



## St. Marys Industrial Site 3

This prime St. Marys industrial site is located adjacent to U.S. 33 and Ohio 29. It is only 10 miles to Interstate 75. The site features 119 acres of industrial-zoned property (with additional acreage available) located within the city corporation limits.

St. Marys is strategically located within a 300-mile radius of more than 9 million people. Dayton, Columbus, Cincinnati, Toledo and Fort Wayne (Indiana) are all within 100 miles of St. Marys. That makes St. Marys a true hub to the Midwest.

Join several other manufacturers who have taken advantage of St. Marys' ideal location to quickly access major markets and save on transportation costs.

Incentives are available to further reduce already low tax rates and increase profits. For more information, visit: [StMarysDevelops.com](http://StMarysDevelops.com).

### Site Specifications

Acres:	119+
Highway:	U.S. 33
Interstate:	I-75
Mi. to Interstate:	10
Tax Incentives:	Yes
School System:	St. Marys
Utilities:	Adjacent
Price per acre:	\$20,000 (Negotiable)