



LAND FOR SALE

±286 ACRES ON NORTHWOODS BLVD

Vandalia, OH

DEVELOPMENT SITE WITH
EXCELLENT ACCESS TO I-70/I-75



PROPERTY INFORMATION

±305 acre site

100% 15 Year Tax Abatement Pre 1994 CRA

Ideal location for:
Commercial, Industrial, Medical, or Office Developments

All utilities available at site

Located in Vandalia, OH submarket of Dayton

CONTACT US:



SCOTT PICKETT
Senior Director
D: +1 614 456 0666
M: +1 614 264 4400
tom.miles@cushwake.com



TOM MILES
Senior Director
D: +1 614 222 0897
M: +1 614 327 5193
tom.miles@cushwake.com

325 JOHN H. MCCONNELL BLVD.
Suite 450
Columbus, Ohio 43215
+1 614 241 4700
cushmanwakefield.com



Immediate access to
I-70 & I-75



Close proximity to Dayton
International Airport



US's #1 90-Minute Market



Neighborhood with
diverse amenities



SURROUNDING PROPERTIES

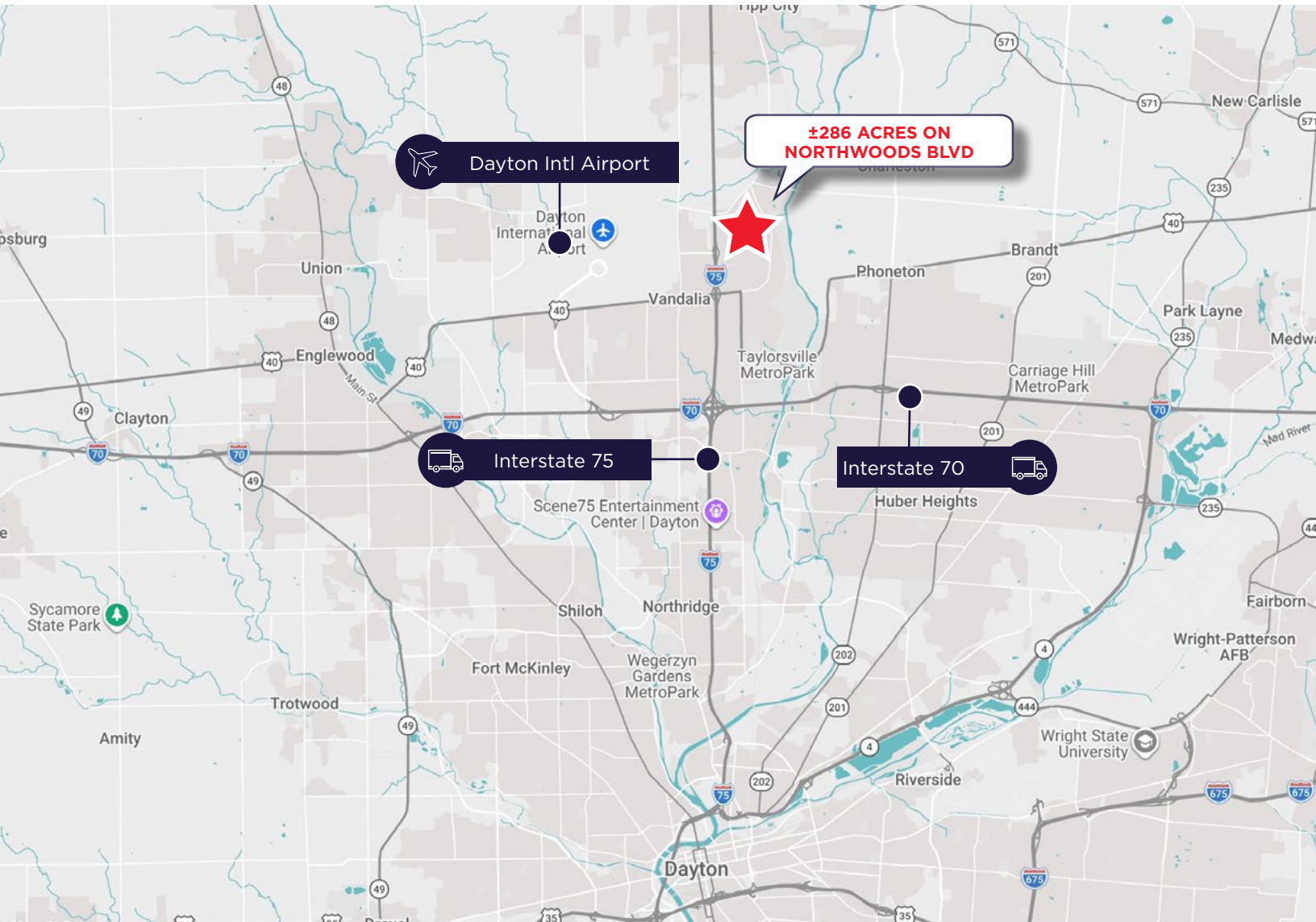
1	Legrand	625,050 SF
2	TJX	1,061,677 SF
3	The Procter & Gamble Company	1,791,246 SF
4	Amazon	630,000 SF
5	Crocs	766,937 SF
6	Komyo Logistics	521,154 SF
7	Crocs	555,251 SF
8	United Alloy	524,160 SF
9	Supply Technologies	349,600 SF
10	Purina Animal Nutrition	255,888 SF
11	Energizer Holdings, Inc.	569,966 SF
12	Pratt Industries	391,537 SF
13	Chewy	690,500 SF
14	Komyo Logistics	288,602 SF
15	Infinity Global	499,146 SF
16	Komyo Logistics	418,800 SF

Situated at the powerful *I-70/I-75 interchange*, this *development-ready ±286-acre site* on Northwoods Blvd offers *exceptional access, full utilities, CSX rail service, and a 100% 15-year tax abatement.*

Just minutes from *Dayton International Airport* and surrounded by major operators such as FedEx Ground, Amazon, Chewy, P&G, and Energizer, the property provides a *strategic, infrastructure-rich location ideal for industrial, commercial, or logistics-focused development.*

Its flat, divisible acreage and proximity to one of the *nation's top 90-minute markets* make it a rare opportunity for scalable growth.

PROXIMITY MAP TO DOWNTOWN DAYTON



DISTANCE TO:

Interstate 75

> 1 Mile

Dayton Intl Airport

4.8 Miles

Interstate 70

3.5 Miles

CONTACT INFORMATION

SCOTT PICKETT

Senior Director

D: +1 614 456 0666

M: +1 614 264 4400

scott.pickett@cushwake.com

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Senior Director

D: +1 614 222 0897

M: +1 614 327 5193

tom.miles@cushwake.com

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cushmanwakefield.com

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