

# AVAILABLE

## Northgate Commerce Center



For more information, contact:

**Mark Dlott, SIOR**

Colliers Turley Martin Tucker

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Dayton, OH 45439

[937.424.2446](tel:937.424.2446)

# Northgate Commerce Center

This easily-accessed property is located on I-75 at Exit 68, SR 571 in Tipp City, Ohio, and is located 6 miles north of I-70. Dayton International Airport is just 10 minutes away.

## Lot Sizes & Prices:

### Office - Service District (O/S)

Lot #3	2.605 Acres	\$70,000/Acre
Lot #13	2.618 Acres	\$70,000/Acre
Lot #14	2.618 Acres	\$70,000/Acre
Lot #15	2.619 Acres	\$70,000/Acre

### Light Industrial (I-I)

Lot #6	6.004 Acres	\$45,000/Acre
Lot #7	10.565 Acres	\$68,000/Acre
Lot #10	12.607 Acres	\$45,000/Acre
Lot #11	14.370 Acres	\$68,000/Acre
Lot #12	10.193 Acres	\$68,000/Acre
Lot #16	10.477 Acres	\$68,000/Acre
Lot #17	18.048 Acres	\$45,000/Acre
Lot #18	14.263 Acres	\$68,000/Acre

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## Data - Site, Utility and Tax

### Setback Requirements

I-I

Front 50'

Side 20' Minimum or height of building

Rear 20' Minimum or height of building

O/S

Front 25'

Side 10' plus 1' for each 2 feet of building over 20'

Rear 35'

### Sewer

10" along 25A

15" along Blauser and North along Kinna

18" from I-75 to Kinna

8" Along Kinna south of Blauser

### Water

12" through park

### Fiber Optics

Yes

### Water/Sewer Taps

Interior Lots: 8" Water and 8" Sewer

I-75 Lots: 8" Water and 8" Sewer

25A Lots: Live water tap and 8" Sewer

### Gas

4" - 6" line

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TURLEY  
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## Data - Site, Utility and Tax

### Electrical

12470/7200 Volts  
3 Phase  
Load Circuit Breaker at Street

### Utility Suppliers

Water/Sewer/Electric: Tipp City Municipal  
937-667-6305  
Natural Gas: Vectren  
Communications: Verizon

### Utility Rates

Electrical	Based on 100KWD and 20,000KWH: \$1,941 Based on 200KWD and 100,000KWH: \$6,529 Based on 400KWD and 130,000KWH: \$9,753 Based on 1,000KWD and 300,000KWH: \$23,087
Water	\$110.70 per 3 months based on 22,500 gallons or 3,000 cubic feet
Sewer	\$71.73 per 3 months based on 22,500 gallons or 3,000 cubic feet
Gas	Plan Rate 130 First 1000 CCF: 15371/CCF Next 14000 CCF: 12719/CCF Over 15000 CCF: 10722/CCF

### Taxes

Real Estate: Effective 46.05941  
Income Tax: 1.25%  
Economic Incentives: Tipp City Planning  
937-667-6305

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