



Sky High Distribution Opportunities

Building One: 195,000 - 300,000 SF
Build-to-Suit Opportunities (250 Acres)

DAVID D. LOTTERER

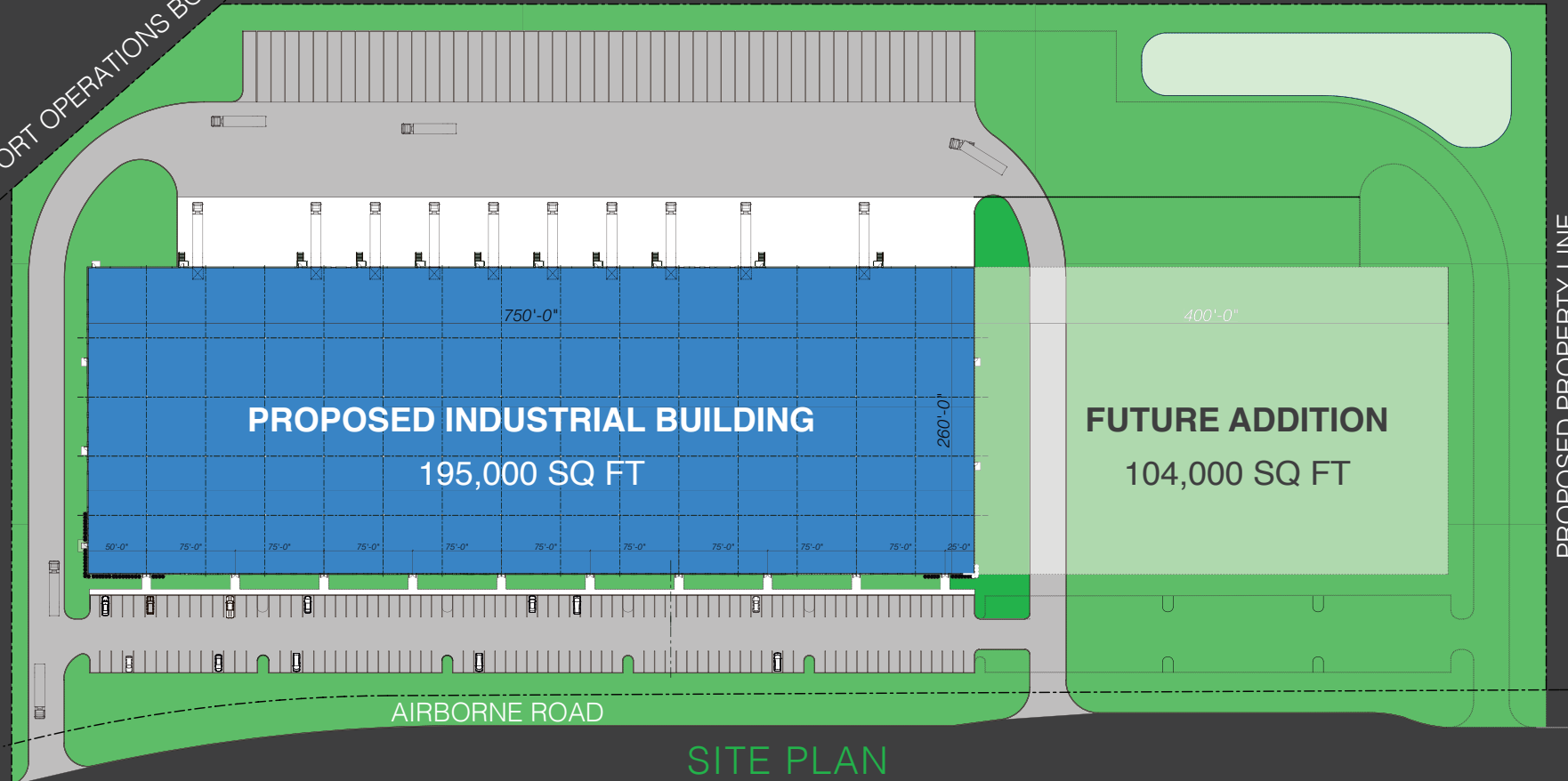
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AIRPORT OPERATIONS BOUNDARY

PROPOSED PROPERTY LINE

PROPOSED PROPERTY LINE



SITE PLAN

SPECIFICATIONS

- 195,000 SF (expandable to 299,000 SF) rear load facility
- Divisible to 50,000 SF
- Build-to-suit to office
- 750' x 260' building dimensions
- 50' x 50' column spacing
- 60' speed bays
- 36' clear height
- 20 exterior dock doors (expandable to 40)
- Exterior docks equipped with dock seals, bumpers, and 40,000 lb. leveler
- Minimum 1 drive-in door per tenant (12'x14')
- 140' truck court plus 60' trailer parking
- 137 car parking stalls
- ESFR sprinkler system
- Heavy 1,200am, 480V power
- LED lighting with motion sensors at 30 FC
- 6" unreinforced concrete slab floors (4,000 psi)
- Gas fired roof mounted make up air heating units
- White TPO roof



FEATURES



Class A new construction



10 miles to I-71, major interstate corridor between Cincinnati and Columbus, OH



Located within the Wilmington Air Park



Diverse local economy includes Food, Beverage, Pharmaceutical, Automotive, Manufacturing, Logistics, Aviation, Air Cargo and E-commerce.

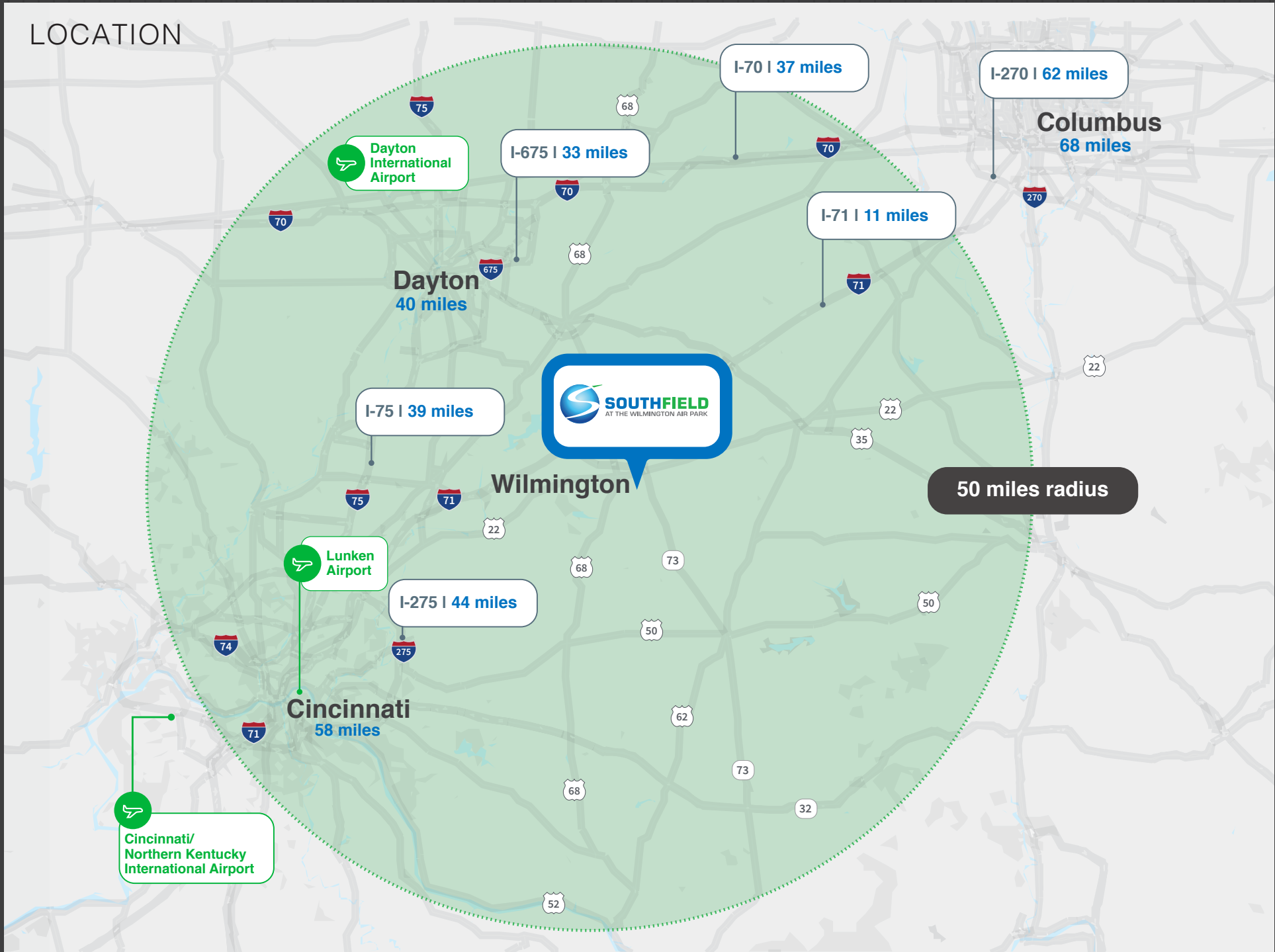
WILMINGTON AIR PARK & LOCAL USERS



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
133,276	857,273

Median Household Income

30 mins	45 mins
\$54,770	\$67,971

Median Age

30 mins	45 mins
44	49

Professional Workers

30 mins	45 mins
44	49



Professional / graduate degree

30 mins	45 mins
21%	38%

Associate Degree

30 mins	45 mins
29%	28%

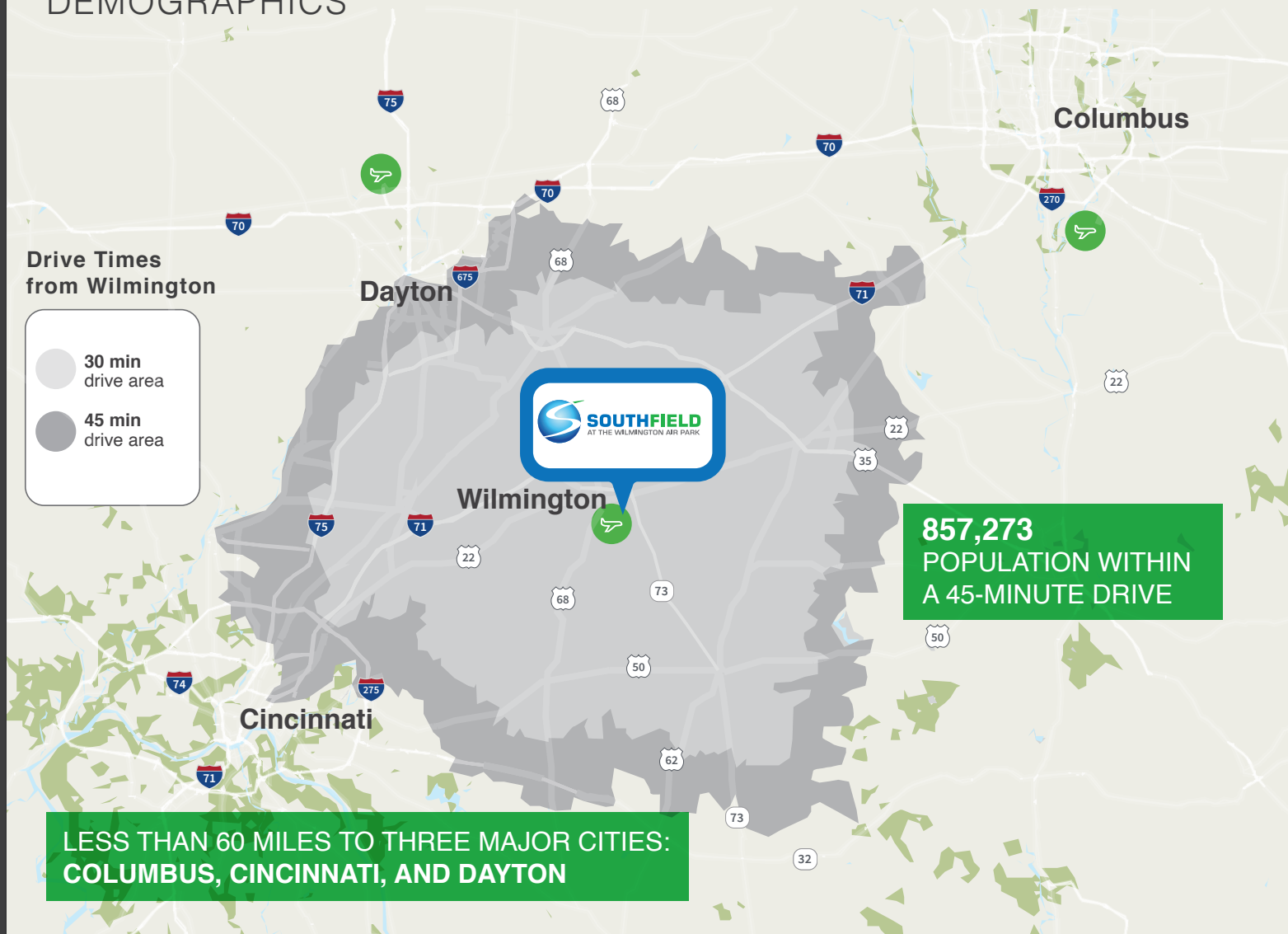
High School Education

30 mins	45 mins
40%	27%

No High School

30 mins	45 mins
10%	7%

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



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