



FOR SALE!
\$1,595,600



**SE Lyons Rd & Newmark Dr.
Miami Township, OH 45342**

INDUSTRIAL/PUD LAND WITH NO LOCAL EARNINGS TAX!

PROPERTY FEATURES:

- No local Earnings Tax
- 15.96 Acres Zoned PD-5
- Soils Compaction Field Tested, Wetlands and Delineation and Habitat Assessment Completed
- Two Points of Entrance



- Commercial
- Investment
- Land

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Real Estate Services



Fact Sheet

Price:	\$1,595,600
County:	Montgomery
City:	Miami Township
Lot Size:	15.95
Zoning:	PD-5
Water:	Lyons and Newmark Water: 8" and 16" on Lyons Rd
Sewer:	Sanitary Sewer: 2-18" sewers
Phase 1 Environmental:	Completed February 2015
Wetlands Delineation & Habitat Assessment:	Completed February 2015
Survey and Topo:	Available
Soil Testing:	Completed March 2016
Property Taxes:	\$10,790.83

Property Description:

15.956 acres zoned PD5 and will require a plan approval through Miami Township. This is one of the last large parcel developments available in Miami Township with no local earnings tax. Ideal location for distribution warehouse or corporate facility needing office and warehousing-production. All utilities are at or near site including an 8 inch and a 16 inch water line along with 18 sewers along Lyons Rd. and on rear property line. Other facilities in the immediate area are services with natural gas and 3 Phase power. Two points of access - one being from Newmark Drive and the other along the 426 feet of frontage on Lyons Rd. In 2015 a Phase One wetlands delineation and soil testing were completed. Property will have access from Lyons Road and Newark.

