



AIRSIDE NORTH

— at Wilmington Air Park



SPACES RANGING FROM 75,000 SF - 1,300,000 SF



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

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



#1 highest volume cargo airport in Ohio
(33% more volume than the next 6 ranked airports combined)

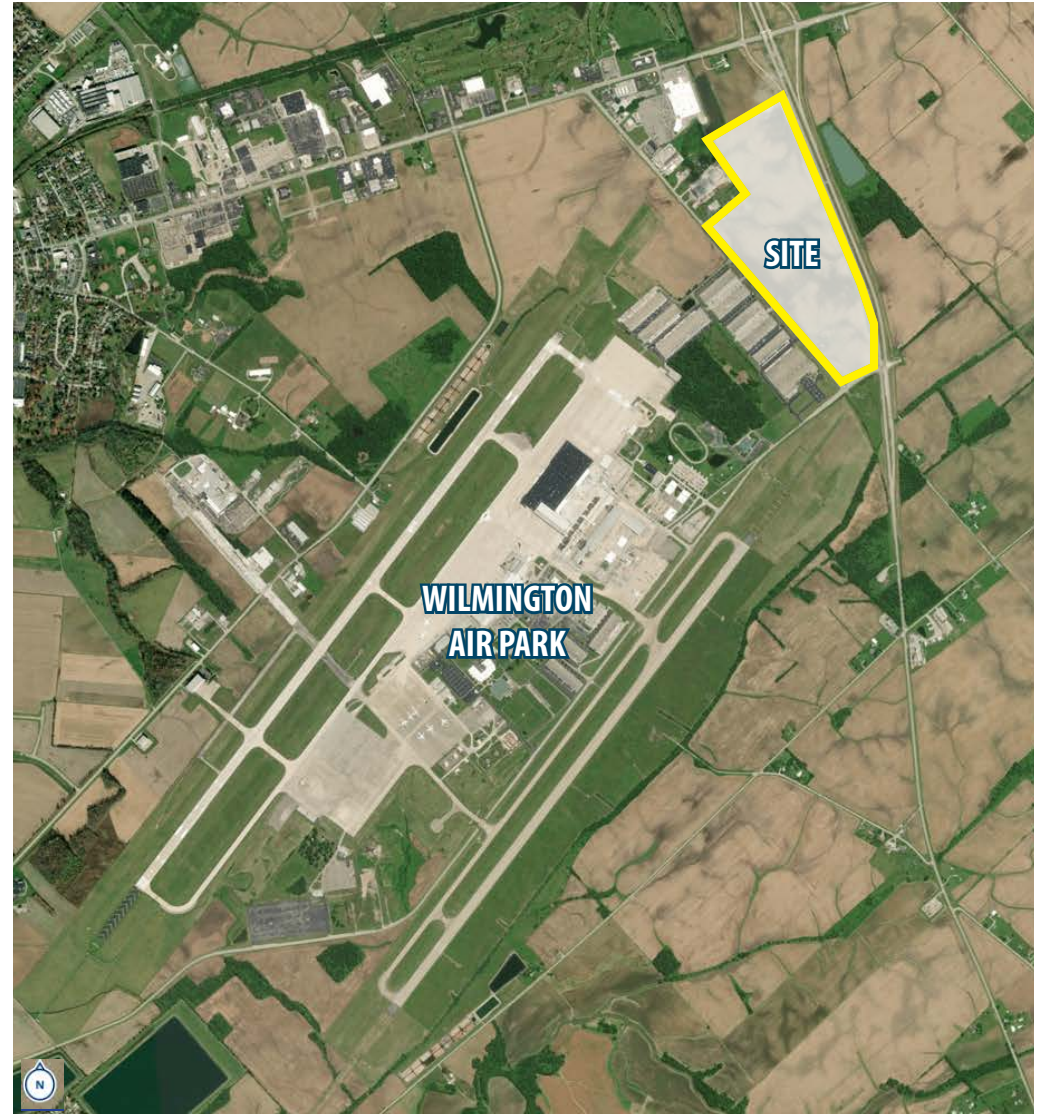


#4 state in the country for logistics



25th highest volume cargo airport in the U.S.

SITE OVERVIEW





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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.

 **11** miles to I-71

 **33** miles to I-675

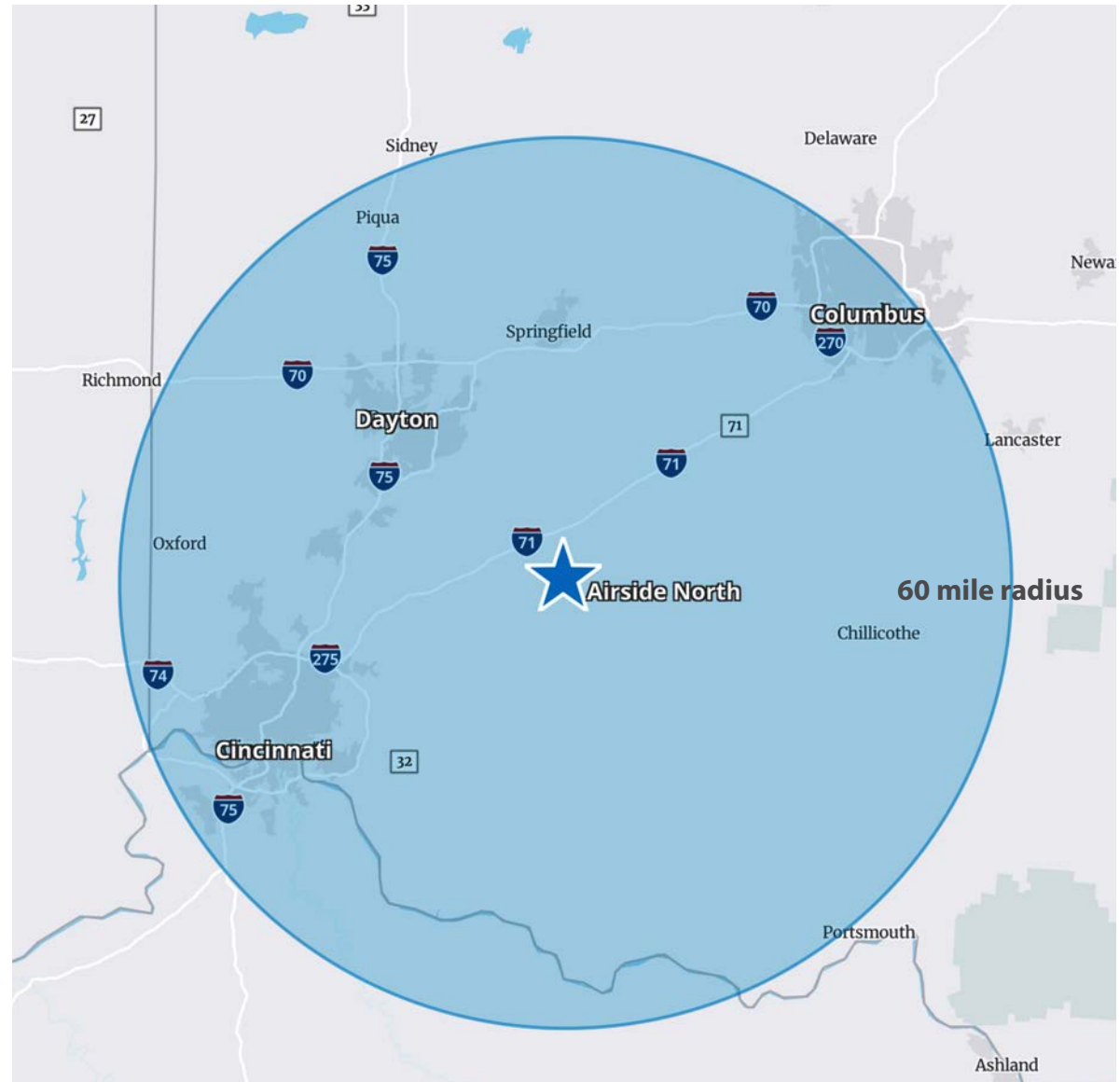
 **37** miles to I-70

 **39** miles to I-75

 **44** miles to I-275

 **62** miles to I-270

LOCATION OVERVIEW





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SITE LAYOUT A

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



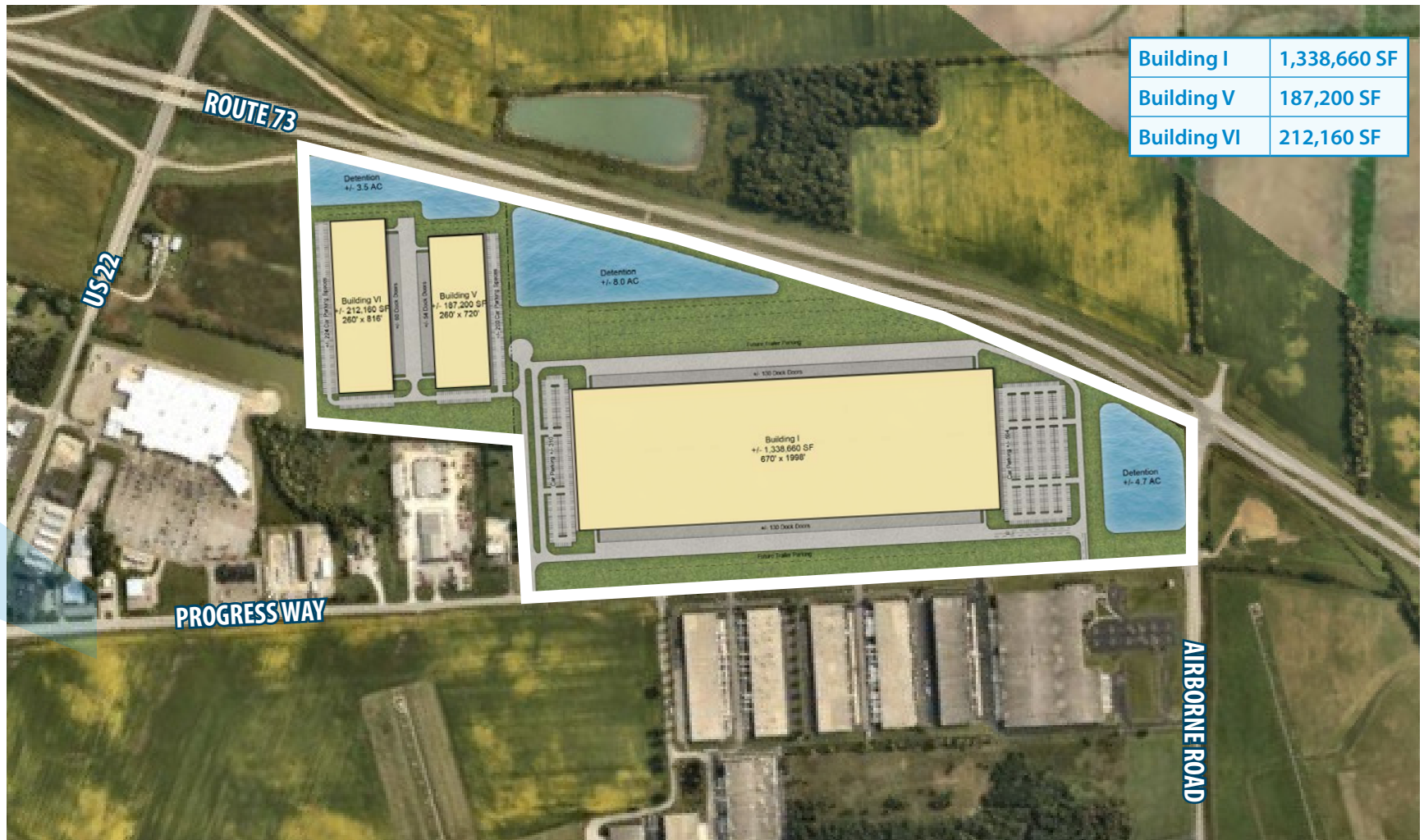


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SITE LAYOUT B

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





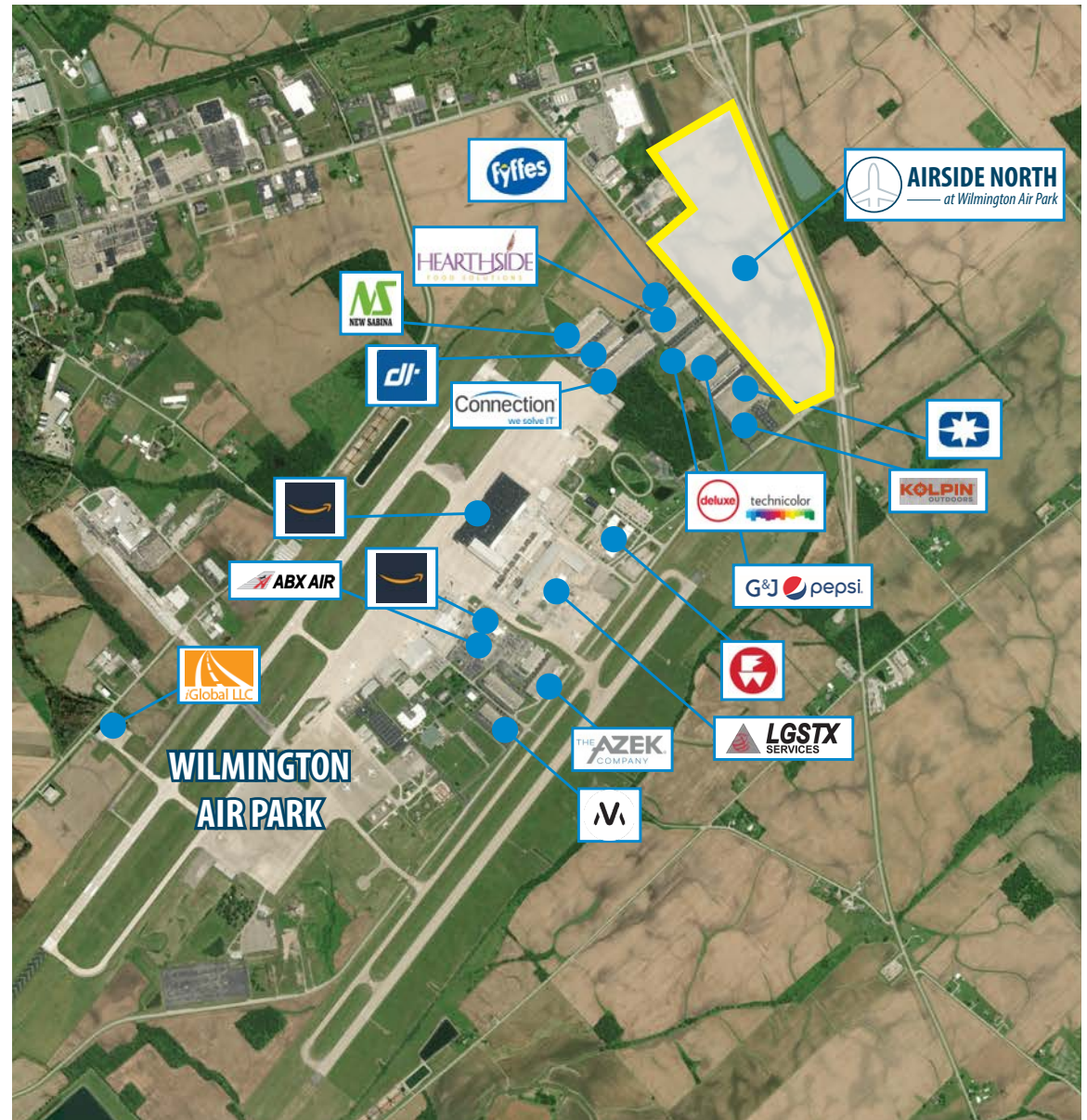
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Airside North is situated along an array of tenants such as:

- ABX Air
- Alkermnes
- 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

AREA USERS





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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.

Source: WilmingtonAirPark.com

ABOUT 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.





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DAILY FLIGHTS TO WILMINGTON AIR PARK





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ACCESS

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



Honda Plant

\$3.5B Electric Battery Plant 18 mins
17 miles



Dayton

Wright Brothers Air Cargo 60 mins
49.7 miles



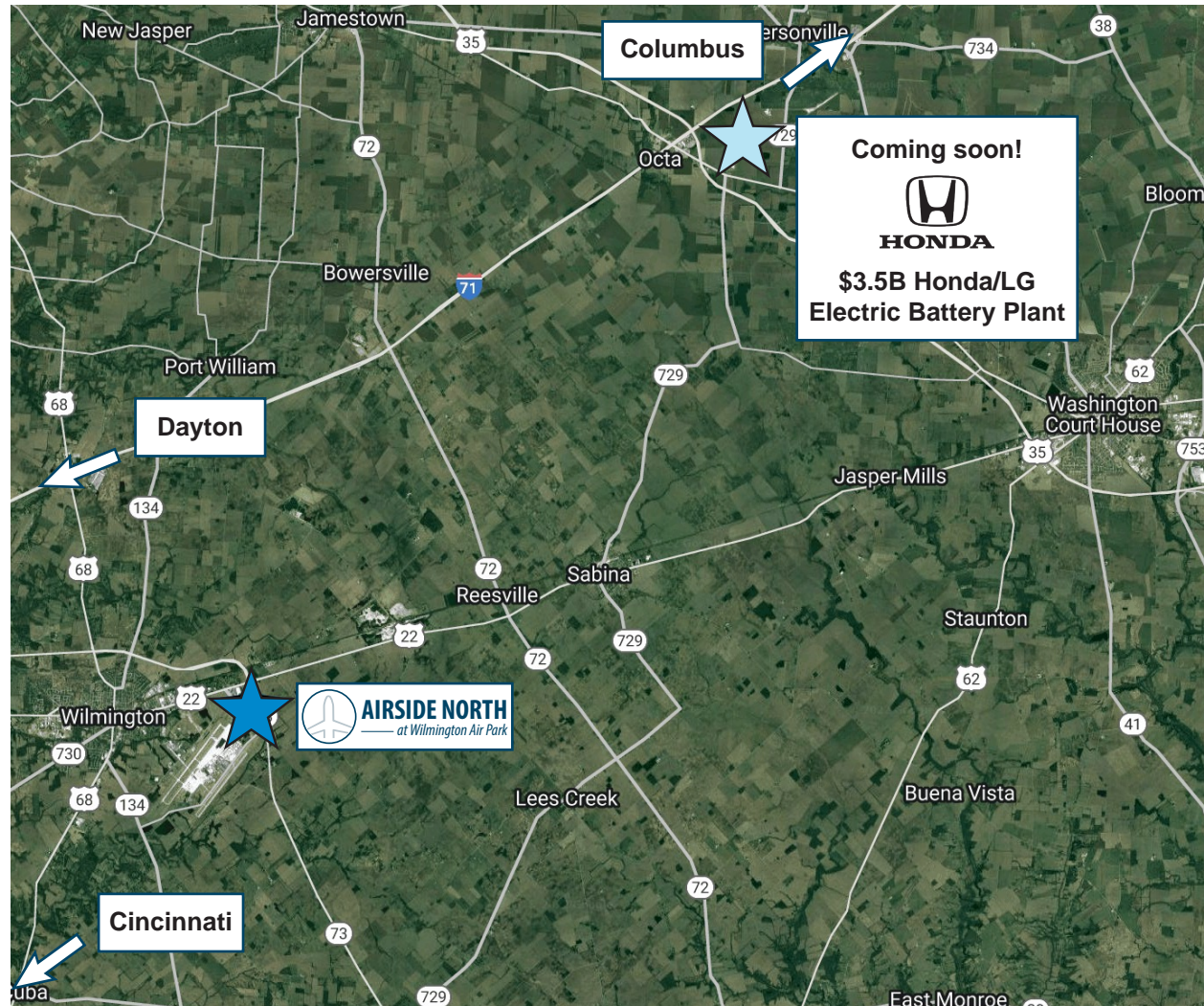
Columbus

Rickenbacker International Airport 72 mins
66.1 miles



Cincinnati

CVG Cargo 77 mins
49.7 miles





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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



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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).

LABOR & DEMOGRAPHICS



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%



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These renderings represent different variations of building layouts depending on the site plan and size and are included solely for concept.

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