

**376,315 SF**  
**FLEX SPACE | FOR SALE**

**1111**

**S EDWIN C MOSES BLVD**



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**CBRE**

Dayton, OH





# PROPERTY SUMMARY

Strategically positioned along S. Edwin C. Moses Blvd., the property is just 0.6 miles from the University of Dayton and UD Arena, with immediate access to I-75 and US-35 less than one mile away and I-675 just 11 miles east. Located in Dayton, the “Crossroads of America,” the property benefits from exceptional regional and national connectivity via the I-70 and I-75 corridors, placing more than half of the U.S. population within a one-day truck drive and making it a premier Midwest logistics and distribution location.

## PROPERTY OVERVIEW

|                         |                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Building Size           | 376,315 SF                                                                                                                  |
| Warehouse/Storage Size  | 58,271 SF (Mezzanine: 17,066 SF)                                                                                            |
| Land                    | 17.026 Acres                                                                                                                |
| Clear Height            | 14.5'-29.5' throughout most the building                                                                                    |
| Docks                   | 6                                                                                                                           |
| Drive-in Doors          | 3                                                                                                                           |
| Zoning                  | BP - Business Park District                                                                                                 |
| Fire Supression         | Predominantly wet system throughout with some dry related to IT Infrastructure room and kitchen                             |
| HVAC                    | 64 RTU units, natural gas fired heat, electrical AC, on a central control and monitoring system                             |
| Water                   | Single main water source distributed throughout                                                                             |
| Sewer                   | Single main sewer discharge distributed throughout                                                                          |
| Power                   | 480v 3 phase power (North Building: 1200 & 1600-amp switch gear, South Building: another switch gear with 1200-amp service) |
| Parking                 | +/- 1,000 spaces                                                                                                            |
| Gas & Electric Provider | Centerpoint & AES                                                                                                           |

## REGIONAL GROWTH & DEVELOPMENT

### onMain Innovation District

A \$75 million, 38-acre mixed-use innovation district is underway near downtown Dayton, bringing together research, technology, residential, retail, and healthcare uses through a partnership between the University of Dayton and Premier Health.

### Tribute Portfolio Hotel

A \$77 million, 197-room Marriott Tribute Portfolio hotel is under construction in downtown Dayton, with direct access to the newly renovated Dayton Convention Center.

### Dayton Convention Center Renovation

The Dayton Convention Center recently completed a \$45 million renovation featuring upgraded event spaces, new amenities, and state-of-the-art technology.

### Dayton Arcade Redevelopment

The historic Dayton Arcade has been revitalized through a \$100+ million redevelopment, creating a mixed-use destination with office, innovation, education, retail, dining, and residential space downtown.

## About Dayton

With a metro population exceeding 1,000,000 residents, Dayton is the fourth-largest metropolitan area in Ohio. Dayton is considered part of Ohio's Miami Valley Region, just north of the Cincinnati-Northern Kentucky metropolitan area. Located at the crossroads of I-70 and I-75, Dayton is one of the most accessible cities in the nation. The superior transportation within the city, including a large railroad capacity and an international airport, puts Dayton among the most competitive mid-sized cities for logistics. Dayton also hosts significant research and development in industrial, aeronautical, and astronautical engineering fields that have led to many technological innovations. Much of this innovation is partly due to Wright-Patterson Air Force Base and its place within the community. Today, the community is driven by aerospace technology, advanced manufacturing, abundant natural resources, a rich cultural heritage and a quality of life that rivals any city in the country.

In addition to defense and aerospace, healthcare accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 34,000 and a yearly economic impact of \$6.8 billion. The Miami Valley Hospital and Kettering Medical Center were included in the top ten "Best Hospitals in Ohio" list released by U.S. News & World Report. The Miami Valley Hospital also ranked 47th in the nation for urology care.

Dayton is also recognized for its association with aviation; the city is home to the National Museum of the United States Air Force and is the birthplace of Orville Wright. Dayton is known for its many patents, inventions, and inventors from the area, most notably the Wright brothers' invention of powered flight. In 2021, Site Selection magazine ranked Dayton the No. 1 in the nation among cities of its size for economic development projects in its annual Governor's Cup rankings, marking the 15th consecutive year the region has ranked in the top 10.

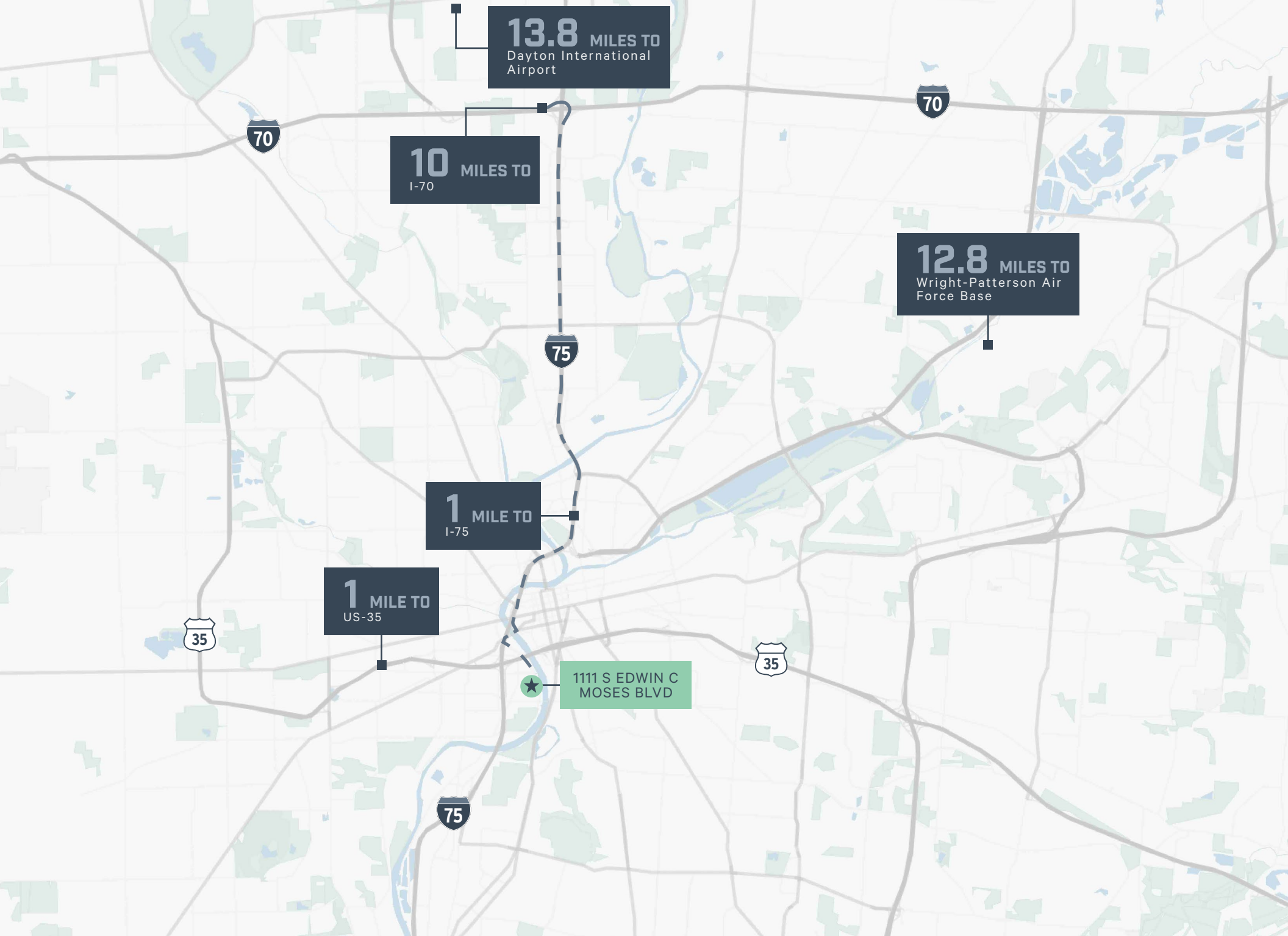


- Top 10 for 14 straight years in Site Selection Magazine's Governor's Cup
- 3rd in the U.S. for Manufacturing (Business Facilities)
- 3rd in the U.S. for STEM Jobs Growth, according to (BusinessFacilities)
- 4th largest concentration of engineers per capita, (Forbes)
- One of five affordable cities for engineers and recent grads to find jobs (Livability)
- One of 17 communities nationwide designated as a Talent Hubby the Lumina Foundation for its collaborative efforts to increase college access and attainment as a way of "attracting, retaining, and cultivating talent."
- Top 10 city for engineering jobs (Forbes)











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s edwin c moses blvd

## Demographics

| DEMOGRAPHIC COMPREHENSIVE       | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|--------|---------|---------|
| Population                      |        |         |         |
| 2025 Population                 | 4,943  | 92,342  | 220,131 |
| Workforce & Employment          |        |         |         |
| Businesses                      | 598    | 4,316   | 7,550   |
| Employees                       | 12,686 | 78,063  | 125,495 |
| Labor Force                     | 2,274  | 44,769  | 107,685 |
| Employed Population             | 2,087  | 41,831  | 100,228 |
| Daytime Population              | 15,778 | 122,622 | 241,937 |
| Daytime Workers                 | 12,871 | 71,946  | 122,208 |
| Workforce Composition           |        |         |         |
| White Collar Workers            | 66.1%  | 61.8%   | 55.8%   |
| Blue Collar Workers             | 11.0%  | 19.4%   | 24.7%   |
| Services                        | 22.9%  | 18.9%   | 19.6%   |
| Education & Professional Talent |        |         |         |
| Associate Degree                | 11.1%  | 9.3%    | 10.8%   |
| Bachelor's Degree               | 22.3%  | 17.8%   | 16.6%   |
| Graduate Degree                 | 15.9%  | 14.0%   | 10.8%   |
| Bachelor's or Higher            | 38.2%  | 31.8%   | 27.4%   |
| Commute Profile                 |        |         |         |
| Under 15 Minutes                | 53.7%  | 37.2%   | 34.2%   |
| Under 20 Minutes                | 70.7%  | 59.5%   | 57.3%   |
| Under 30 Minutes                | 87.1%  | 82.6%   | 80.8%   |



MIAMI VALLEY HOSPITAL

UNIVERSITY OF DAYTON

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# CBRE

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