Warehouse
- 12' x 14' Overhead Drive-In Door
- Double Sloped 1:12 Roof
- Side Wall Clear Height 18' 2"
- Center Clear Height 20' 1"
- Wall Insulation 6" R-19
- Roof Insulation 8" R-25





Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

### WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

### WHAT WE DO

#### CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

#### PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

#### SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.

