

**NORTHGATE
COMMERCE
CENTER**
...on I-75 at Tipp City, near I-70

A Prime Industrial & Commercial Park

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. The park is ideal for companies that need a regional office or that specialize in **aerospace, automotive, aviation, distribution, information technologies, manufacturing and tele-marketing.**

Lots — Size & Price

Phase I — 9 Lots

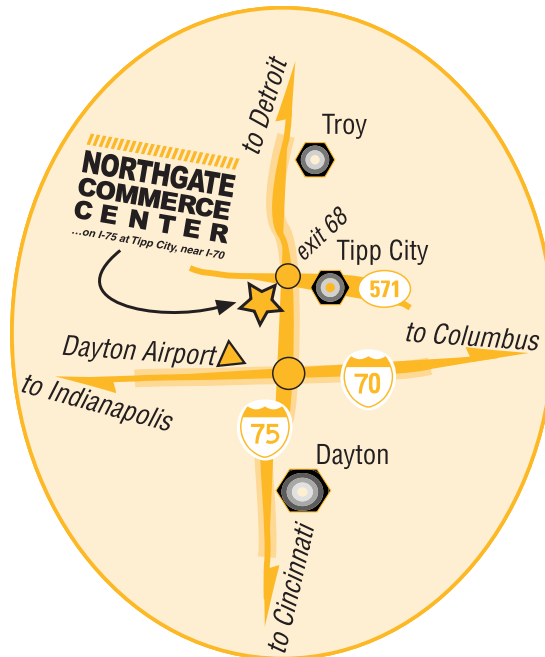
Office — Service District

Lot #1	2.112 Acres	\$70,000/Acre
Lot #2	2.043 Acres	\$70,000/Acre
Lot #3	2.605 Acres	\$70,000/Acre

Light Industrial

Lot #4	6.010 Acres	\$45,000/Acre
Lot #5	6.010 Acres	\$45,000/Acre
Lot #6	5.951 Acres	\$45,000/Acre
Lot #7	10.565 Acres	\$68,000/Acre
Lot #8	10.251 Acres	\$45,000/Acre
Lot #9	10.111 Acres	\$45,000/Acre

Location — I-70 / I-75



Located at the
"Crossroads
of America"

For the latest
site information
call us at:
(937) 498-1600

or visit us at:
www.northgatecc.com