



**Available:  
1.65 Acres**

**For Sale:  
\$150,000/Acre**

**Special Features:**

- **All Utilities**
- **Easy Access**
- **5 min. to I-675**



For information, contact:

**Tim Echemann, SIOR, CCIM**  
**937.492.4423**  
[techemann@IPBIndustrial.com](mailto:techemann@IPBIndustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)

**Industrial Land  
Orchard Lane  
Beavercreek, OH 45434**



Scan for more info



Land: 1.65 Acres  
Zoning: PUD-1; Industrial  
Parcel Number: B03000200330007900  
Annual Taxes: \$4,430.70

**Location:**

• Greene County is part of the I-75 corridor with access to the interstate from multiple different interchanges. Along with easy access to I-75, I-70 is only 22 minutes north of Beavercreek. These interstates provide major access to many different markets within a day's drive.

**Highlights:**

- 5 Minutes to I-675
- Easy Access
- Fully Developed Commerce Parcel
- High Speed Fiber Installed 2023

