

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

ABBOTT PARK WAY & CR 25A
TIPP CITY, OH



North Dayton Distribution Center 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

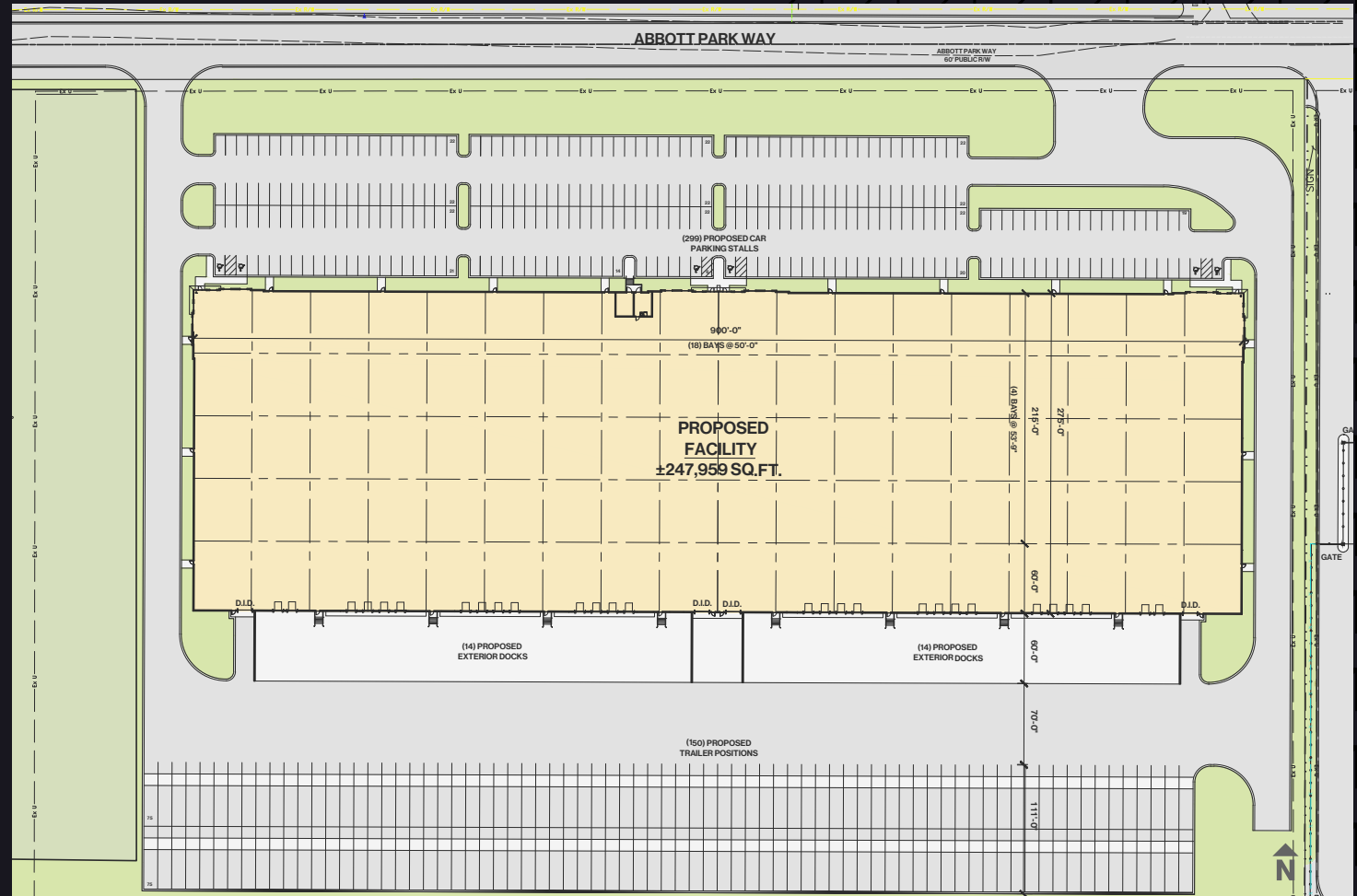
CBRE

HSA
COMMERCIAL REAL ESTATE

Conceptual Site Plan

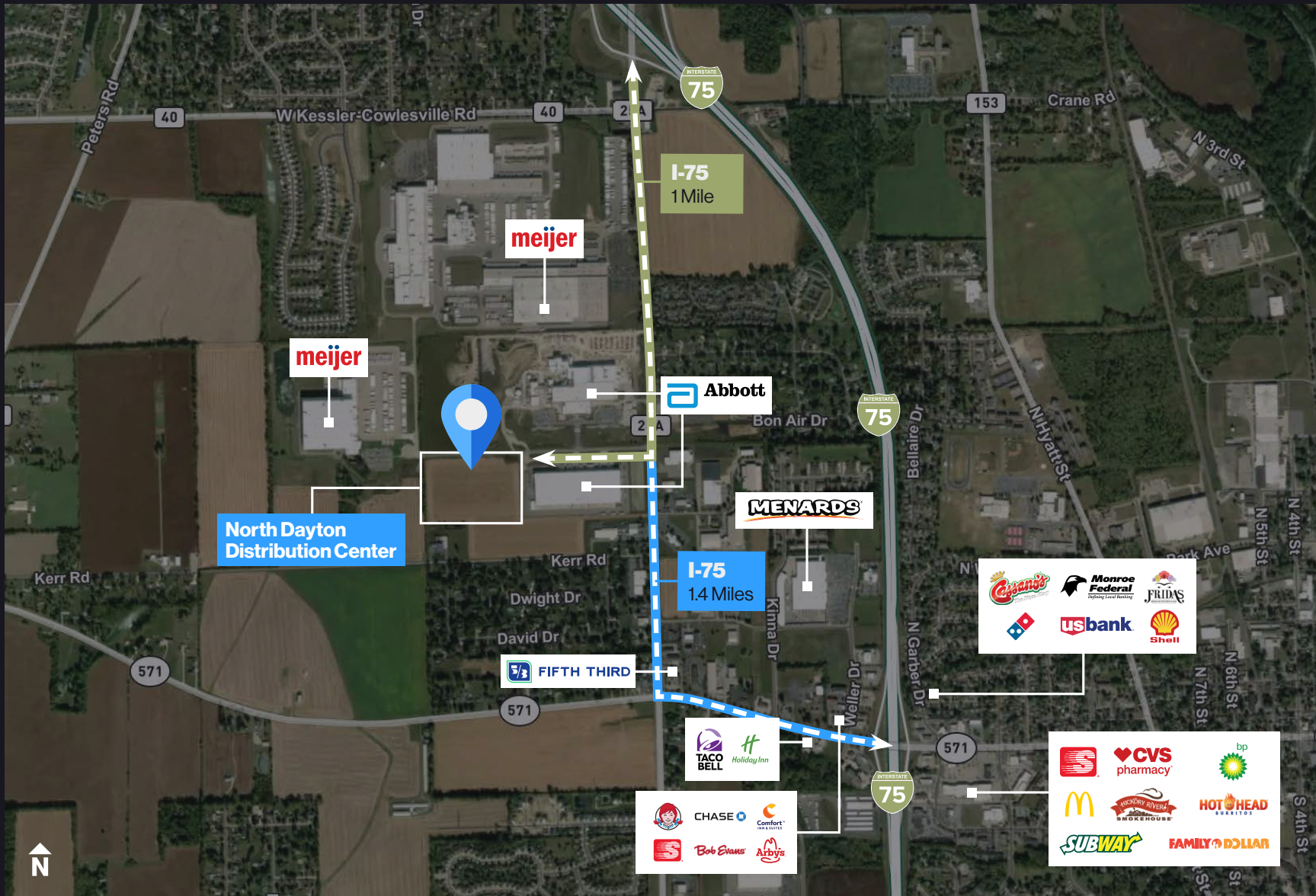
Option 2

- + 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.



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

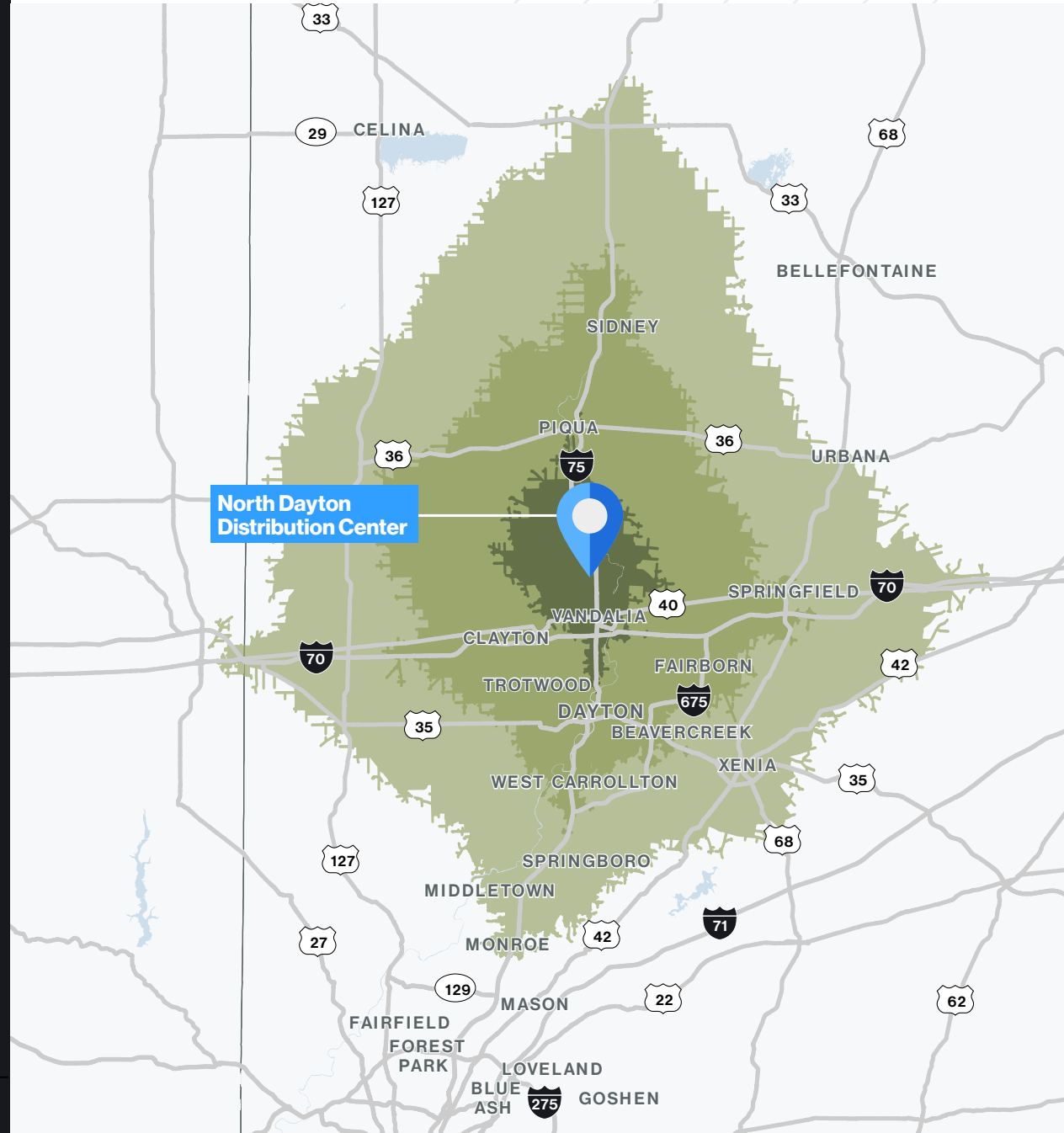
39.32%

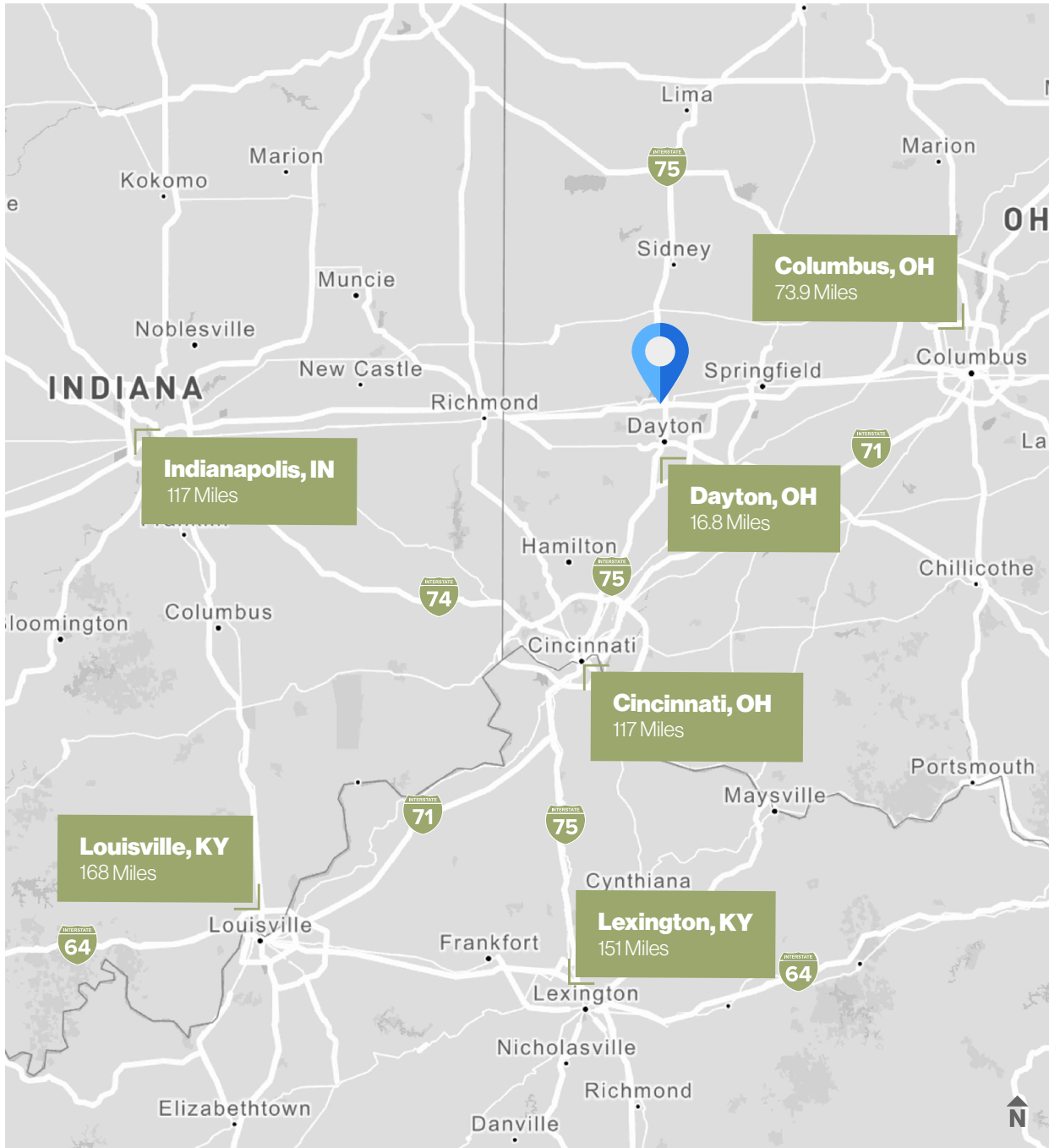
WITHIN A
30-MIN DRIVE

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

