

AIRSIDE NORTH

at Wilmington Air Park

Unique Build-to-Suit Opportunity



Developed By:

Tenby
PARTNERS

Colliers

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



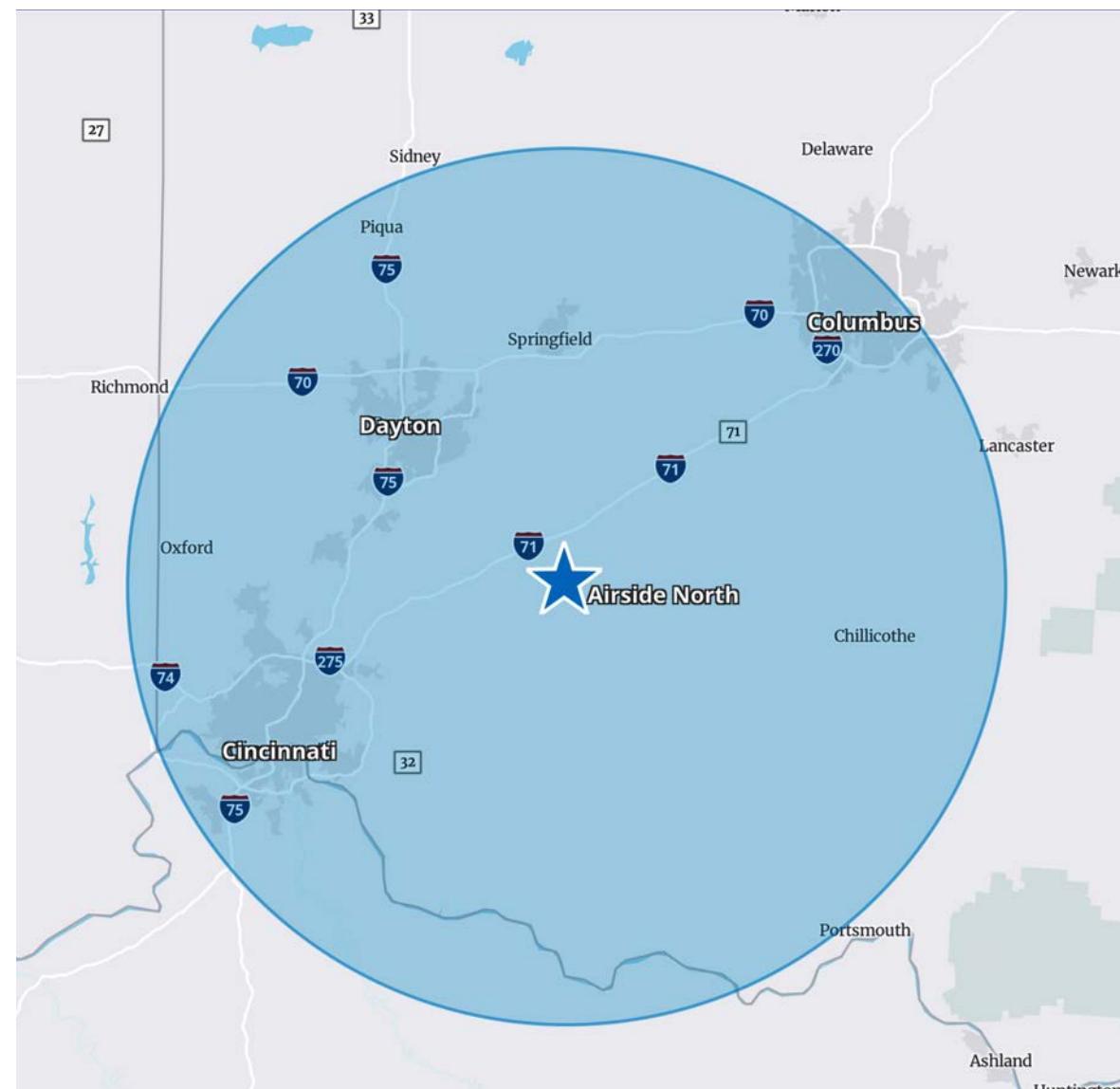
I-75
39 miles



I-275
44 miles



I-270
62 miles



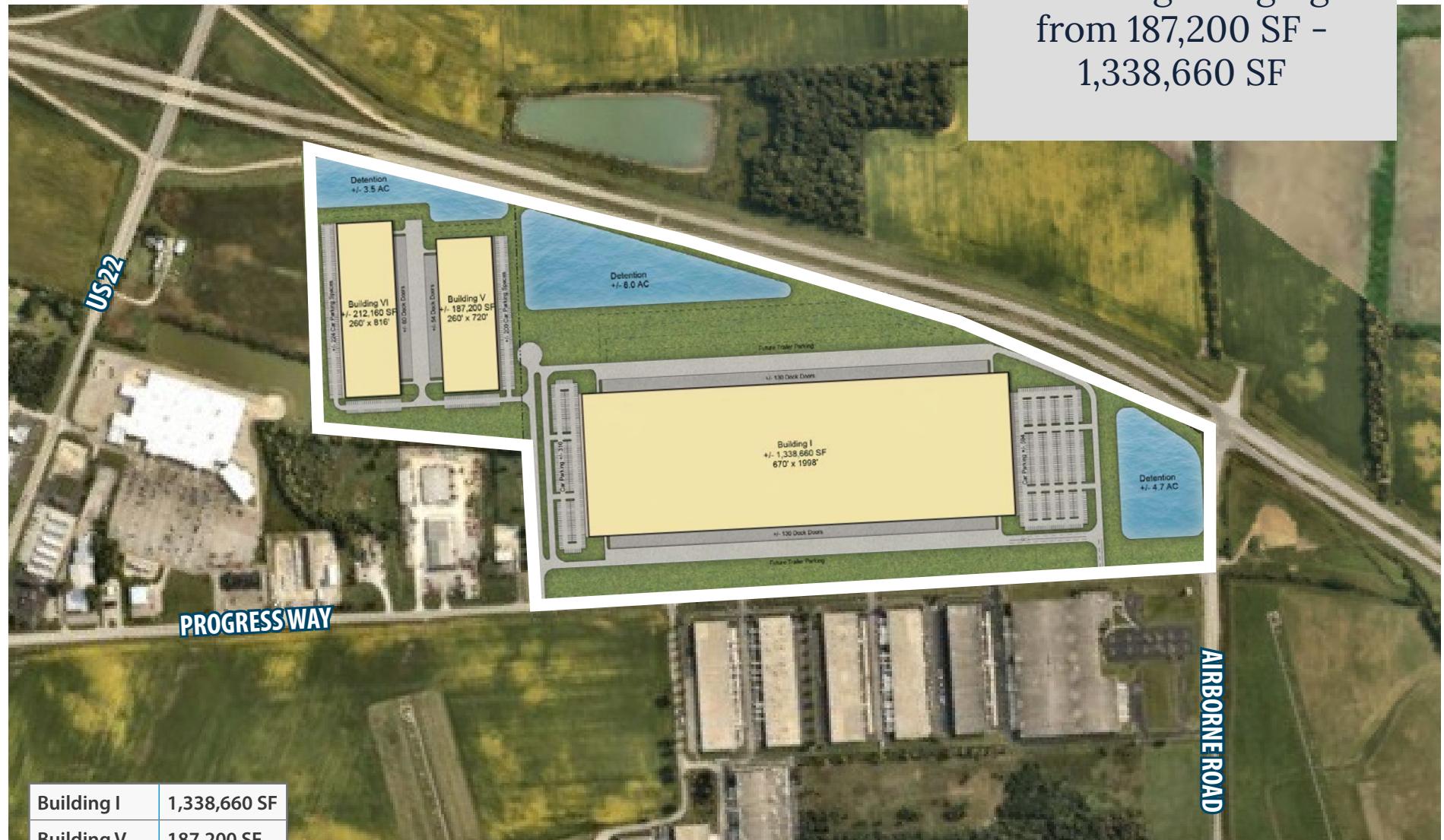
SITE LAYOUT A

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:



Honda Plant

18 mins
17 miles

\$3.5B Electric Battery Plant



Dayton

60 mins
49.7 miles

Wright Brothers Air Cargo



Columbus

72 mins
66.1 miles

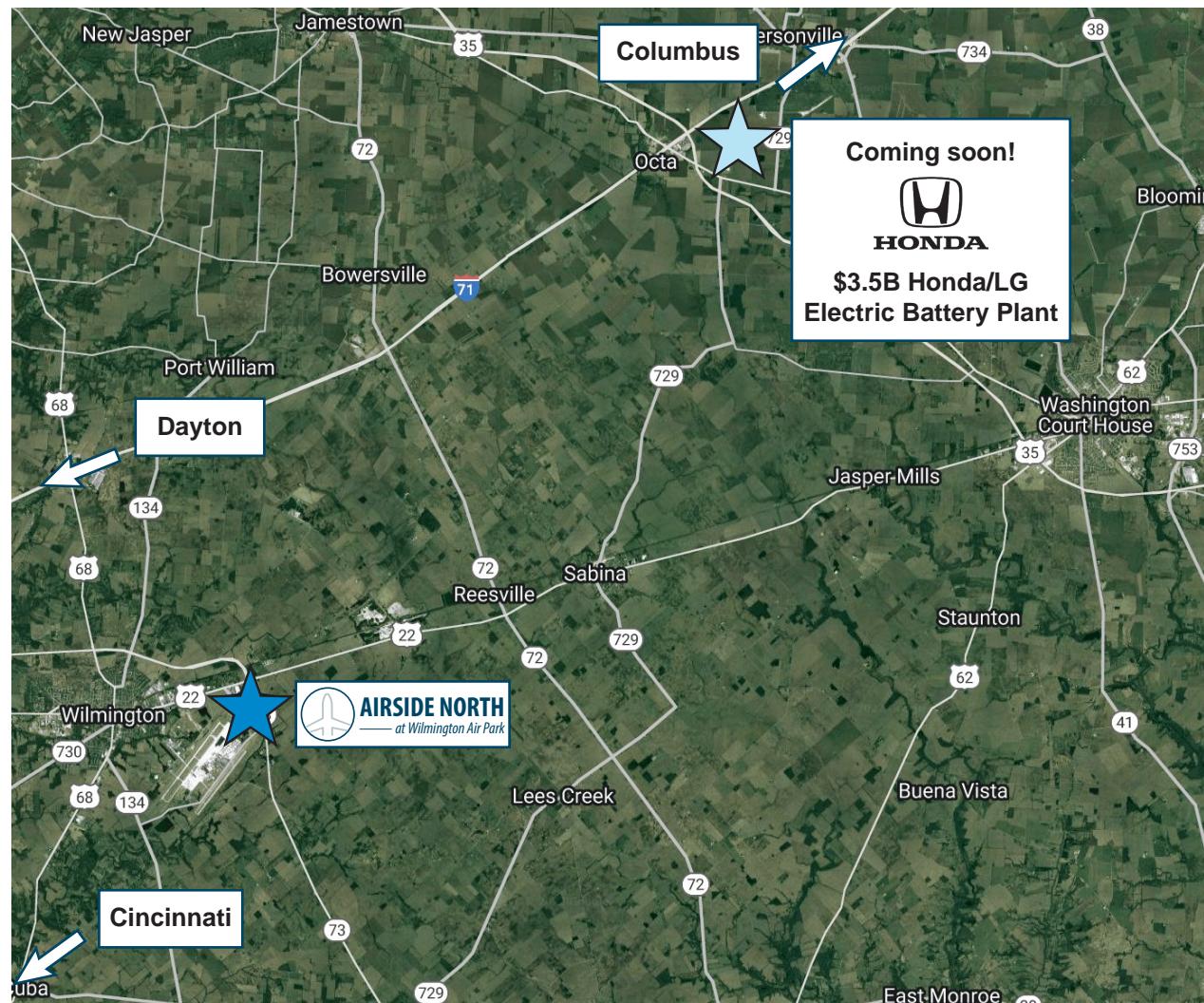
Rickenbacker International Airport



Cincinnati

77 mins
49.7 miles

CVG Cargo



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. There are 1,452 businesses in Clinton County, OH, employing 23,058 workers and pulling from a labor force of 19,498 age 16 and above.



2,326,599
total population
within 60 mins drive



25.3 minutes
average commute of
workers in the area



\$44,362
average annual
salary



\$272,807
median home
value



39.6
median
age



21.9%
bachelor's degree or
above

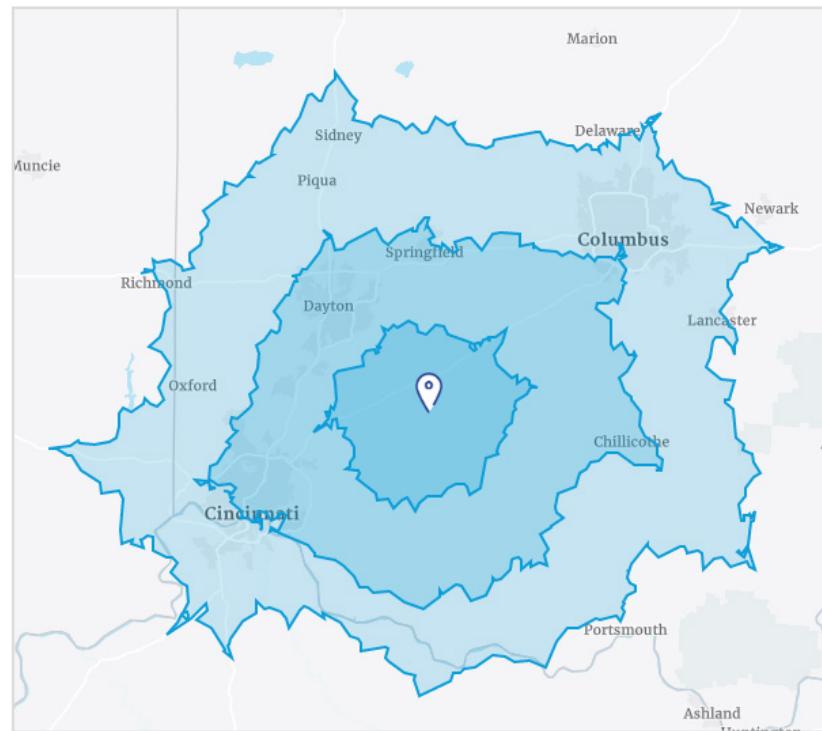


7 trade schools
within 60 miles

LABOR & DEMOGRAPHICS

As of Q4 2024, total employment for Clinton County, OH was 19,498 ending the year with 1.5% employment growth.

The largest major occupation group in Clinton County, Ohio is Management, employing 2,547 workers. The next largest occupation groups in the region are Production (2,223 workers) and Transportation/Material Moving (2,098 workers).



30 minutes		60 minutes		90 minutes	
Population	120,400	Population	2,326,599	Population	5,478,802
2000-25 Population Change	6.44%	2000-22 Population Change	9.62%	2000-22 Population Change	16.58%
Employed Population	61,497	Employed Population	1,202,439	Employed Population	2,894,842
Transportation/Warehouse Workers	9.66%	Transportation/Warehouse Workers	6.32%	Transportation/Warehouse Workers	5.86%
Manufacturing/Production Workers	9.54%	Manufacturing/Production Workers	7.83%	Manufacturing/Production Workers	8.34%



AIRSIDE NORTH AT WILMINGTON PARK

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