



9085 PETERS PIKE + VANDALIA + OH 45377

**250,170 SF**

INDUSTRIAL AVAILABLE

AT THE CROSSING OF

PETER'S PIKE & CAPSTONE WAY



**MARKER CBRE**

# ALL POINTS TO AERO POINTE

Strategically located near Dayton International Airport and major interstates, Aero Pointe Innovation Hub offers a prime industrial investment opportunity. The property includes plans for a 250,170 SF modern facility with flexible design and strong infrastructure and its connectivity and growth potential make it an ideal choice for long-term value.



±24  
Acres



250,170 SF  
Planned Building



100%, 15-Year  
Tax Abatement



Adjacent to Dayton  
International Airport



Minutes  
to I-70 & I-75



# SITE PLAN

PROPERTY SIZE

**±24 ACRES**

BUILDING SIZE

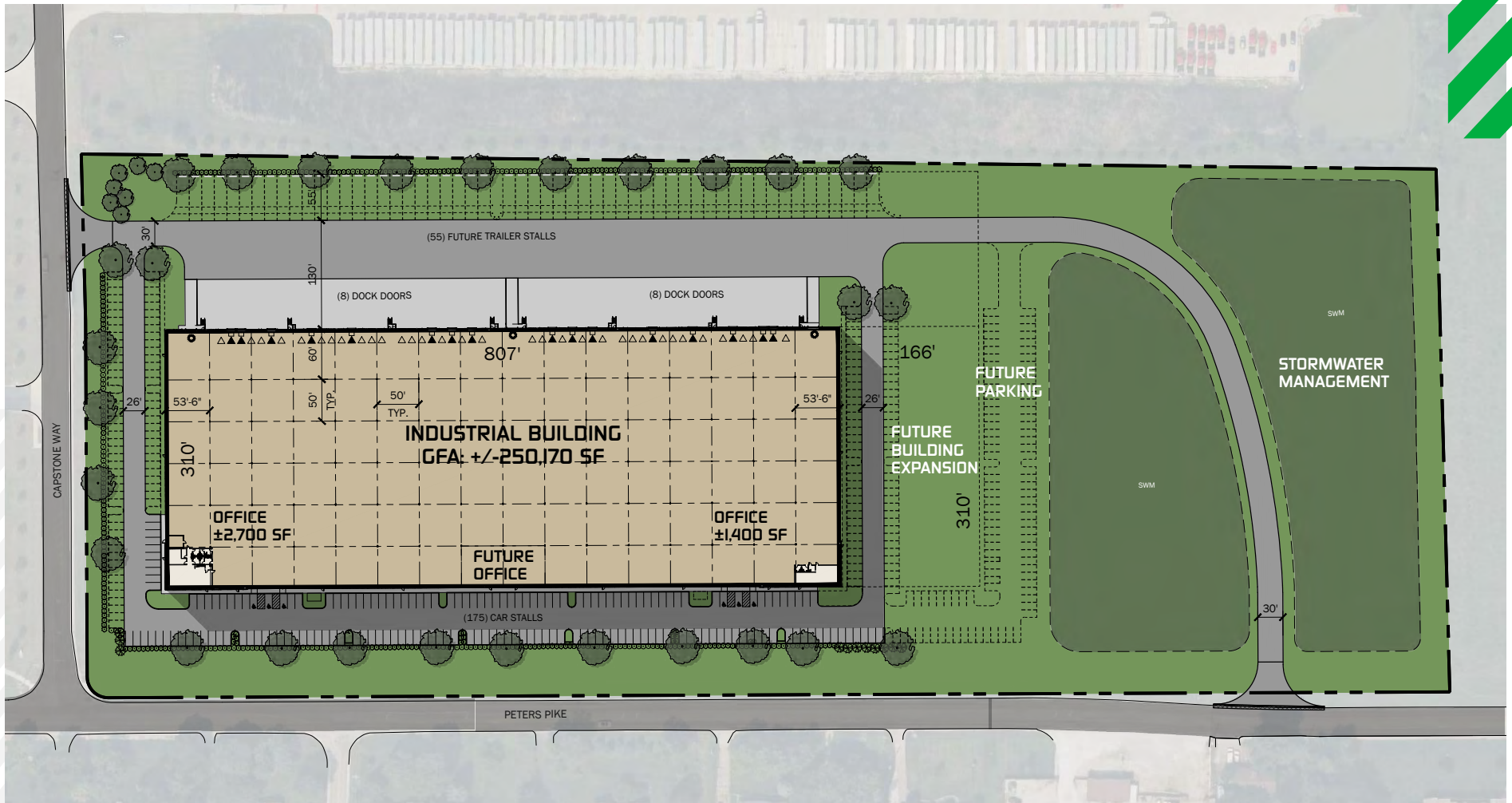
**250,170 SF**

MAIN OFFICE SIZE

**±2,700 SF**

CLEAR HEIGHT

**36'**



# BUILDING SPECIFICATIONS



- ✦ **Clear Height** : 36'
- ✦ **Column Spacing** : 50' x 50'
- ✦ **Speed Bays** : 50' x 60'
- ✦ **Car Parking** : ±170 Spaces; Expandable up to 326
- ✦ **Trailer Parking** : Up to ±60 Spaces
- ✦ **Truck Courth Depth** : ±140' (Expandable)
- ✦ **Dock Doors** : 16, with knockouts for ±33 future
- ✦ **Dock Equipment** : Includes standard shelters, weather seals, insulated glass lites, dock fans, lights, and door track guards
- ✦ **Drive-In Doors** : 3
- ✦ **Power** : 2,000 Amps, 277/480V, 3-Phase, 4-Wire
- ✦ **Fire Protection** : ESFR
- ✦ **Warehouse Heating** : Six Gas-Fired, Floor Mounted ARU's
- ✦ **Lighting** : LED High Bay with Motion Sensors (40-Foot Candles)
- ✦ **Construction** : Insulated Precast Concrete Wall Panels
- ✦ **Storm Drainage** : ±1.5-Acre Onsite Retention Pond
- ✦ **Outdoor Storage** : ±1.5 Acres with Additional Available upon Request
- ✦ **Roofing** : Two Layers of 1.75 Insulation on Mechanically-Fastened 45mil TPO Roofing System
- ✦ **Floor Specification** : 7" Non-Reinforced Concrete Slab on Grade

## UTILITY PROVIDERS

<b>Water</b>	City of Vandalia
<b>Sewer</b>	City of Vandalia
<b>Gas</b>	CenterPoint Energy
<b>Power</b>	AES Ohio
<b>Telecom</b>	Multiple

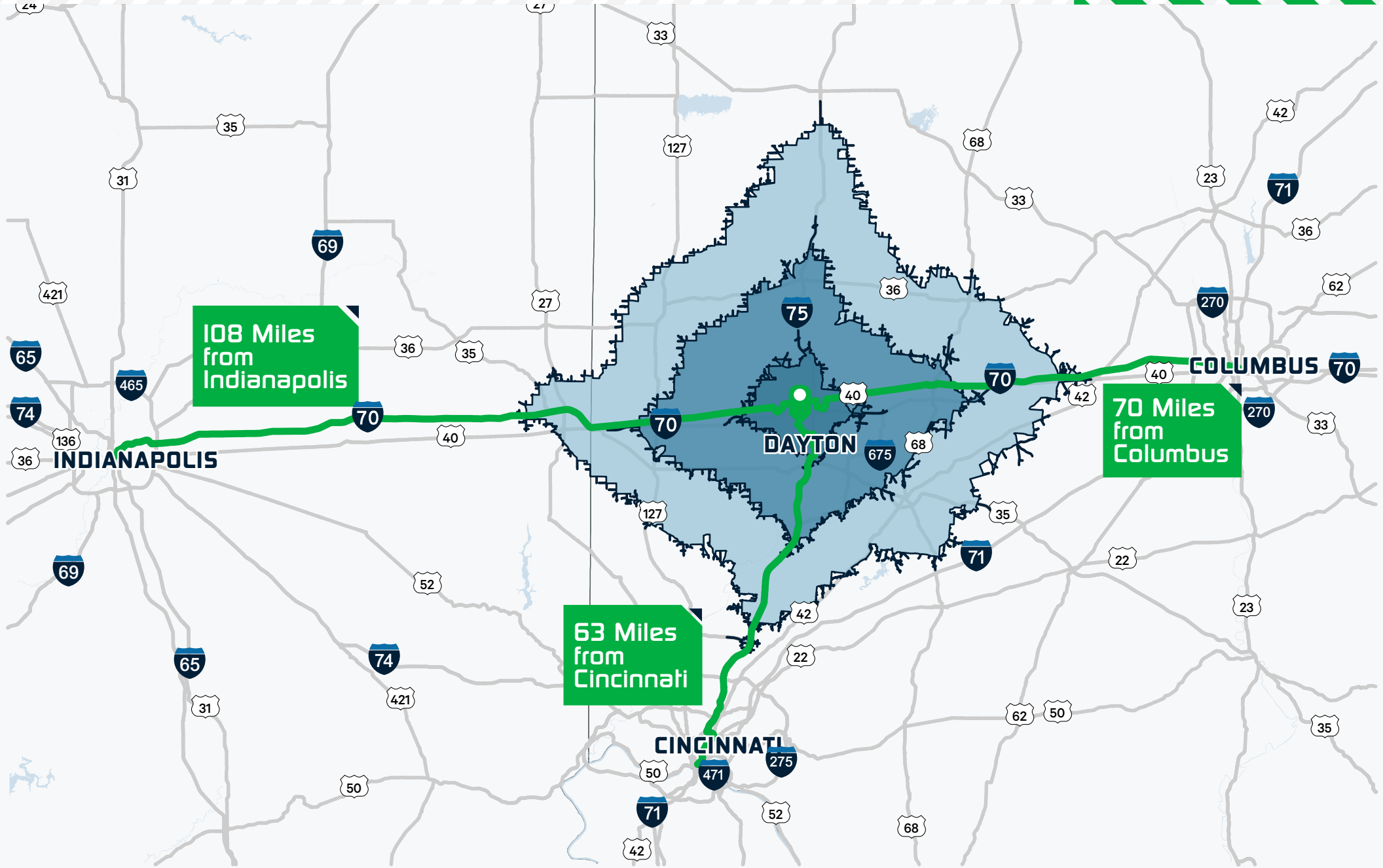
# PROXIMITY TO MULTIPLE MAJOR HIGHWAYS AND CUTTING EDGE NEIGHBORS



## SITE HIGHWAY ACCESS

US-40	0.4 Miles
Dayton International Airport	1.6 Miles
I-75	2.4 Miles
I-70	2.6 Miles

# THE REGION WITHIN REACH





# UNBEATABLE AMENITIES



18 Min Drive to Dayton → DAYTON



# STRONG LABOR POOL



## 2024 Population Current Year Estimate

WITHIN A  
15 MIN DRIVE

**185,073**

WITHIN A  
30 MIN DRIVE

**789,504**

WITHIN A  
45 MIN DRIVE

**1,344,014**



## 2024 Employed Civilian Population 16+

WITHIN A  
15 MIN DRIVE

**94,365**

WITHIN A  
30 MIN DRIVE

**397,537**

WITHIN A  
45 MIN DRIVE

**673,122**



## 2024 Occupation Estimate Percentage of People in Production, Transportation, and Material Moving Industry

WITHIN A  
15 MIN DRIVE

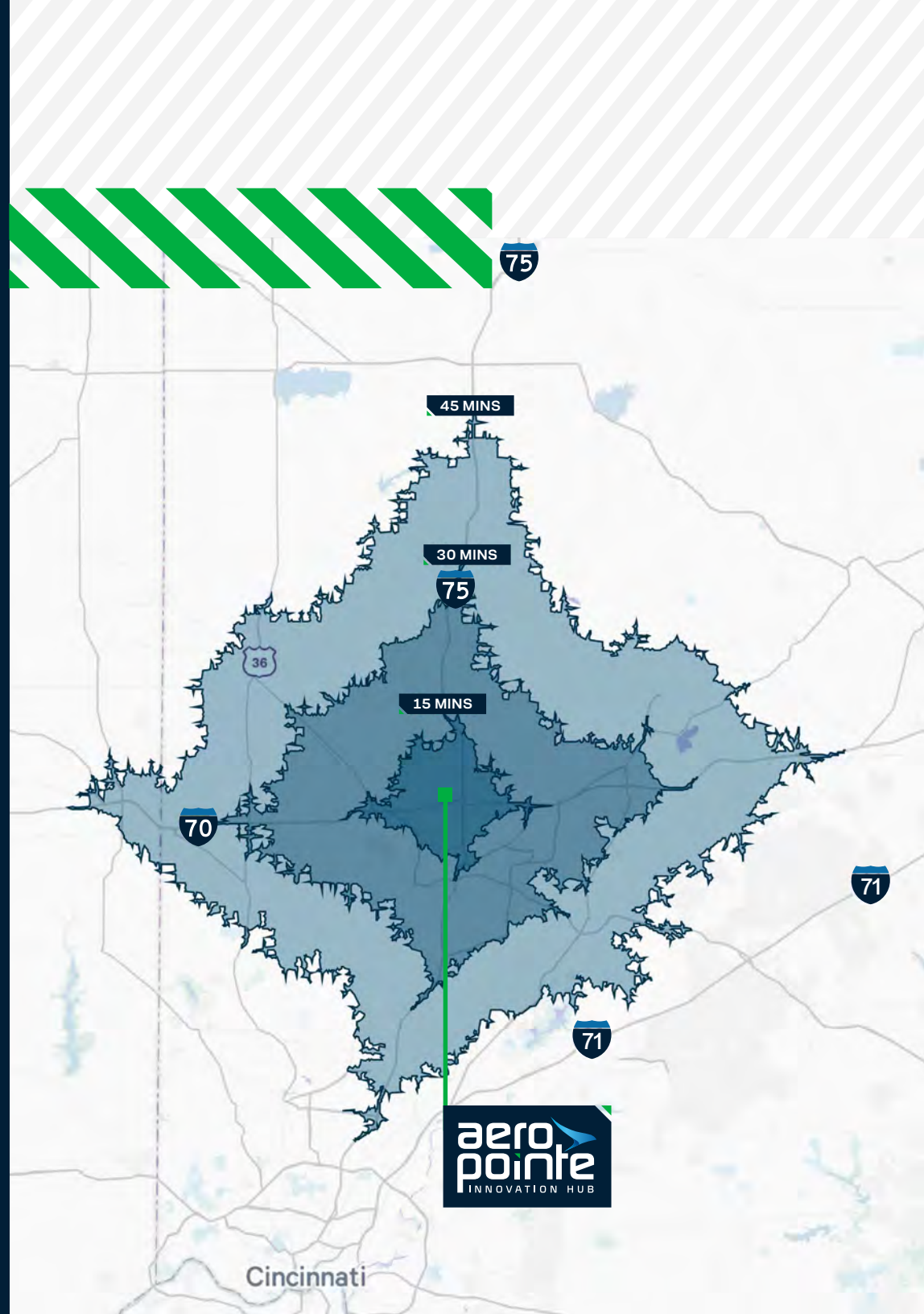
**18.3%**

WITHIN A  
30 MIN DRIVE

**16.8%**

WITHIN A  
45 MIN DRIVE

**17.4%**



Cincinnati



# aero pointe

INNOVATION HUB

9085 PETERS PIKE + VANDALIA + OH 45377



## CONTACTS

### DOUG WHITTEN

Executive Vice President

+1 513 369 1332

doug.whitten@cbre.com

### NICK TOMASONE

Senior Vice President

+1 614 282 7659

nick.tomasone@cbre.com

### SHANE ELLIS

Associate

+1 614 430 5098

shane.ellis2@cbre.com

### KILAR MARIOTTI

Senior Associate

+1 614 499 7350

kilar.mariotti@cbre.com

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