

AIRSIDE NORTH

at Wilmington Air Park

Unique Build-to-Suit Opportunity



Developed By:

Tenby
PARTNERS



Spaces ranging from
75,000 - 1,300,000 ± SF

SITE OVERVIEW

This 145 ± acre site is fully customizable with spaces available ranging from 75,000 SF - 1,300,000 SF.

Airside North at Wilmington Air Park is a unique Build-to-Suit opportunity located in Wilmington, OH with unparalleled access to Wilmington Air Park.



-  **#1** highest volume cargo airport in Ohio
(33% more volume than the next 6 ranked airports combined)
-  **#4** state in the country for logistics
-  **25th** highest volume cargo airport in the U.S

LOCATION OVERVIEW

Airside North at Wilmington Air Park is within 60 miles of three of Ohio's largest cities. With immediate access to the airport and major highways, Airside North is an ideal location for any user.



I-71
11 miles



I-675
33 miles



I-70
37 miles



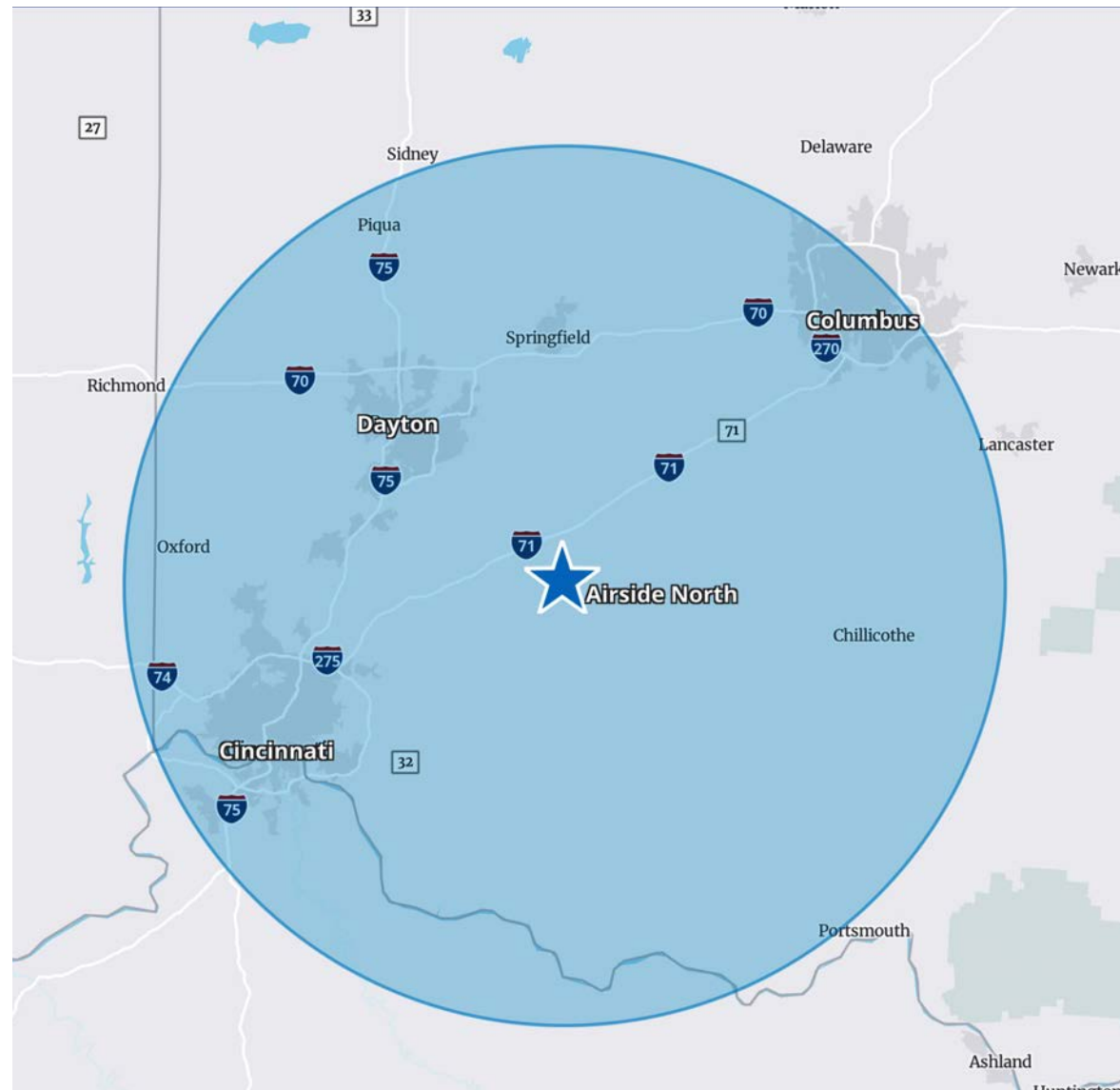
I-75
39 miles



I-275
44 miles



I-270
62 miles

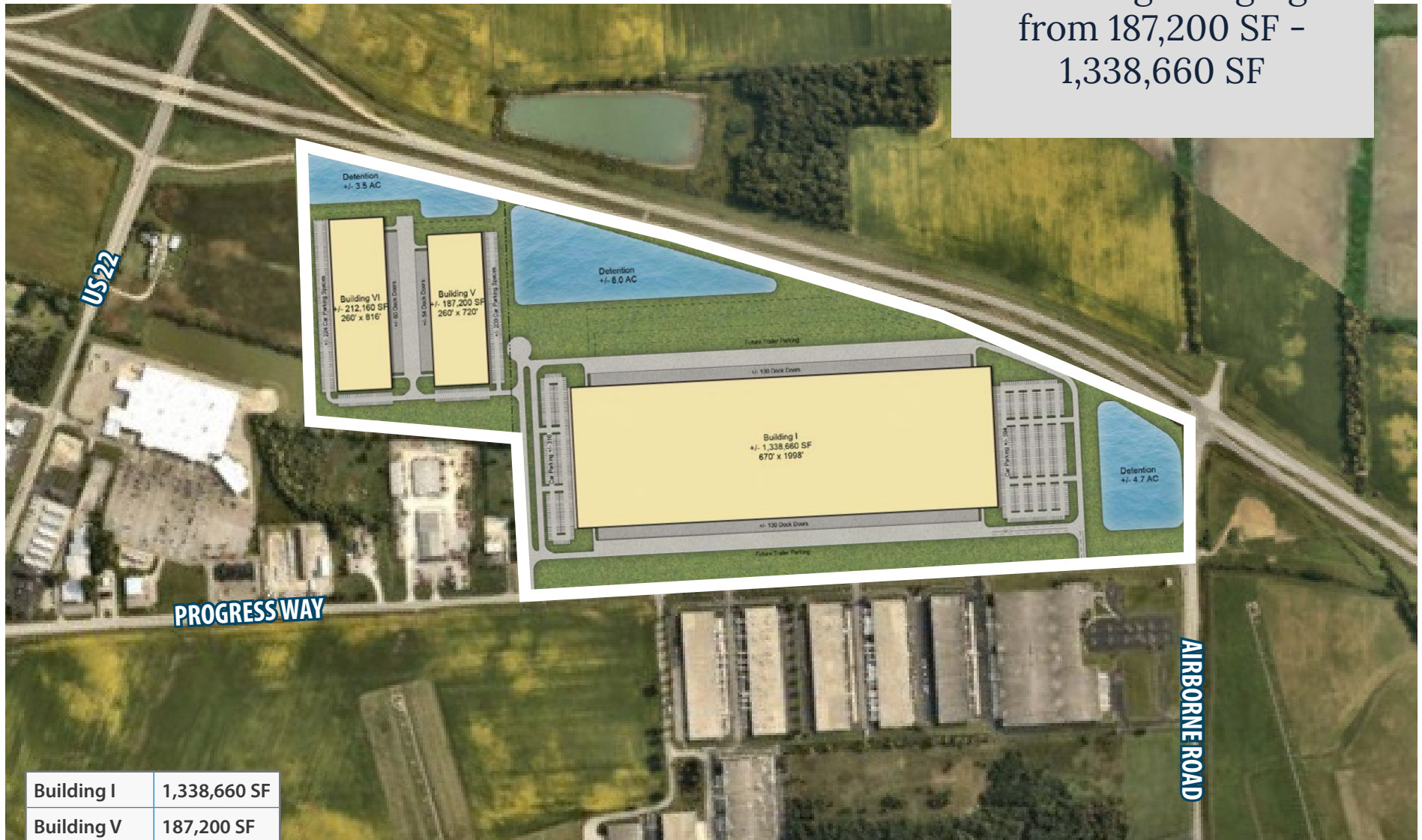


Option A features
buildings ranging
from 187,200 SF -
541,440 SF



SITE LAYOUT B

Option B features
buildings ranging
from 187,200 SF -
1,338,660 SF



Building I	1,338,660 SF
Building V	187,200 SF
Building VI	212,160 SF

AREA USERS

Airside North is situated along an array of tenants such as:

- ABX Air
- Alkermes
- Amazon
- Air Transport International
- Air Transport Services Group
- Aztek Company
- Bright Farms
- Cargill
- Connection IT
- Dash
- DealerTrack
- Deluxe Technicolor Digital Cinema
- EMSAR
- Fastenal
- Ferno
- Fyffe's
- G & J Pepsi
- Hearthside Food Solutions
- iGlobal
- Kettering Health
- Kolopin
- LGSTX
- New Sabina Industries
- Polaris
- RT Process
- Sewell Motor Express
- Tri State Media
- UHaul
- Vision Media
- VR Patients



ABOUT WILMINGTON AIR PARK

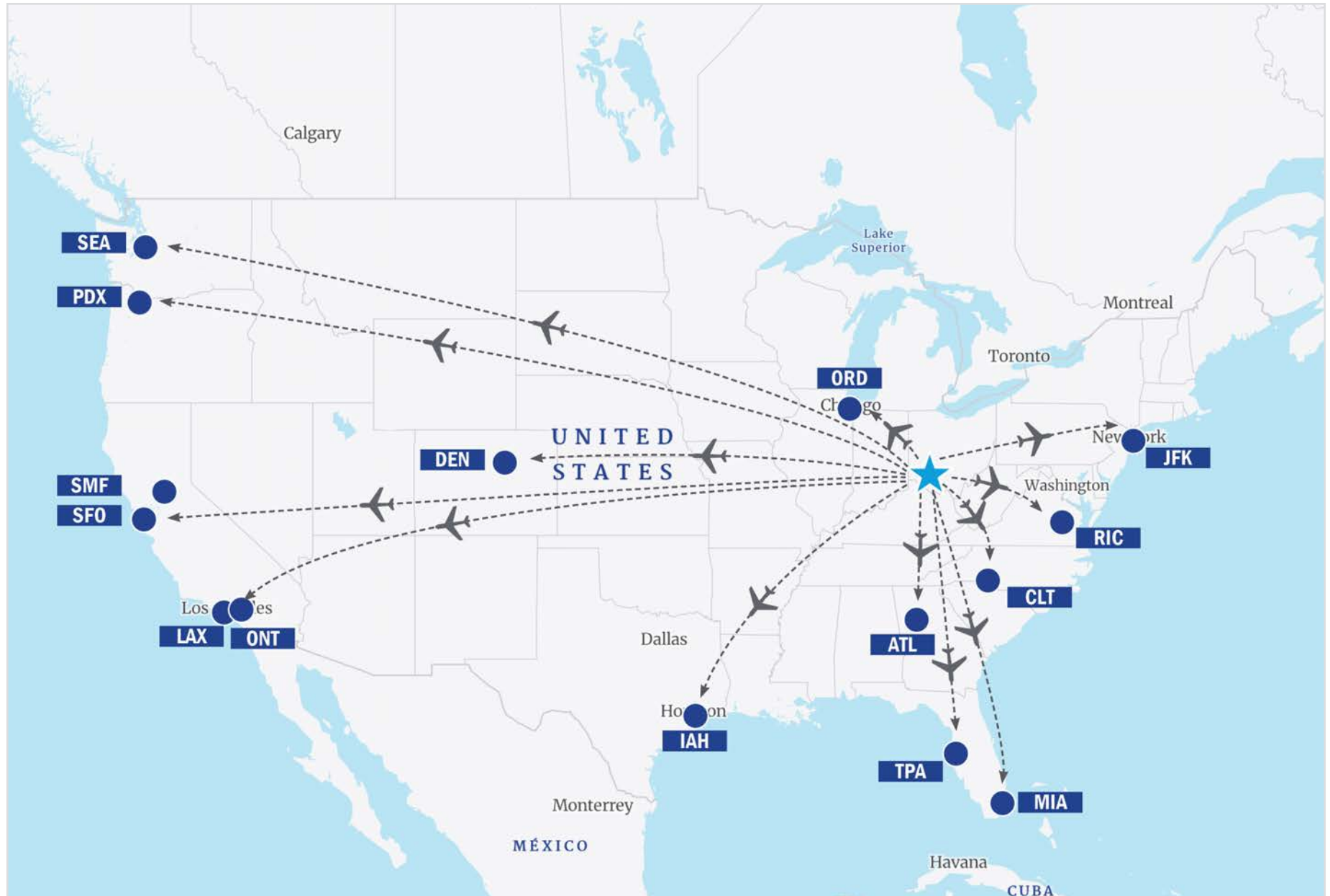


The Wilmington Air Park is an integrated Aviation and Logistics Business Park located on 1,900 acres in central Ohio. The Air Park features nearly 3 million square feet of industrial, office and hangar space. It is strategically located between Cincinnati, Columbus and Dayton, Ohio. With easy access to I-71, it also is within 50-70 miles of three international passenger-service airports. As a fully functional airport with two runways, (9,000 x 150 ft. and 10,701 x 150 ft.) and CAT III instrument approach, the Wilmington Air Park can land as large as 747-class aircrafts.

The Wilmington Air Park provides flexibility in landing schedules, plentiful aprons, on-site aircraft maintenance, Foreign Trade Zone Designation and an array of state and local incentive programs. Aerospace and cargo companies find Wilmington Air Park an ideal location to locate their business.

The Wilmington Air Park is the highest volume cargo airport in Ohio, and is 25th in the U. S. Ohio ranks in the top 4 states in the country for logistics. This premier aviation business park is ideally situated in the heart of an excellent infrastructure network. In addition, Ohio has the 7th largest road system in the U.S. Ohio is within 600 miles of 61% of all U.S. and Canadian manufacturing locations and is home to a diverse transportation system linking all North American and global markets.

DAILY FLIGHTS TO WILMINGTON AIR PARK



ACCESS

Airside North has immediate access to major highways as well as close proximity to other cargo airports:



\$3.5B Electric Battery Plant

Honda Plant

18 mins
17 miles



Wright Brothers Air Cargo

Dayton

60 mins
49.7 miles



Rickenbacker International Airport

Columbus

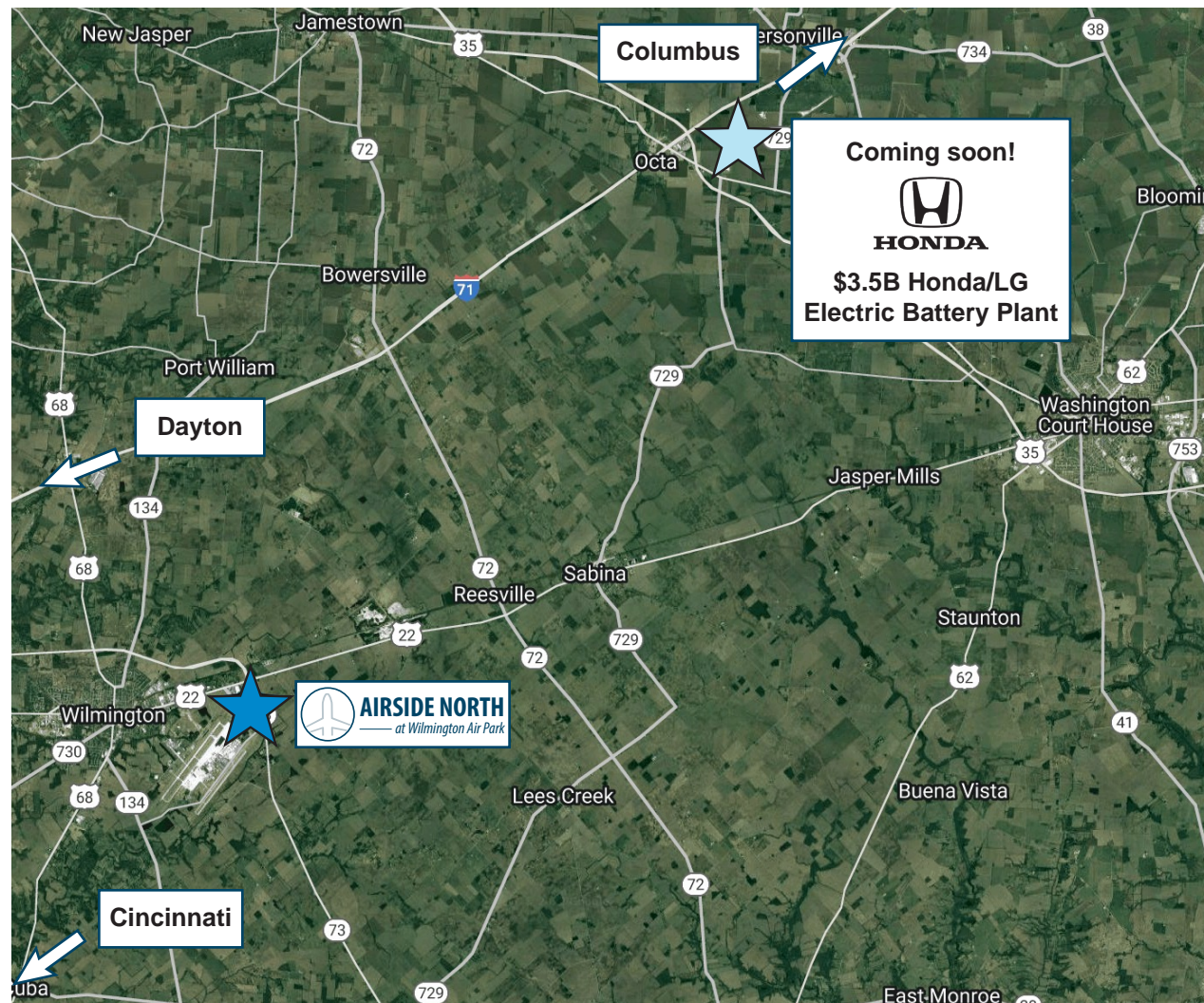
72 mins
66.1 miles



CVG Cargo

Cincinnati

77 mins
49.7 miles



WHY WILMINGTON

Wilmington is an ideal location boasting a favorable workforce. The majority of workers are engaged in manufacturing, warehouse/distribution, and transportation services. Along with an attractive workforce, Wilmington's reasonable cost of living makes it a very affordable place to do business. The cost of living is 9.4% lower in Clinton County, Ohio than the U.S. average.



2,445,665
total population
within 60 mins drive



27 minutes
average commute of
workers in the area



\$55,884
average annual
salary



\$139,100
median home
value



39
median
age



21.2%
bachelor's degree or
above



7 trade schools
within 60 miles

LABOR & DEMOGRAPHICS

As of Q1 2022, total employment for Clinton County, Ohio was 19,682 (based on a four-quarter moving average). Over the year ending Q1 2022, employment increased 4.6% in the region.

The largest major occupation group in Clinton County, Ohio is Transportation and Material Moving Occupations, employing 3,684 workers. The next-largest occupation groups in the region are Production Occupations (2,293 workers) and Office and Administrative Support Occupations (2,201).



30 minutes		60 minutes		90 minutes	
Population	133,428	Population	2,504,554	Population	5,491,734
2000-22 Population Change	6.2%	2000-22 Population Change	7.9%	2000-22 Population Change	15.3%
Employed Population	64,617	Employed Population	1,219,788	Employed Population	2,735,210
Transportation/Warehouse Workers	10.0%	Transportation/Warehouse Workers	8.0%	Transportation/Warehouse Workers	8.0%
Manufacturing/Production Workers	9.0%	Manufacturing/Production Workers	7.0%	Manufacturing/Production Workers	6.0%



AIRSIDE NORTH AT WILMINGTON PARK

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