



## CLASS A INDUSTRIAL SPACE

Build-to-Suit up to 1,200,000 s.f.



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# ASCENT INDUSTRIAL PARK BUILDING ONE

is the region's premier build-to-suit industrial site.

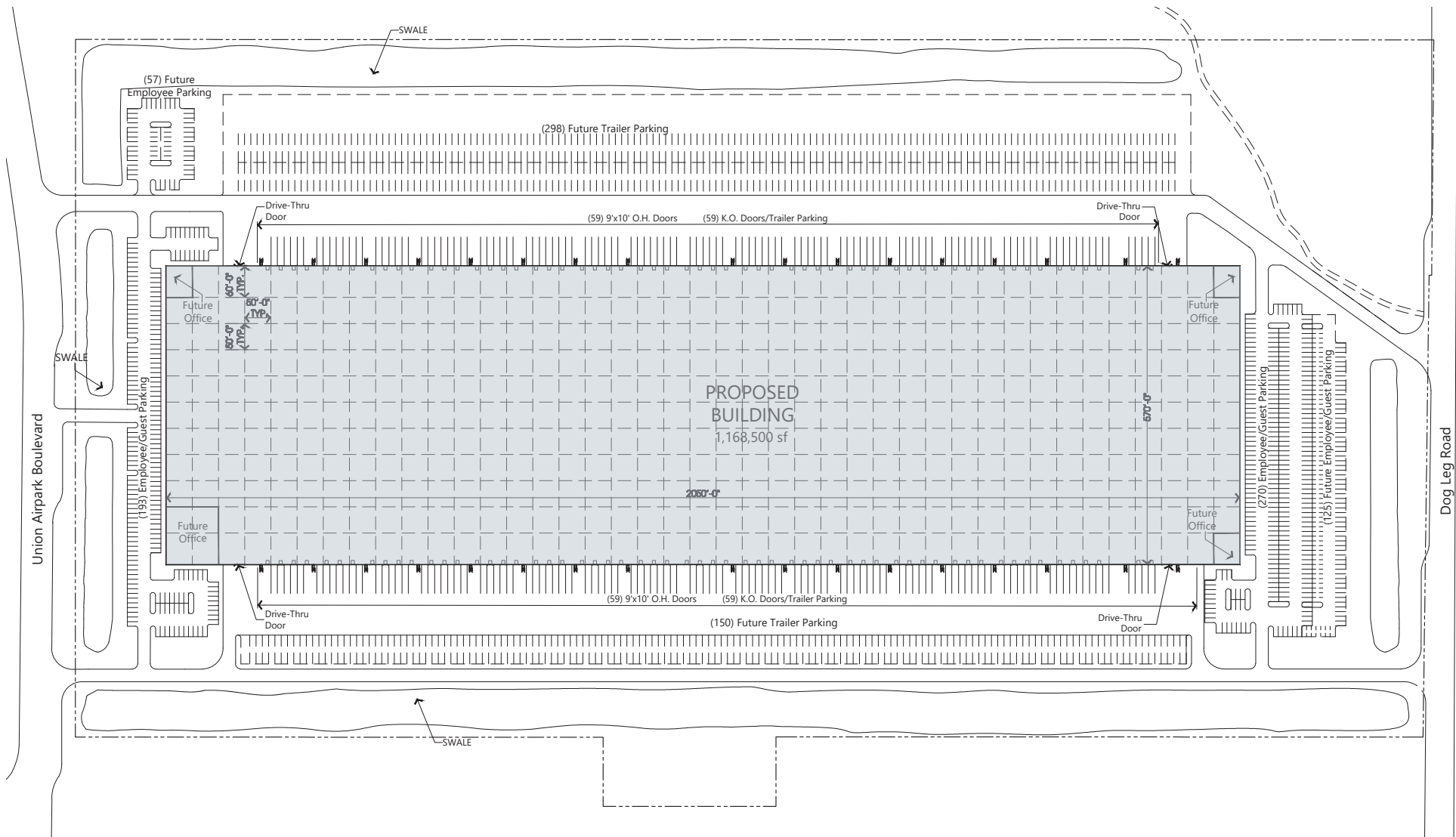
Encompassing more than 80 acres, Ascent Industrial Park Building One is the premier site in Southwest Ohio, delivering superior size, location, access, infrastructure, labor and economic incentives.

Ascent Industrial Park Building One is ideally suited for local, regional and national users.

- Strategically located at the intersection of I-70 and I-75 in the Dayton region
- Significant incentive programs and low operating costs, including 15-year, 100% tax abatement
- Skilled workforce
- Land and utilities in place to accommodate virtually any size or use
- neighbored by global occupants, proving momentum for growth in the area
- Excellent interstate highway infrastructure and connectivity
- Convenient access to air cargo at the Dayton International Airport

Full site due diligence is complete, industrial zoning is in place and commercial-grade already provided to the infrastructure to the site. Occupancy within ten months of construction start.

# 1.2M SQUARE FEET BUILD-TO-SUIT (SINGLE BUILDING)



**Warehouse Area:**  
**1,168,500 SF**

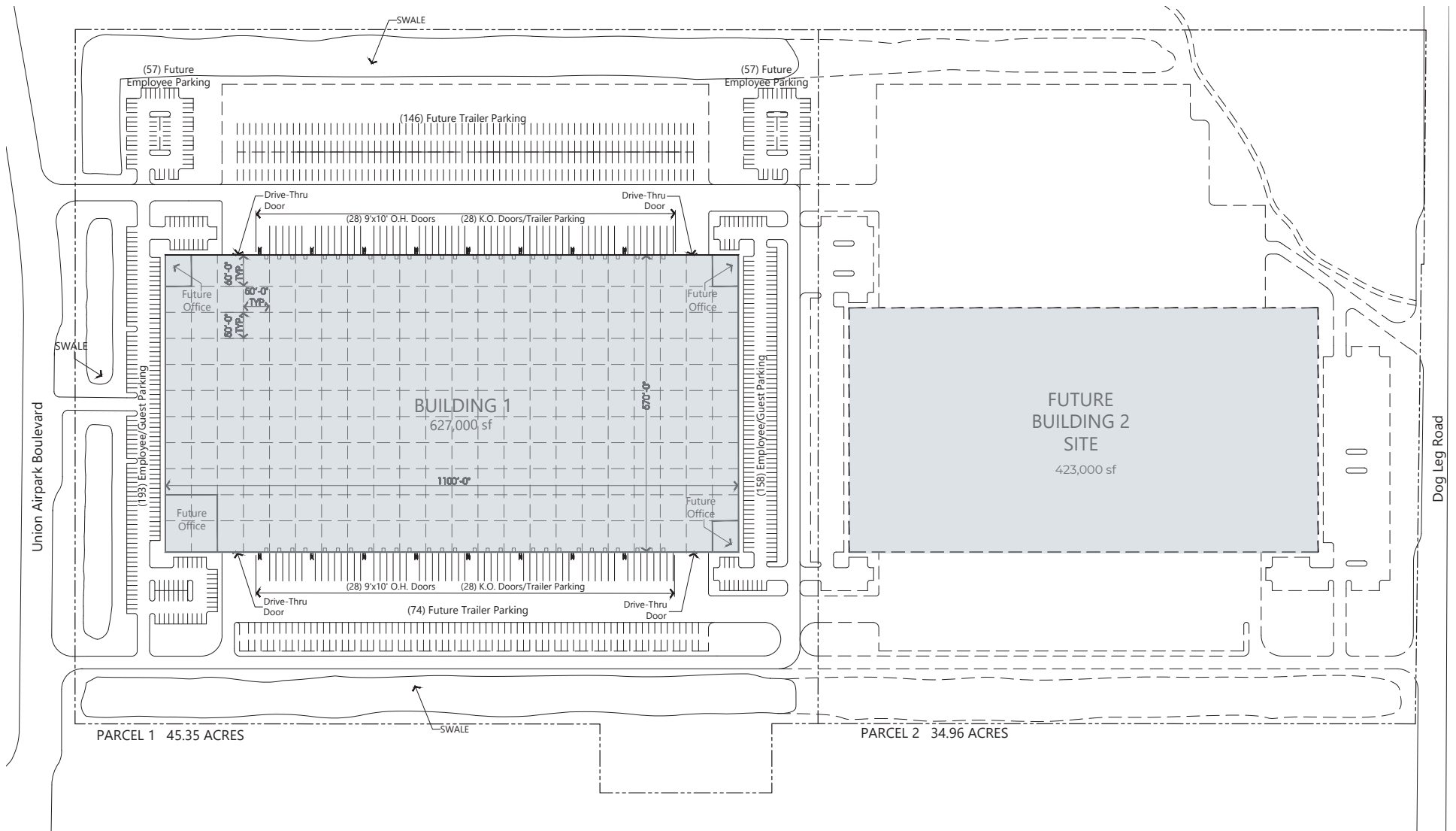
**Trailer Parking:**  
**UP TO 581+ SPACES**

**Site Area:**  
**80.31 ACRES**

**Car Parking:**  
**UP TO 926+ SPACES**

**Dock Doors:**  
**UP TO 236 DOORS**

# 627,000 SQUARE FEET BUILD-TO-SUIT (TWO BUILDINGS)



Warehouse Area:  
**627,000 SF**

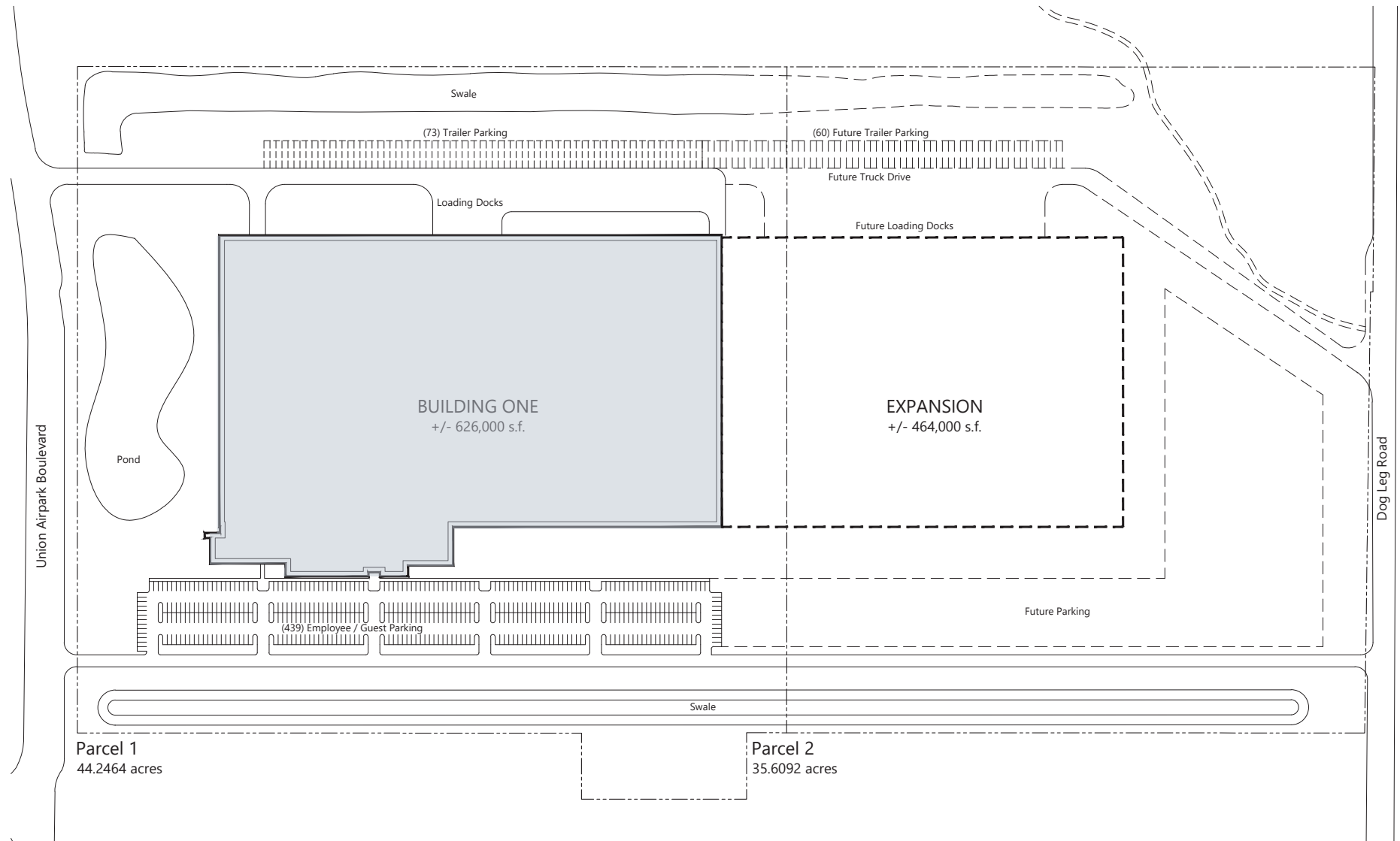
Trailer Parking:  
**UP TO 1,000+ SPACES**

Site Area:  
**45.35 ACRES**

Car Parking:  
**UP TO 1,000+ SPACES**

Dock Doors:  
**UP TO 112 DOORS**

# 626,000 SQUARE FEET - MANUFACTURING BUILDING



Building Area:  
**626,000+ SF**

Site Area:  
**44.24 ACRES**

Expandable By:  
**464,000+ SF**

Expandable By:  
**35.61 ACRES**

Trailer Parking:  
**73 SPACES**

Future Trailer Parking:  
**60 SPACES**

Car Parking:  
**439 SPACES**

Future Car Parking:  
**1,000+ SPACES**



# PROJECT DIFFERENTIATORS

Clear Height: **Up to 40'**

Column Spacing: **50'w x 50'd**

Sprinklers: **ESFR**

Power: **Up to 50 MW+**

Lighting: **LED**

Water: **Excess capacity of 2.1mgd**

Sewer: **Excess capacity of 1.25mgd**

Tax Abatement: **15-years, 100%**

Utility Rates: **Low rates through Pioneer Electric**

Developed by Pure Development, Ascent Industrial Park Building One will exceed standard construction and industrial product to create tailor-made solutions for a specific business.

This build-to-suit opportunity offers companies the option to own or lease a state-of-the-art, Class A product designed for their individual needs.



A true differentiator in the market, Ascent Industrial Park Building One boasts 40' clear height to provide tenants with ultimate flexibility in their operation.

Higher clear heights add more cubic capacity that allows storing more palletized product, helping reduce occupancy cost on a per square foot basis. Additionally, higher height adds the ability to utilize mezzanine space for storage - commonly used to double or triple usable storage within the facility.



# LOCATION & NEIGHBORS

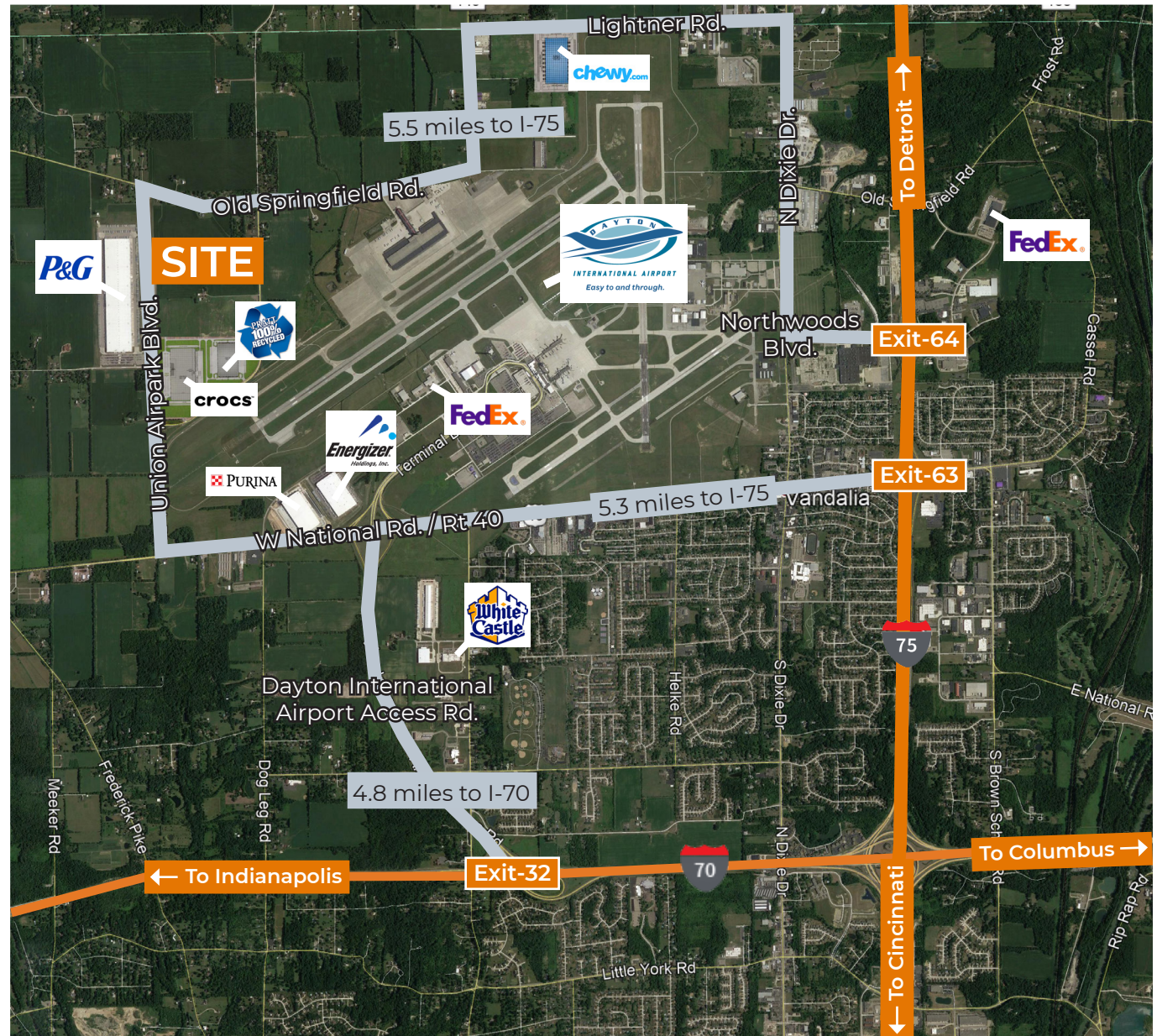
**Dayton's central location makes it easy to align any company's logistical needs and thrive in a highly-competitive market.**

Sitting near the area's most prominent tenants, this ideal location offers an infrastructure for any business need, convenient interstate accessibility and access to the Dayton International Airport.

Ohio is ranked the top state in both value and weight of domestic shipments, and has the infrastructure required to move those shipments by highway, rail, air or water.

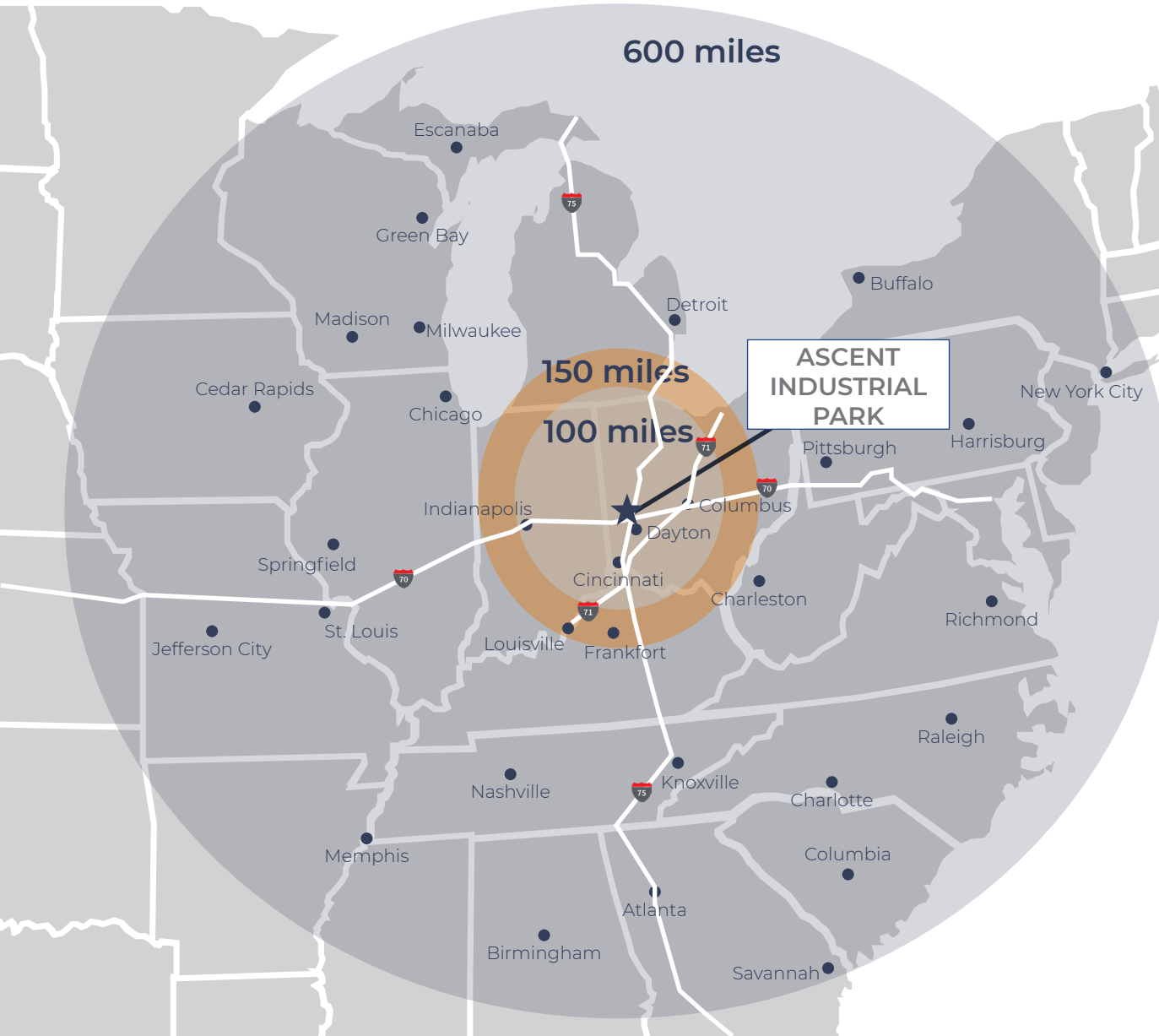
The state has:

- The sixth-largest interstate system
- Five international airports, including Dayton International
- The fourth-largest network of railroads and 11 intermodal facilities
- 209 ports and terminals along the Ohio River and Lake Erie



# REGIONAL LOCATION

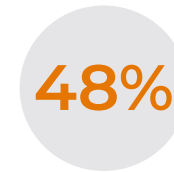
Located at the I-70 and I-75 intersection, Ascent Industrial Park Building One provides an easy commute for talent in Dayton, Cincinnati, and Columbus and access to suppliers and customers. Its close interstate proximity makes it an optimal logistics location and the ideal opportunity for an industrial user to develop in a vibrant and active environment.



Adjacent to the Dayton International Airport and in close proximity to FedEx and UPS facilities



Direct access to I-70 & I-75, allowing for easy access to Dayton, Cincinnati, Columbus and Indianapolis



48% of the nation's buying power is within a 600-mile radius



# WORKFORCE AND INCENTIVES

The City of Union, the Dayton Region and the State of Ohio offer a number of incentives to support businesses and their projects that align with the region's vision for growth.

In the Dayton Region, you will find:

- An educated workforce with residents having higher educational attainment across all levels than the state and nation
- Hard manufacturing workers, representing the highest concentration of workers (15.3%) outside of Government
- Strong training programs that can quickly adapt to keep skills up-to-date
- Competitive wages and low cost of living allow employee paychecks to go further

The area boasts several incentives - most notably a **100% tax abatement for 15 years** - making it a top choice. Many programs often require local government approval, including:

- Community Reinvestment Area (CRA)
- Tax Increment Financing (TIF)
- Enterprise Zones
- Regional Port Authorities
- Montgomery County Economic Development / Government Equity (DE/GE) Grant
- New Markets Tax Credits
- Transportation Improvement District (TID)
- Ohio means jobs of Southwest Ohio (Area 7)
- Foreign-Trade Zones
- Community Improvement Corporations

**1.3 MILLION**

Dayton Region Population

**3rd**

in the US for STEM job growth

**623,400**

Dayton Region Labor Force

**4th**

Largest concentration of engineers per capita

**TOP 10**

City for engineering jobs

# REGIONAL INDUSTRY DRIVERS

The region is home to a diverse group of industries, positioning the area and local economy for continued growth. Key industries include:



## ADVANCED MANUFACTURING

Maintaining its reputation as a globally competitive hub for manufacturing and innovation, Dayton is one of the largest and most developed materials and manufacturing centers in the country.



## BIOSCIENCE

From innovative orthopedic tools to improved processes for pharmacy demands, Dayton has filled the prescription for talented workers, cost-effective financing, and ongoing support from economic development supporters.



## AEROSPACE AND DEFENSE

The region's focus on the aerial systems industry provides the perfect environment to develop, commercialize, manufacture, and market aerospace and aviation technologies, services, and products.



## LOGISTICS AND DISTRIBUTION

The Dayton Region's multimodal options and central location make it easy to align a company's logistical needs to thrive in a competitive environment. The region's central location allows companies to reach 60% of consumers in one day. Within 90 minutes of the area are five international airports — Cincinnati, Dayton, Columbus, Louisville and Indianapolis — responsible for more than 15% of all air cargo in North America.



## AGRICULTURE AND FOOD PROCESSING

Ohio has more than 13 million acres of farmland and over 10 million acres used to grow principle crops. The Dayton Region hosts many businesses along its vast supply chain that brings fresh food to restaurants, grocery stores and residential tables each day.



## CYBER

From improving work-flow and risk solutions agencies to big data analytics and research, the Dayton IT business is booming. The area is home to nearly 600 firms that leverage the know-how and strong skills of more than 13,000 employees. Multiple colleges, universities and training programs graduate thousands of STEM-focused students annually who are ready to help your technology business succeed.



## AUTOMOTIVE

The region's involvement has expanded to include parts manufacturing, assembly, research and development, and much more.



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pure development