



McKinley Road Industrial Site

Located at 05071 McKinley Road, this competitively priced, 32.2 acre prime industrial site fronts U.S. 33, a four-lane highway and is just 11 miles from Interstate-75. More than 5.8 million vehicles travel past the location every year. That equates to 16,000 per day. The parcel is zoned for industrial uses and all utilities are at the site. The site is located in the heart of St. Marys' industrial row with several successful businesses calling McKinley Road home.

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.



Site Specifications

Acre:	32.2
Highway:	U.S. 33
Interstate:	I-75
Mi. to Interstate:	11
Tax Incentives:	Yes
Gas:	6 in. (HP)
Water:	12 in.
Sewer:	12 in.
Electric:	12,470 V
Price per acre:	\$12,500 (negotiable)