

**2055 State Route 235  
New Carlisle, Ohio 45344**



- **40± Acres Total**
- **Industrial Use**
- **City Utilities Available**
- **6.6 Miles to I70**
- **Undeveloped Land**
- **Zoned: I-1 Light Industrial**
- **Minor Topography**
- **Site Level & Shovel Ready**
- **814'± Frontage on 235**
- **5870 Vehicle Trips / Day**

**For more information, call:**

**Charles H. Elliott**  
**Bruns Realty Group**  
3050 Tipp-Cowlesville Rd.  
Tipp City, OH 45371

Office: 937-339-2300  
Fax: 937-339-8051  
Email: [celliott@brunsrealty.com](mailto:celliott@brunsrealty.com)  
[www.brunsgc.com](http://www.brunsgc.com)

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**Industrial Land for Sale**  
**2055 SR 235**  
**New Carlisle, Ohio 45344**

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**Property Information:**

This 40+/- Commercial-Industrial acreage is in New Carlisle Ohio; a part of the prodigious Cross Roads of America. The vacant land is currently undeveloped and zoned light industrial. Located on SR 235 (6.6 miles) north of Interstate 70; it is an extension of the existing Industrial Park. The site is large enough to handle a major manufacturing concern or distribution center or subdivided into smaller lots. The property has easy access points on SR 235 and/or Addison-New Carlisle Road. All the utilities necessary for heavy or light industrial uses are adjacent to the property. It's 20 miles; The Dayton International Airport or the Springfield Airport. Make this your Commercial project.

**Additional Information:**

This is undeveloped land is located in New Carlisle, Ohio 6.6 mile north of exit 41 (SR 235) off Interstate 70. This is the main corridor to the Honda Plant and their parts suppliers. The zoning is I-1 Light Industrial with Manufacturing, R&D, Warehouse and Storage uses to name a few. The parcel may be available for financial incentives from The City of New Carlisle, EDGE, Dayton Coalition and Jobs Ohio. This parcel is at the Cross Roads of America.

**Platting Information:**

- Clark County-City of New Carlisle
- Zoned: I-1 Light Industrial
- 40+/- Acres Total
- Site is level & Shovel ready
- 814 'frontage on SR 235

**Utilities:**

- City water
- City Sewer
- City Storm
- DP&L Power

**Additional Amenities:**

- 6.6 miles to I-70
- Major Corridor to Honda plant & parts suppliers
- Centrally located between Dayton, Springfield & Marysville

**Direction:**

From: I70 go North on SR 235 (exit 41) 6.6 miles. The site is on the west just before Mad River Steel.

