

North Dayton Distribution Center

ABBOTT PARK WAY & CR
25A, TIPP CITY, OH

PHASE II

- + PLANNED SPECULATIVE CONSTRUCTION/ BUILD TO SUIT
- + ±75,000 SF TO 325,000 SF AVAILABLE FOR LEASE
- + 15-YEAR, 100% REAL ESTATE TAX ABATEMENT
- + FLEXIBLE BUILDING (CROSS-DOCKED OR REAR-LOADED)
- + IDEAL LOCATION FOR LOCAL AND REGIONAL DISTRIBUTION



LOCATED JUST NORTH OF DAYTON INTERNATIONAL AIRPORT, THE PROPERTY OFFERS
EASY ACCESS TO I-75 AND I-70 PLUS A LARGE SURROUNDING AREA WORKFORCE

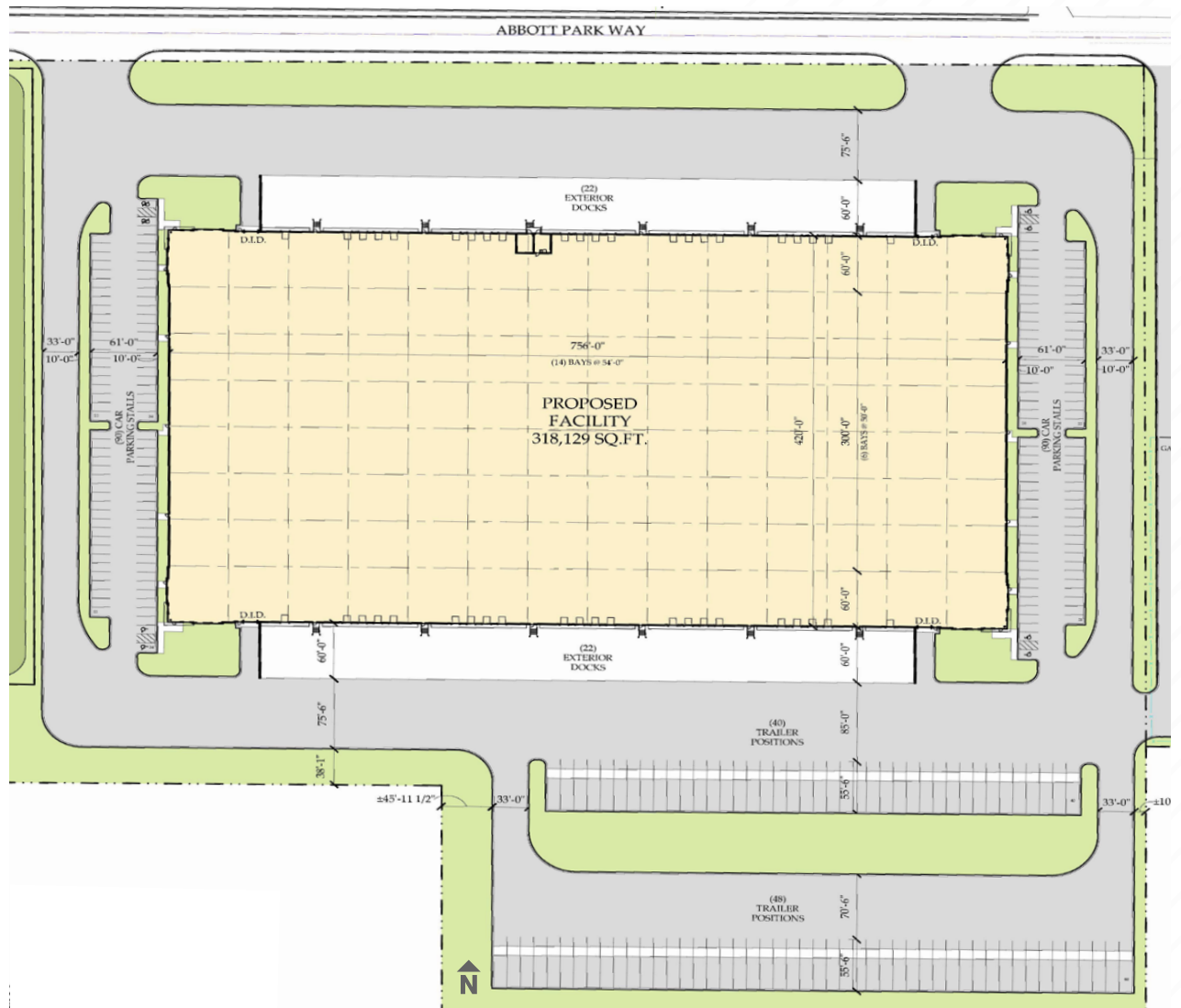
HSA
COMMERCIAL REAL ESTATE

CBRE

Conceptual Site Plan

Option 1

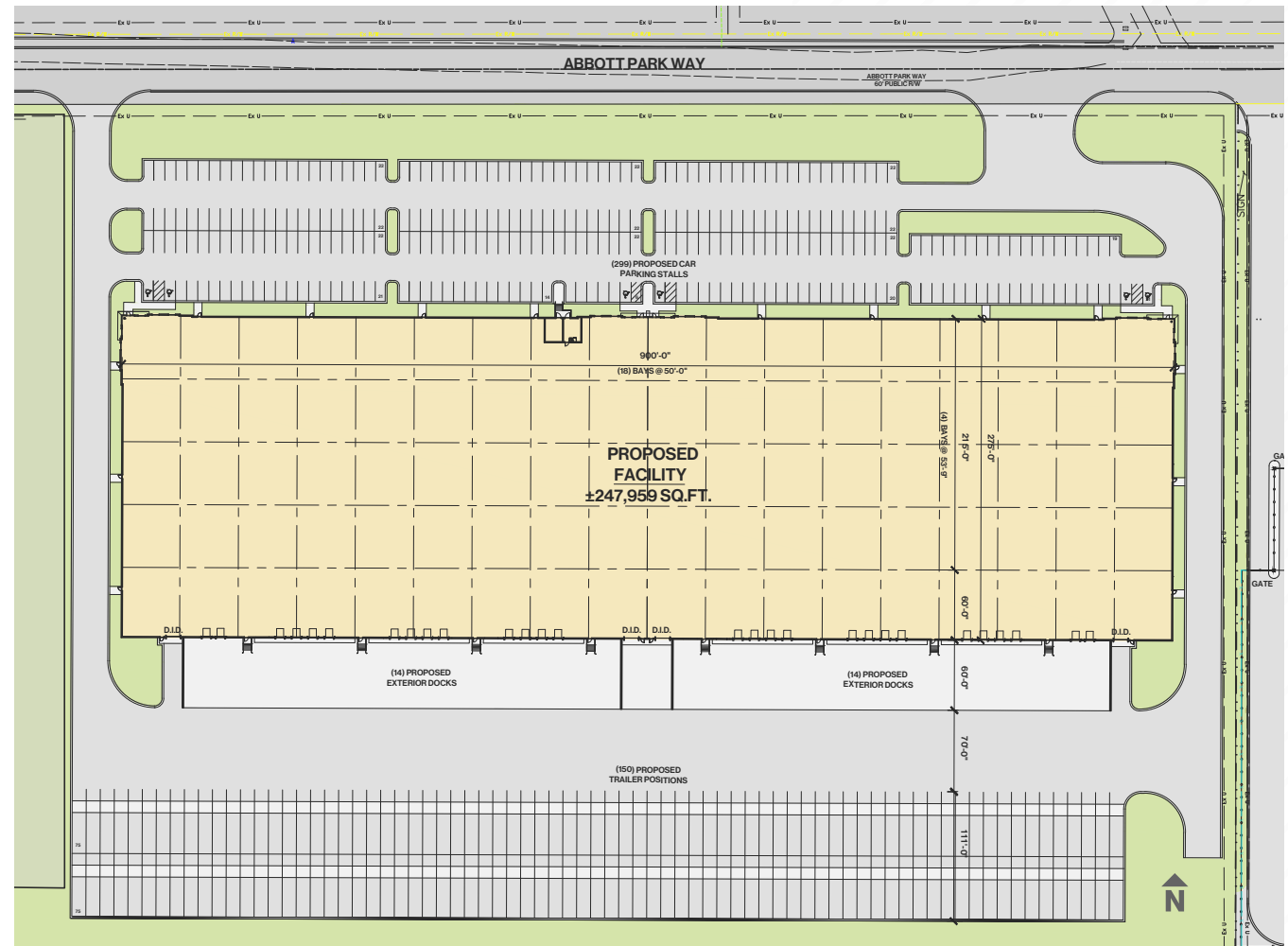
- + 15-YEAR, 100% REAL ESTATE TAX ABATEMENT
- + 25.87 ACRES
- + AVAILABLE SF - 318,129 SF (DIVISIBLE)
- + OFFICE TO SUIT
- + 36' CLEAR HEIGHT
- + 44 DOCKS
- + 4 DRIVE-IN DOORS
- + 88 TRAILER PARKING
- + 180 CAR STALLS
- + TYPICAL BAY SIZES 50' X 50'
- + 60' LOADING BAYS
- + 140' TRUCK COURT
- + LED LIGHTING: 30 FC IN THE BASE BUILDING BASED ON UNRACKED LAYOUT
- + ESFR SPRINKLER SYSTEM
- + 8" CONCRETE FLOORS
- + CLERESTORY: FRONT AND REAR WALLS



Conceptual Site Plan

Option 2

- + 15-YEAR, 100% REAL ESTATE TAX ABATEMENT
- + 25.87 ACRES
- + 247,959 SF (DIVISIBLE)
- + 36' CLEAR HEIGHT
- + 28 DOCKS
- + 4 DRIVE-IN DOORS
- + 150 TRAILER PARKING
- + 299 CAR STALLS
- + TYPICAL BAY SIZES 50' X 53' 9"
- + 60' LOADING BAYS
- + 130' TRUCK COURT
- + ESRF SPRINKLER SYSTEM
- + LED LIGHTING: 30 FC IN THE BASE BUILDING BASED ON UNRACKED LAYOUT
- + 8" CONCRETE FLOORS
- + CLERESTORY: FRONT AND REAR WALLS



Neighboring Tenants & Amenities

Located just North of Dayton International Airport, the property offers easy access to I-75 and I-70 plus a large surrounding area workforce, making it an ideal location for local and regional distribution.



North Dayton Distribution Center

I-75
1 Mile

meijer

meijer

Abbott

MENARDS

I-75
1.4 Miles

FIFTH THIRD

Logos for: Capano's, Monroe Federal, FRIDAS, usbank, Shell

Logos for: TACO BELL, Holiday Inn

Logos for: CHASE, Comfort, Bob Evans, Arby's

Logos for: CVS pharmacy, bp, McDonald's, HICKORY RIVER SMOKEHOUSE, HOT HEAD BURRITOS, SUBWAY, FAMILY DOLLAR

Strong Labor Pool



2025
Total Population

WITHIN A
15-MIN DRIVE
85,208

WITHIN A
30-MIN DRIVE
639,336

WITHIN A
45-MIN DRIVE
1,216,009



2025 Employed Civilian
Population 16+

WITHIN A
15-MIN DRIVE
45,636

WITHIN A
30-MIN DRIVE
320,530

WITHIN A
45-MIN DRIVE
611,742



2025 Occupation:
Production

WITHIN A
15-MIN DRIVE
4,703

WITHIN A
30-MIN DRIVE
26,966

WITHIN A
45-MIN DRIVE
50,149

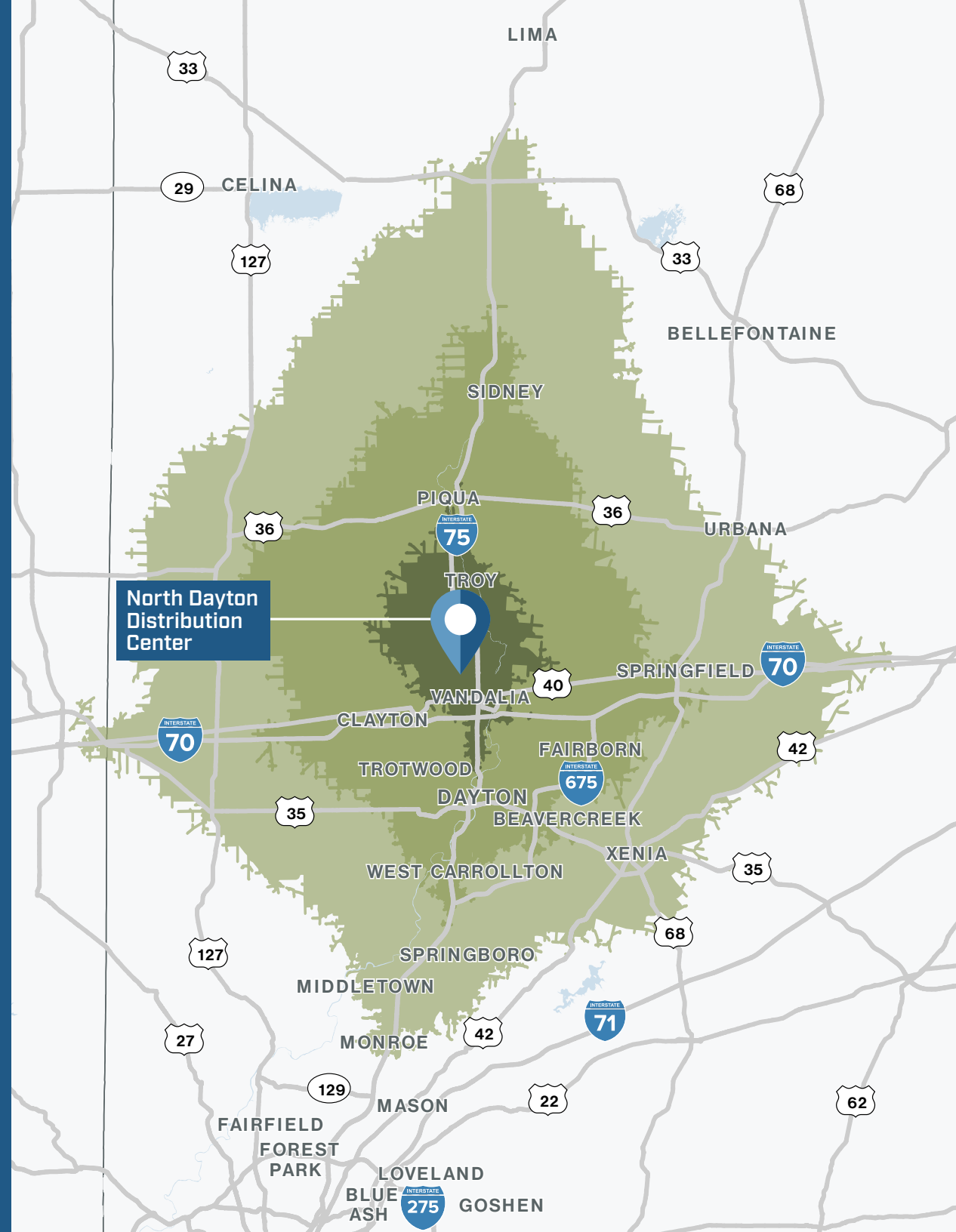


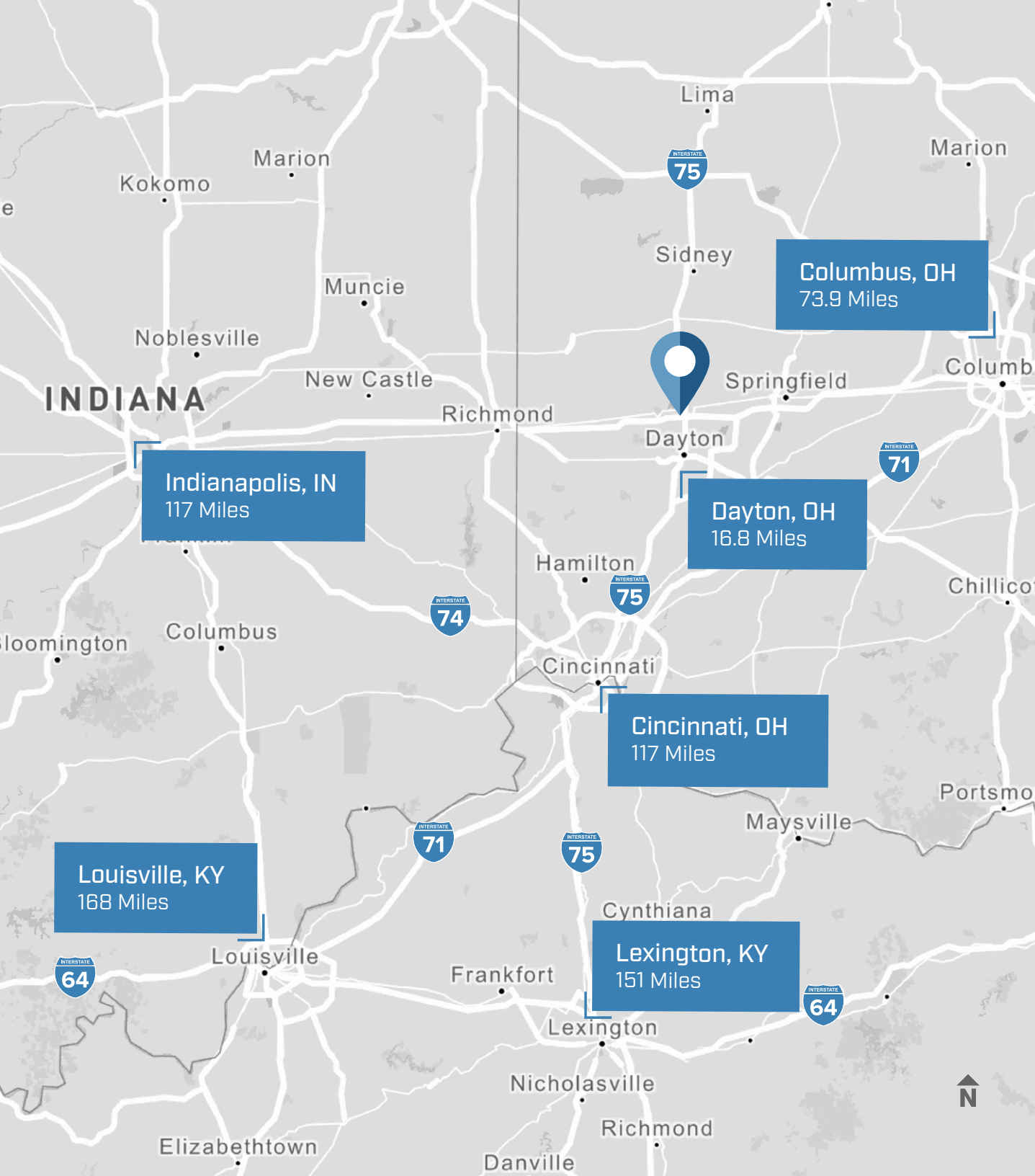
2025 Occupation Estimate Percentage
of People in Production, Transportation,
and Material Moving Industries

WITHIN A
15-MIN DRIVE
39.32%

WITHIN A
30-MIN DRIVE
37.16%


WITHIN A
45-MIN DRIVE
34.88%






The Region Within Reach

 I-75 - 1 MILE

 I-70 - 7.7 MILES

 DAYTON INTERNATIONAL AIRPORT - 8.4 MILES

 CINCINNATI INTERNATIONAL AIRPORT / PRIME AIR / DHL SUPERHUB - 80.6 MILES



meijer

Abbott

North Dayton
Distribution
Center

E Main St

Shyler St

E Evanston Rd

Lighter Rd

Dayton International
Airport 8.4 Miles

40

I-70
7.7 Miles

202

Contacts

CHRIS CAREY

+ 1 513 369 1369

chris.carey@cbre.com

DOUG WHITTEN

+1 513 369 1332

doug.whitten@cbre.com

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