



# INTERSTATE AVIATION HUB



MARTINDALE ROAD, UNION, OH

# BUILDING 1

NOW LEASING

Spanning **50.5 acres and 818,000 square feet**, Interstate Aviation Hub is a purpose-built industrial park engineered to provide the flexible infrastructure your business demands.



# Unmatched Connectivity for Speed and Efficiency

Strategically positioned at the intersection of I-70 and I-75, with Dayton International Airport just minutes away, Interstate Aviation Hub delivers exceptional transportation access for your business, workforce, and products.

The park's proximity to both interstate corridors provides direct connectivity to the Metro area's most densely populated communities across Dayton, streamlining logistics and reducing travel time for employees and shipments alike.



**5 minutes**

to Dayton International Airport



**10 minutes**

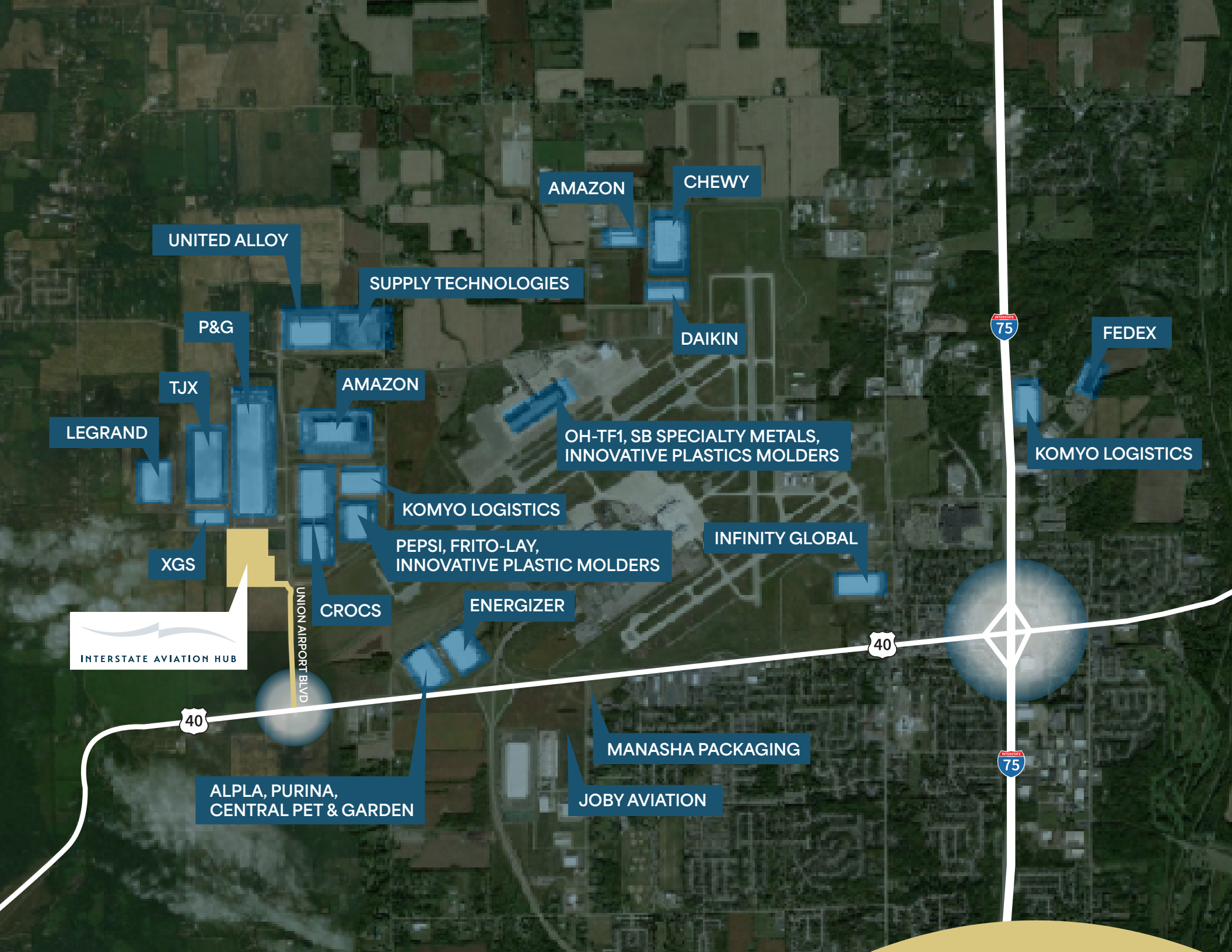
to I-75



**6 minutes**

to I-70





AMAZON

CHEWY

UNITED ALLOY

SUPPLY TECHNOLOGIES

P&G

DAIKIN

FEDEX

TJX

AMAZON

LEGRAND

OH-TF1, SB SPECIALTY METALS,  
INNOVATIVE PLASTICS MOLDERS

KOMYO LOGISTICS

XGS

KOMYO LOGISTICS

PEPSI, FRITO-LAY,  
INNOVATIVE PLASTIC MOLDERS

INFINITY GLOBAL

INTERSTATE AVIATION HUB

UNION AIRPORT BLVD

CROCS

ENERGIZER

40

40

ALPLA, PURINA,  
CENTRAL PET & GARDEN

MANASHA PACKAGING

JOBY AVIATION

75

75

CONCEPTUAL MASTER PLAN

**Building #1**  
305,760 SF

**Building #2**  
234,000 SF

**Building #3**  
279,000 SF

# Tailored Solutions for Every Operation

Interstate Aviation Hub offers adaptable solutions designed to meet your specific operational needs.

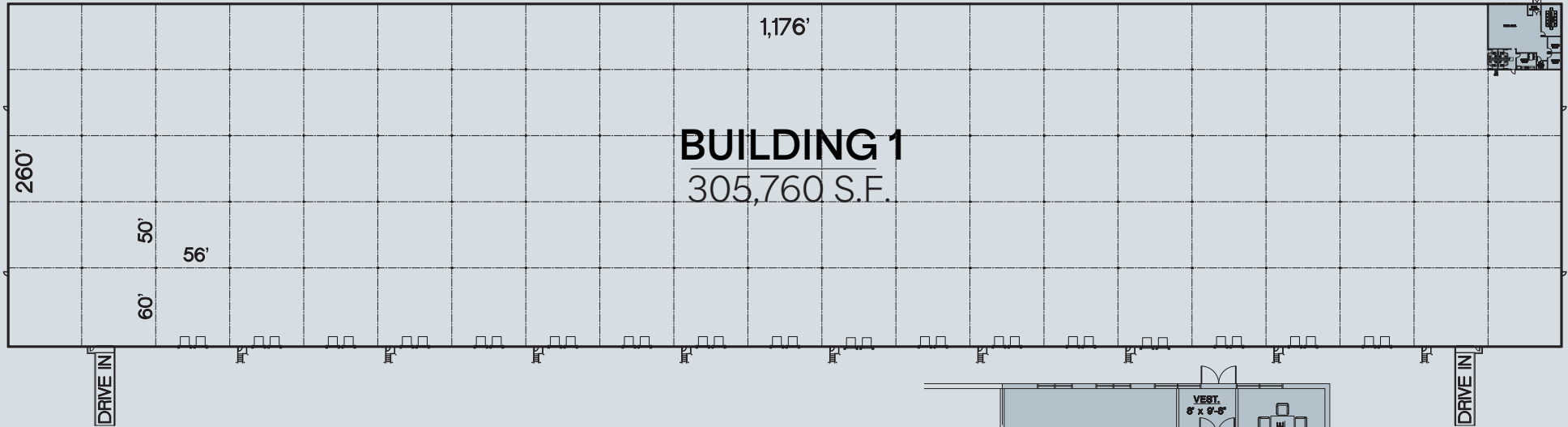
The park accommodates diverse building configurations and space requirements, from highly functional multi-tenant facilities to

secured single-tenant sites and custom build-to-suit developments up to **±1,000,000 SF**. Both rear-loading and cross-dock options are available to support your logistics preferences.

Each space includes a substantial improvement allowance, giving you the

freedom to customize your facility to align with your business operations and brand standards.

# Built to Higher Standards: The Scannell Difference



Premium is the new standard. Scannell constructs buildings that perform better with lower operating costs and upgraded features, standard.

These include:

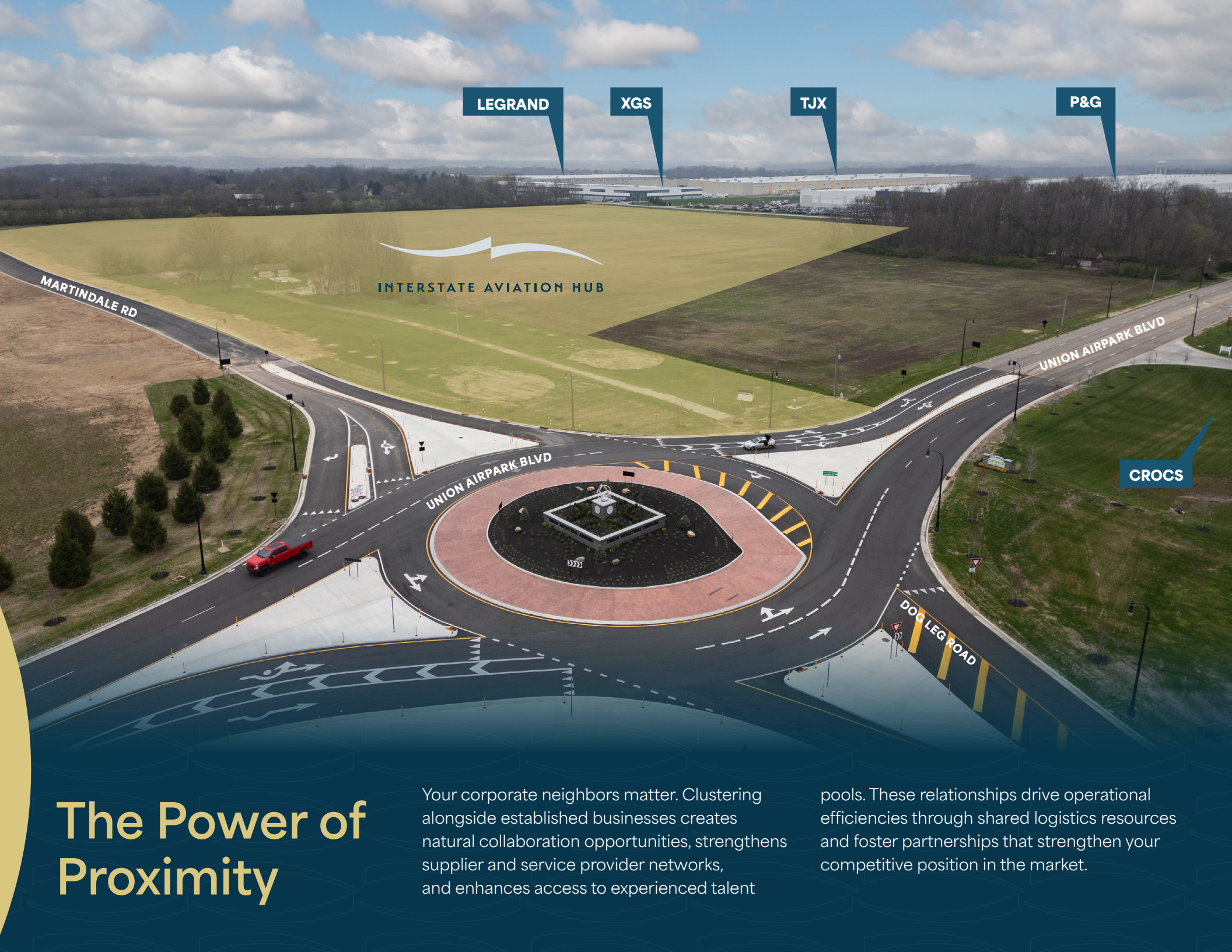
36' clear  
260' deep  
314 auto spaces

34 fully equipped  
dock packages with  
26 knock out panels

3,000 Amp,  
480 volt  
electrical service

<b>Building Size:</b>	305,760 SF	<b>Truck Court:</b>	130' - 185' total depth with 60' concrete apron	<b>Zoning:</b>	LI Light Industrial District
<b>Building Depth:</b>	260'	<b>Trailer Parking:</b>	88 spaces with 15' concrete dolly pads	<b>Electric:</b>	Pioneer Electric
<b>Clear Height:</b>	36'	<b>Employee Parking:</b>	314 automobile spaces	<b>Gas:</b>	CenterPoint Energy
<b>Column Spacing:</b>	56' w x 50' d (typical areas) 56' w x 60' d (staging areas)	<b>Walls:</b>	Concrete Wall Panels	<b>Telephone/Data:</b>	Frontier Fiber
<b>Spec Office:</b>	2,800 SF with modern finishes	<b>Roof:</b>	Single ply 45 mil white TPO, mechanically fastened	<b>Water:</b>	City of Union
<b>Dock Doors:</b>	(34) 9' x 10' doors with dock seals	<b>Fire Suppression:</b>	ESFR system	<b>Sewer:</b>	City of Union
<b>Dock Levelers:</b>	7' x 8', 40,000 lb mechanical units	<b>Warehouse Heat:</b>	Natural gas warehouse heat	<b>Fire Department:</b>	City of Union
<b>Drive-in Doors:</b>	(2) insulated 14' x 16' with motor operators	<b>Electrical Service:</b>	3,000A, 480V	<b>Floor Slab:</b>	7" unreinforced concrete

**BUILDING 1 SPECS**



LEGRAND

XGS

TJX

P&G

INTERSTATE AVIATION HUB

UNION AIRPARK BLVD

UNION AIRPARK BLVD

MARTINDALE RD

DOG LEG ROAD

CROCS

# The Power of Proximity

Your corporate neighbors matter. Clustering alongside established businesses creates natural collaboration opportunities, strengthens supplier and service provider networks, and enhances access to experienced talent

pool. These relationships drive operational efficiencies through shared logistics resources and foster partnerships that strengthen your competitive position in the market.

# The Right Talent, Right When You Need It

Interstate Aviation Hub benefits from a warehouse and industrial labor pool exceeding 21,700 workers within a 10-mile radius. This substantial workforce, supplemented by part-time college students and underemployed individuals seeking opportunities, provides the capacity to support an additional approximately 3,800 warehouse positions in the market.

## 3-miles

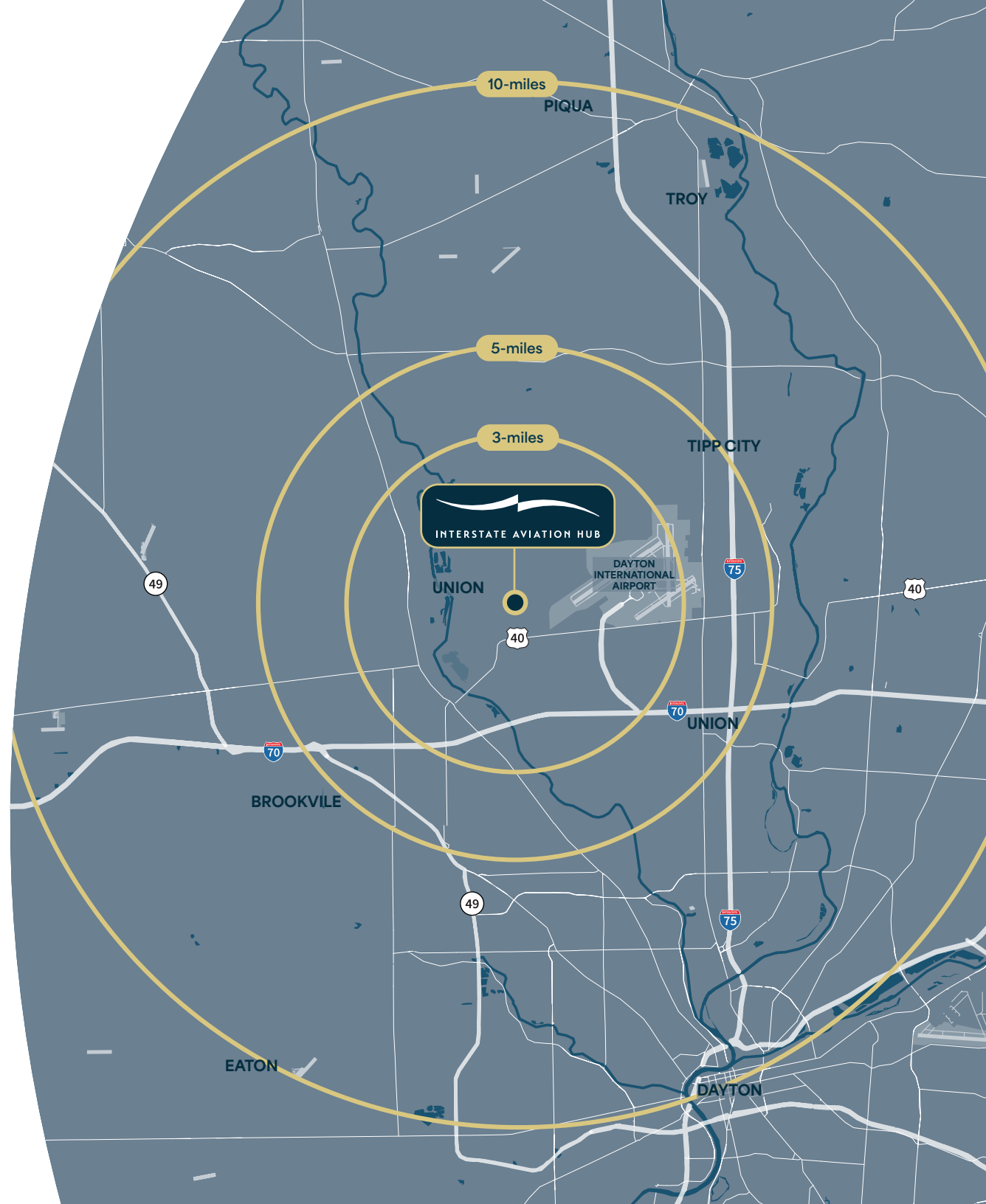
11,457	Total Population
4,925	Total Households
42.9	Median Age
\$99,963	Average HH Income

## 5-miles

61,495	Total Population
26,107	Total Households
44.3	Median Age
\$106,230	Average HH Income

## 10-miles

265,703	Total Population
112,826	Total Households
41.4	Median Age
\$86,453	Average HH Income





## INTERSTATE AVIATION HUB

### Mark Volkman

Senior Managing Director  
+ 1 513 252 2133  
mark.volkman@jll.com

### Brian Leonard

Vice Chairman  
+ 1 513 252 2131  
brian.leonard@jll.com

### Tom Fairhurst

Senior Managing Director  
+ 1 513 297 2511  
tom.fairhurst@jll.com

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