

For Sale



First Flight Business Park

Industrial development site

2701 Home Avenue is a 55+/- acre site located just west of Dayton's central business district. The site includes access to rail and the ability to connect to heavy utility infrastructure.

- Build to suit opportunity
- Divisible to 4 acres
- New market tax credit eligible
- Located in Enterprise zone; Hub Zone qualified
- Access is provided utilizing the signaled interchange at U.S. Route 35 and Abbey Avenue
- Historic Wright Brothers factory anchors the site and provides the opportunity to create a mixed use environment
- Market strength in e-commerce / fulfillment
- Nearby demographics provide skilled labor force
- Heavy industrial zoning
- \$50,000 / acre

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Located in Dayton, Ohio, First Flight Business Park offers convenient accessibility to:



Downtown Dayton	3.2 miles
Interstate 75	3.6 miles
Interstate 70	11.0 miles
Dayton International Airport	15.3 miles
Downtown Cincinnati	54.3 miles
Cincinnati / Northern KY International Airport	65.7 miles
Columbus, Ohio	74 miles
Indianapolis, Indiana	113 miles
Lexington, Kentucky	136 miles
Louisville, Kentucky	152 miles
Detroit, Michigan	212 miles
Pittsburgh, Pennsylvania	258 miles
Chicago, Illinois	293 miles



First Flight Business Park



Key benefits

Great access to interstates
Robust Utility Infrastructure
Near City Center
CSX Rail on site
Heavy Industrial Zoning
Plentiful labor
Development ready



Site Overview

Site	First Flight Business Park
Site Address	2701 Home Avenue, Dayton, OH
County	Montgomery
Latitude, Longitude	39.75 N, 84.24 W
Ownership	Private
Site Acreage	55+/-
Developable Acreage	55+/-
In an Industrial Park	Yes
Covenants	No
Sale Price	\$50,000 per acre
Current/Prior Land Use	Manufacturing
Topography	Flat
Max Elevation	860 feet
Minimum Elevation	770 feet
Zoning	I-2 General Industrial
Surrounding Zoning	I-I light industrial, T-Transitional, ER4-Eclectic s.f. EMF
Distance to 4-Lane Highway	0.2 miles (US-35)
Distance to North-South Interstate	3.6 miles (I-75)
Distance to East-West Interstate	11.9 miles (I-70)
Distance to Commercial Airport	55.4 miles (Cincinnati Municipal Airport)
Distance to Regional Airport	65.7 miles (Cincinnati/Northern KY International Airport)
Distance to Port	54.6 miles (Port of Greater Cincinnati Development Authority)
Rail Service	Onsite CSX
Foreign Trade Zone	No



Natural Gas

Provider	Vectren
Location	On-site



Electric

Provider	Dayton Power & Light
Distribution Service and Distance	12kV 3-phase, on-site
Distribution Excess Capacity	4.1MW – north end 1.9MW – southwest end
Transmission Service and Distance	69kV, on-site
Transmission Excess Capacity	30MW
Distance to Substation	1.75 miles
Redundant/Dual Feed	2 circuits, on site Dual feed possible
Electric Choice	Yes (customer selects generation provider)



Water

Provider	City of Dayton
Location	On-site



Wastewater

Provider	City of Dayton
Location	On-site



Telecommunications

Provider	Various
Fiber Availability	Yes



Due Diligence Studies and Reports

Environmental Site Assessment	Complete
Wetlands Delineation	None
100 Year Flood Plain	100% outside flood plain
Air Quality	Attainment Zone