

COMMERCIAL LAND - WASHINGTON TWP.



10591 SUCCESS LANE
DAYTON, OH 45458



Property Highlights:

Acreage: 2.71 Acres

Sale Price: \$313,654/Acre

Parcel #: 067 03605 0040

- ✓ Zoning: I-1; Light Industrial
- ✓ High Speed Fiber Optic Access
- ✓ Developing Area
- ✓ Utilities Available



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Washington Township in the Dayton, Ohio area is an attractive location for a data center because it combines reliable Midwest infrastructure with relatively low costs and low risk. The region has a strong and stable power grid, access to regional and long-haul fiber networks, and a central U.S. location that supports efficient latency to both Midwest and East Coast markets. Land, construction, and operating costs are generally lower than in major coastal or established hyperscale hubs, and Ohio offers state-level tax incentives that can improve project economics. The area is also largely insulated from major natural disasters, which supports uptime and resiliency. While Washington Township itself is not a major data center cluster like Columbus, the broader Dayton region has existing digital infrastructure and room for growth, making it a potentially strategic, and cost-effective option.



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