



**For Lease**

**2,589 SF of Office, +/-2,000 SF of Warehouse Available**

**1113 Airport Road | Building H  
Wilmington Air Park, Wilmington, OH**





Proposed finishes

## BUILDING HIGHLIGHTS

- 60,937 SF building
- 4,589 SF available
- On- Tarmac Facility
- 2 Story Office

- Ample parking
- Connected to Fiber Optic Ring
- Foreign Trade Zone
- Aggressive Economic Incentives Available

# BUILDING SPECS

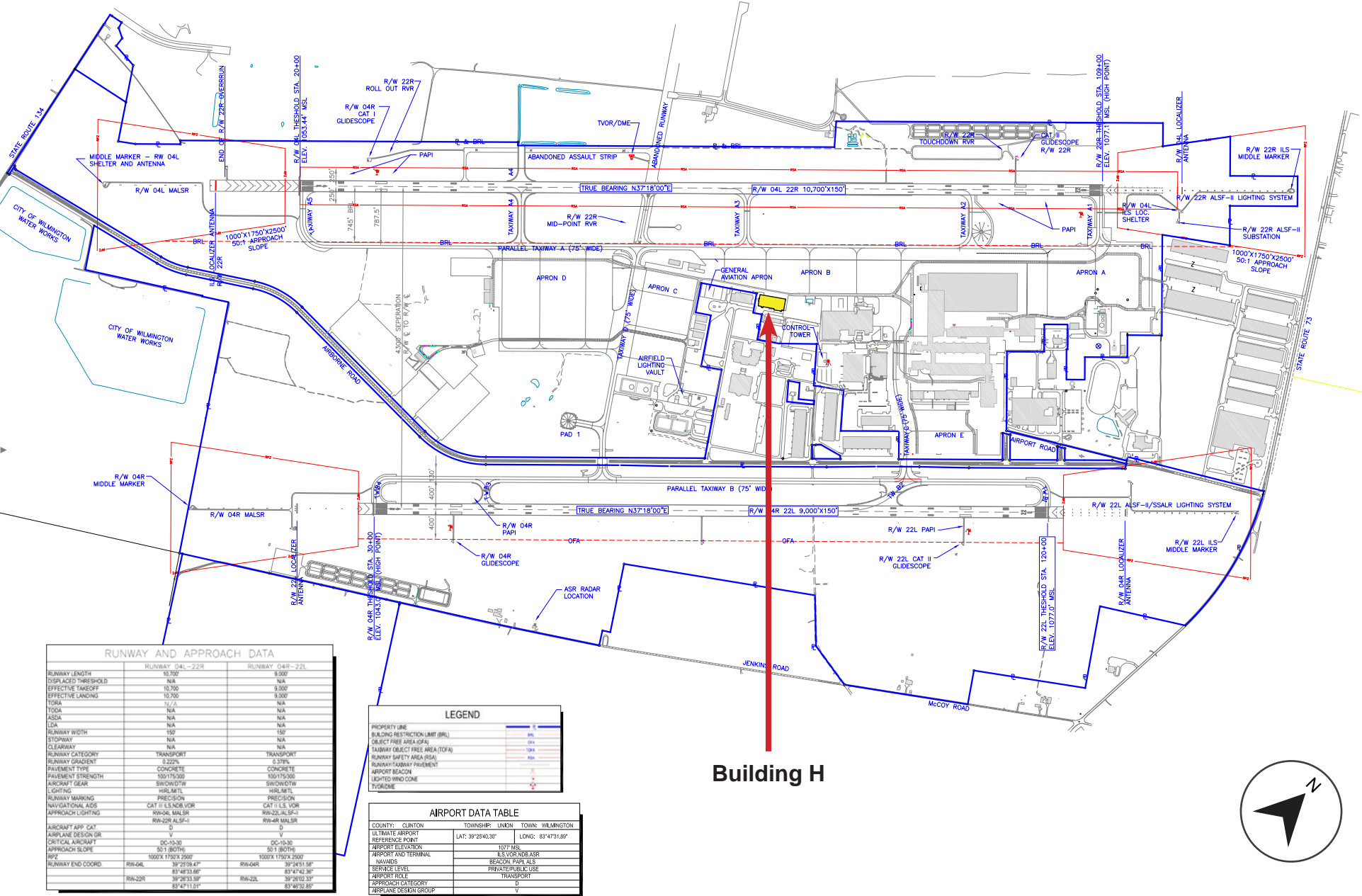
<b>Available Office Space</b>	2,589 SF
<b>Available Warehouse Space</b>	+/-2,000 SF
<b>Office Space</b>	+/- 32,937 s.f. existing / expandable
<b>Clear Height</b>	17" at eaves, 23' at peak
<b>Loading</b>	BTS – dock doors w/ levelers 14 drive-in doors
<b>Column Spacing</b>	50' x 25' Typical
<b>Building Depth</b>	508'
<b>Sprinkler System</b>	.30 GPM/ 2,600 s.f.
<b>Warehouse Lights</b>	Metal Halide
<b>Electric Service</b>	1,200 amps / 480 v / 3 phase
<b>Back up diesel generator</b>	Yes
<b>Warehouse Ventilation</b>	Infrared Radiant Gas Heat
<b>Auto Parking</b>	Ample







# SITE PLAN



RUNWAY AND APPROACH DATA		
	RUNWAY 04L-22R	RUNWAY 04R-22L
RUNWAY LENGTH	10,700'	9,000'
DISPLACED THRESHOLD	N/A	N/A
EFFECTIVE TAKEOFF	10,700'	9,000'
EFFECTIVE LANDING	10,700'	9,000'
TORA	N/A	N/A
LOA	N/A	N/A
ASDA	N/A	N/A
LDA	N/A	N/A
RUNWAY WIDTH	150'	150'
STOPWAY	N/A	N/A
CLEARWAY	N/A	N/A
RUNWAY CATEGORY	TRANSPORT	TRANSPORT
RUNWAY GRADIENT	0.222%	0.376%
PAVEMENT TYPE	CONCRETE	CONCRETE
PAVEMENT STRENGTH	150/175/200	150/175/200
AIRCRAFT GEAR	SW/DW/1W	SW/DW/1W
LIGHTING	H/M/L	H/M/L
RUNWAY MARKINGS	PRECISION	PRECISION
NAVIGATIONAL AIDS	CAT II ILS, ALS, VOR	CAT II ILS, VOR
APPROACH LIGHTING	RW-22R ALSF-II	RW-4R ALSF-II
AIRCRAFT APP CAT	D	D
AIRPLANE DESIGN GR	DC-10-30	DC-10-30
CRITICAL AIRCRAFT	50:1 (80TH)	50:1 (80TH)
APPROACH SLOPE	1000' x 1750' x 2500'	1000' x 1750' x 2500'
R/W 04L	38°25'09.47"	38°24'51.58"
R/W 22R	87°48'33.96"	87°47'42.36"
R/W 04R	38°26'33.56"	38°26'00.34"
R/W 22L	87°47'11.61"	87°46'32.88"

LEGEND	
PROPERTY LINE	1/4"
BUILDING RESTRICTION LIMIT (BRL)	1/4"
OBJECT FREE AREA (OFA)	1/4"
TAXIWAY OBJECT FREE AREA (TOFA)	1/4"
TAXIWAY SAFETY AREA (TSA)	1/4"
RUNWAY-TAXIWAY PAVEMENT	1/4"
AIRPORT BEACON	1/4"
LIGHTS AND CONE	1/4"
TVOR/DME	1/4"

AIRPORT DATA TABLE		
COUNTY: CLINTON	TOWNSHIP: UNION	TOWN: WILMINGTON
ULTIMATE AIRPORT REFERENCE POINT	LAT: 39°25'40.30"	LONG: 83°47'31.88"
AIRPORT ELEVATION	1077 MSL	
AIRPORT AND TERMINAL	ILS,VOR,NOB,ASR	
NAVAIDS	BEACON, PAPI, ALS	
SERVICE LEVEL	PRIVATE,PUBLIC USE	
AIRPORT ROLE	TRANSPORT	
APPROACH CATEGORY	D	
AIRPLANE DESIGN GROUP	V	

Building H





# WILMINGTON AIR PARK & LOCAL USERS



## WILMINGTON AIR PARK FEATURES

- Facilities, personnel and equipment ready to scale
- Turnkey solution for package-handling & load sorting
- Air-to-air, air-to-ground, ground-to-air
- Quick aircraft turnaround
- Ready for ad hoc flights or scheduled operations
- Daily, weekly or monthly
- 24/7 operations
- CAT III, all-weather airport



# LOCATION





## COMMUNITY BACKGROUND



### Population

30 mins	45 mins
<b>112,893</b>	<b>814,411</b>

### Median Household Income

30 mins	45 mins
<b>\$62,564</b>	<b>\$80,772</b>

### Median Age

30 mins	45 mins
<b>42</b>	<b>40.6</b>

### Professional Workers

30 mins	45 mins
<b>53%</b>	<b>66%</b>



### Professional / graduate degree

30 mins	45 mins
<b>22%</b>	<b>40%</b>

### Associate Degree

30 mins	45 mins
<b>11%</b>	<b>10%</b>

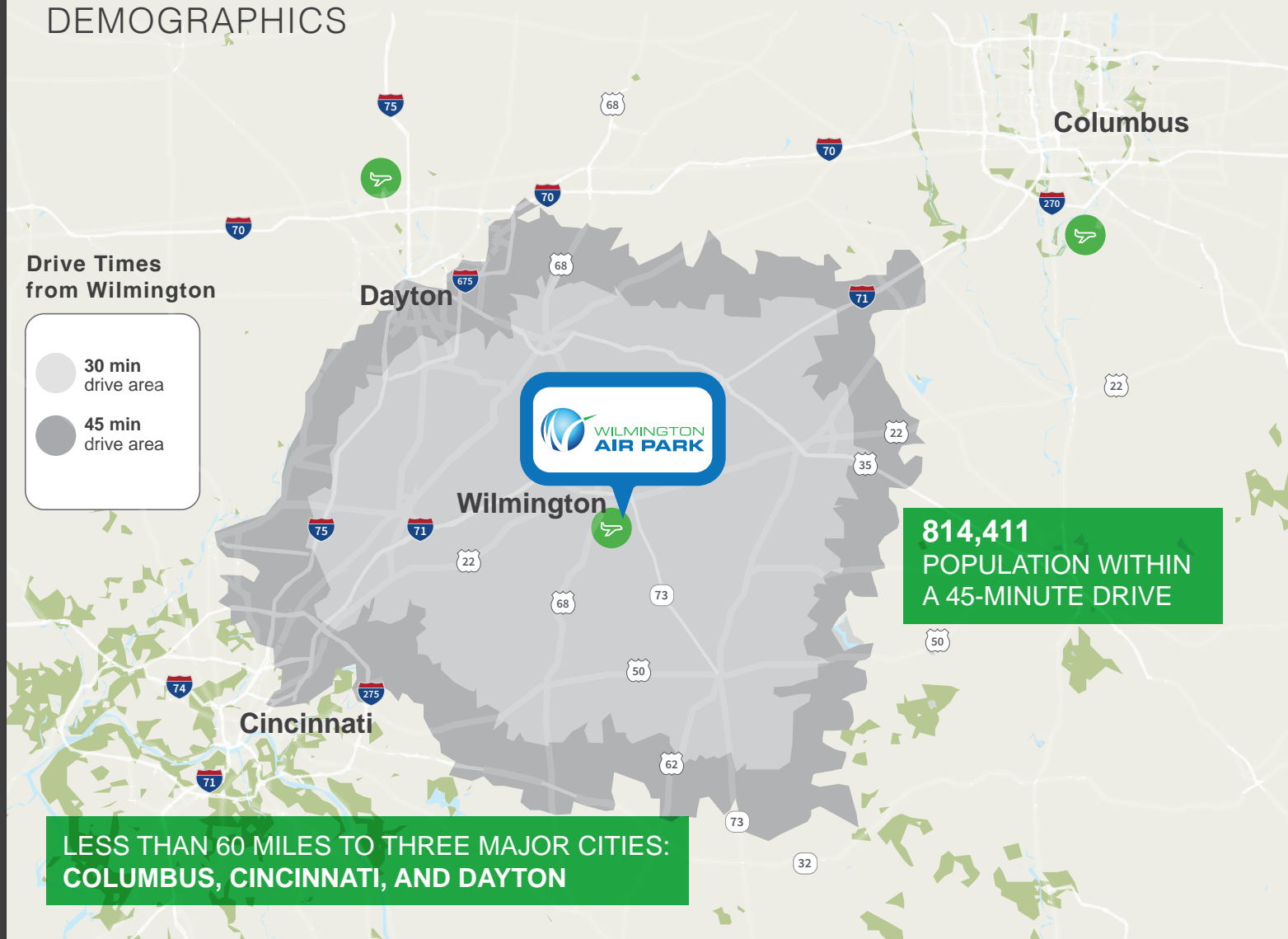
### High School Education

30 mins	45 mins
<b>34%</b>	<b>24%</b>

### No High School

30 mins	45 mins
<b>9%</b>	<b>6%</b>

## DEMOGRAPHICS



## WILMINGTON AREA WORKFORCE OCCUPATION

- 2.3%** Management, business, science, and arts occupations
- 14%** Retail and trade occupations
- 42.5%** Service occupations
- 26.1%** Production, transportation, and material moving occupations



# WILMINGTON AIR PARK

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