

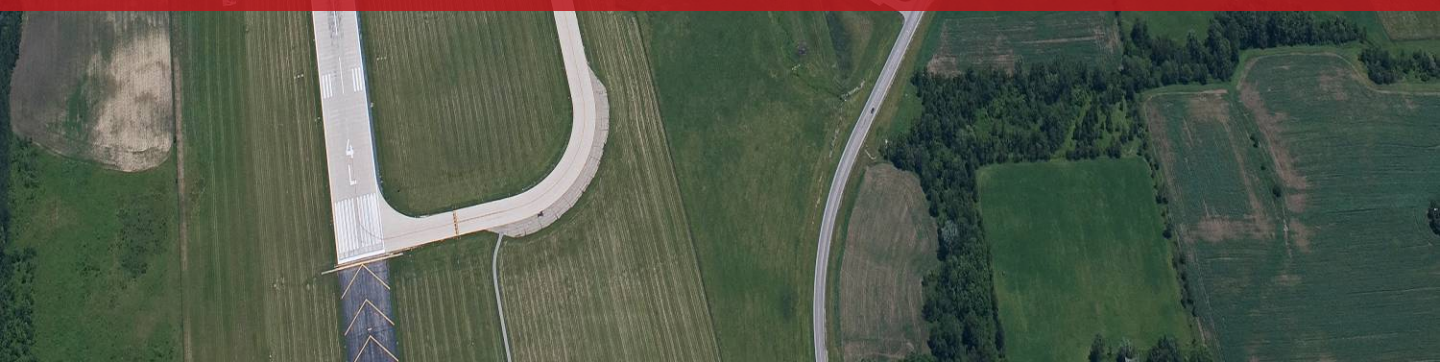


## Logistics and Aerospace Opportunity

### **Wilmington Air Park**

2.5 Million SF on 2,000 +/- acres

Wilmington, Ohio



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*Real value in a changing world*



## OFFERING

Jones Lang LaSalle is pleased to offer a unique opportunity to locate your business at the Wilmington Air Park (ILN).

This 2,000 acre fully functioning airport features over three million square feet of offices, warehouses, hangars and other facilities, as well as two runways 9,000 x 150 ft and 10,701 x 150 ft. The Air Park can accommodate full instrument approach for the largest aircraft made today, utilizing its CAT III guidance system.

Once the largest privately owned airport in the country, The Wilmington Air Park is now owned by the Clinton County Port Authority. This tremendous facility provides unparalleled flexibility in landing schedules, plentiful aprons, On-site Aircraft Maintenance, Foreign Trade Zone Designation and a variety of Economic Incentive Programs.

Space on the Air Park is available for lease, with strategically positioned land available for build-to-suit development opportunities of any size.

The Wilmington community provides a vibrant quality of life for all who want a small town lifestyle an easy drive from Dayton, Cincinnati, and Columbus.

## ILN Overview

- 2000+/- Acre Airport Property
- 2,500,000 SF of Sortation, Warehouse & Manufacturing Facilities
- Advanced Material Handling Systems
- 200,000 SF of Office Space
- 225,000 SF Hangar Space
- Two Runways 9,000 and 10,700 feet in length
- CAT III Instrument Approach Capable
- Foreign Trade Zone Status
- Over 125 acres of Tarmac to park over 126 cargo aircraft
- On-site Aircraft Maintenance Vendor
- No FAA Fees or Taxes
- Strategic Midwestern Location
- Plentiful Skilled Workforce

# AIR PARK MAJOR FACILITIES OVERVIEW

## HANGARS

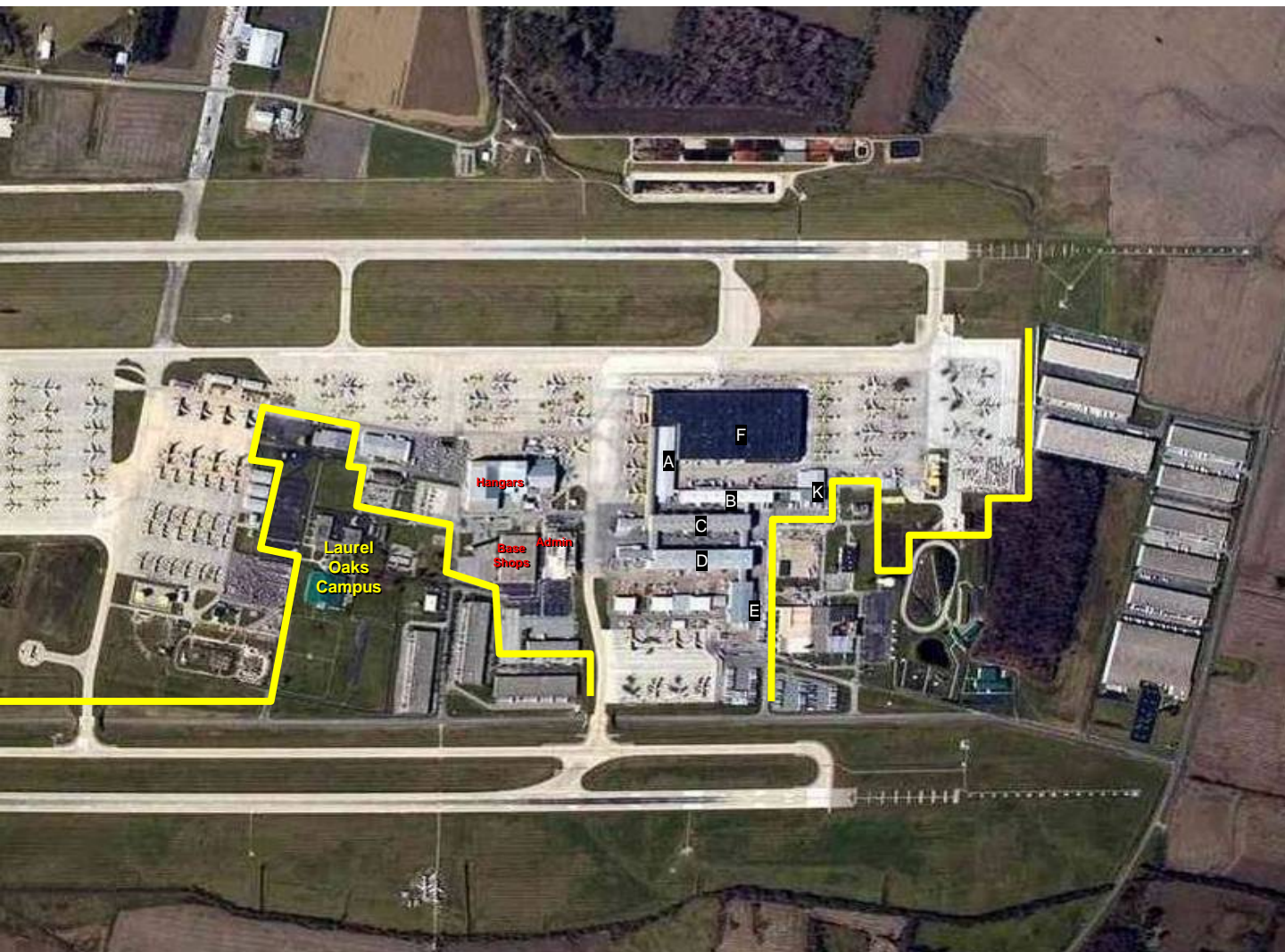
Hangar 1003 - 54,490 sq. ft. (occupied)  
Hangar 1004 - 46,100 sq. ft. (occupied)  
Hangar 1005 - 112,218 sq. ft. (occupied)  
Hangar 1024 - 18,679 sq. ft.

## SORT FACILITY/WAREHOUSING/MANUFACTURING SPACE

Building A -	1st flr 104,959 sq.ft.	2nd flr 85,462 sq.ft.	
Building B -	1st flr 85,547 sq.ft.	2nd flr 74,677 sq.ft.	
Building C -	1st flr 108,249 sq.ft.	2nd flr 94,380 sq.ft.,	3rd flr 93,496 sq.ft.
Building D -	1st flr 148,380 sq.ft.	2nd flr 120,205 sq.ft.,	3rd flr 121,129 sq.ft.
Building E -	64,289 sq.ft.		
Building F -	1st flr 550,000 sq.ft.	2nd flr 550,000 sq.ft.	
Building K -	75,135 sq.ft.		

## OFFICE SPACE

375,000 sq.ft. in various buildings



# Technical Airport Specifications

## Location & Quick Facts

FAA Information Effective: 2011-01-13  
Airport Identifier: ILN  
Airport Status: Operational  
Longitude/Latitude: 083-47-31.6278W/39-25-40.5107N  
-83.792119/39.427920 (Estimated)  
Elevation: 1077 ft / 328.27 m (Surveyed)  
Land: 2000 acres  
From nearest city: 2 nautical miles SE of Wilmington, OH  
Location: Clinton County, OH  
Magnetic Variation: 04W (1985)

## Airport Operations and Facilities

Airport Use: Open to public  
Wind indicator: Yes  
Segmented Circle: No  
Control Tower: Yes  
Lighting Schedule: 0000-0700  
FOR HIRL RYS 04L/22R & 04R/22L WHEN ATCT  
CLSDCONTACT OPNS ON 119.47.  
Beacon Color: Clear-Green (lighted land airport)  
Landing fee charge: Yes  
Sectional chart: Cincinnati  
Region: AGL - Great Lakes  
Boundary ARTCC: ZID - Indianapolis  
Tie-in FSS: DAY - Dayton  
FSS on Airport: No  
FSS Toll Free: 1-800-WX-BRIEF  
NOTAMs Facility: ILN (NOTAM-d service available)  
Certification type/date: IV A U 10/1974

## Airport Communications

CTAF: 119.475

## Airport Services

Fuel available: A  
Airframe Repair: MAJOR  
Power Plant Repair: MAJOR  
Bottled Oxygen: NONE  
Bulk Oxygen: HIGH/LOW

## Runway Information

### Runway 04L/22R

Dimension: 10701 x 150 ft / 3261.7 x 45.7 m  
Surface: CONC, Fair Condition  
Surface Treatment: Saw-cut or plastic Grooved  
Weight Limit: Single wheel: 100000 lbs.  
Dual wheel: 200000 lbs.  
Dual tandem wheel: 390000 lbs.  
Dual dual tandem wheel: 750000 lbs.  
Edge Lights: High

### Runway 04L Runway 22R

Longitude: 083-48-33.3900W 083-47-10.7305W  
Latitude: 39-25-09.6843N 39-26-33.7931N  
Elevation: 1053.00 ft 1077.00 ft  
Alignment: 37 127  
ILS Type: ILS ILS  
Traffic Pattern: Left Left  
Markings: Precision instrument, Good Condition Precision instrument, Good Condition  
Crossing Height: 62.00 ft 71.00 ft  
VASI: 4-light PAPI on left side 4-light PAPI on left side  
Visual Glide Angle: 3.00° 3.00°  
RVR Equipment: touchdown, midfield, rollout touchdown, midfield, rollout  
Approach lights: MALSR ALSF2  
Centerline Lights: Yes Yes  
Touchdown Lights: Yes

### Runway 04R/22L

Dimension: 9000 x 150 ft / 2743.2 x 45.7 m  
Surface: CONC, Fair Condition  
Surface Treatment: Saw-cut or plastic Grooved  
Weight Limit: Single wheel: 100000 lbs.  
Dual wheel: 200000 lbs.  
Dual tandem wheel: 390000 lbs.  
Dual dual tandem wheel: 750000 lbs.  
Edge Lights: High

### Runway 04R Runway 22L

Longitude: 083-47-42.0844W 083-46-32.5595W  
Latitude: 39-24-51.7884N 39-26-02.5261N  
Elevation: 1043.00 ft 1077.00 ft  
Alignment: 37 127  
ILS Type: ILS/DME ILS/DME  
Traffic Pattern: Left Left  
Markings: Precision instrument, Good Condition Precision instrument, Good Condition  
Crossing Height: 71.00 ft 71.00 ft  
VASI: 4-light PAPI on left side 4-light PAPI on left side  
Visual Glide Angle: 3.00° 3.00°  
RVR Equipment: touchdown, midfield, rollout touchdown, midfield, rollout  
Approach lights: MALSR ALSF2  
Centerline Lights: Yes Yes  
Touchdown Lights: Yes







## Building F – Sort Facility

Completed in 2005, this two story 1.1 million sf package sortation center features state-of-the-art equipment including shoe-sort and tilt-tray systems, loaders, unloaders, singulators, dimensional and image scanners, scan tunnels and video coding. The system consists of 6 very high speed sort systems capable of handling up to 240,000 pkgs/hr. This building also includes offices, two “mission control centers” and a data center. It is located on tarmac within the airport’s Foreign Trade Zone.

- **240,000 Pieces / Hour Capacity**
- **1600 Unique Bag Outputs**
- **14 Dual Tilt Tray Machines**
- **Fully redundant bag outputs**
- **Fully redundant data highway**
- **CCD Camera scanners w/ barcode reconstruction.**





## Administrative Facilities

The Wilmington Air Park offers over 200,000 sf of office space in various buildings throughout the complex. Office spaces are modern in appearance, have a robust IT infrastructure, and in many cases have furnishings in place. The complex features a fitness center, cafeteria, numerous conference rooms, training rooms, private offices, and plentiful on-site parking.

The main administration building provides an image suitable for a corporate headquarters. Visitors are greeted by an impressive 2 story lobby atrium with access to the facility controlled by the Air Park's security staff. The wide hallways, modern decor, open floor plan and abundant natural lighting, creates an employee-friendly environment that enhances morale.

Other offices are strategically located throughout the complex to allow management and administrative staff to be close to operations. These offices include the same amenities and modern atmosphere as the main administration office, with the functionality necessary to minimize your operational cost.

## Additional Facilities

Encompassing over 40 structures including warehouses, hangars and specialized airport operations facilities, the Wilmington Air Park can accommodate businesses of virtually any size.

The network of “sort buildings” are an interconnected system of facilities which can operate together or independently. Material handling equipment located within these buildings can be utilized to enhance your operation, or can be removed to provide an open, flexible workspace.

These facilities can easily be adapted to manufacturing, as they offer heavy power, heavy-duty concrete floors, high ceilings and are built to accommodate a large workforce.

Land is abundant within the Air Park and adjacent to the Air Park for build-to-suit requirements and development opportunities.

The operational structures include ground support, 2 fire rescue stations, two aircraft fueling centers, and remote parking support.



## Strategically Located

The Wilmington Air Park is located 10 miles east of the Interstate 71 exit (Exit 45) at Ohio Route 73 in Wilmington, Ohio midway between Cincinnati and Columbus. The location provides access to 3 International Airports within a 60 mile radius.

The Ohio Department of Transportation will complete Phases 2 & 3 of the OH73 Bypass in the summer of 2011. When completed it will offer non-stop access from the Air Park to Interstate 71, especially well-suited to heavy truck traffic.

Interstate 71 is part of the access-controlled Federal Interstate Highway system, providing a major north-south link between the Great Lakes and the Southeast.

Wilmington is ready to support all types of Aviation Manufacturing and Military Research and Development businesses based on a strong network of industry suppliers in the region, as well as Wilmington's proximity to the growing Wright-Patterson Air Force Base, just 20 miles to the Northwest.

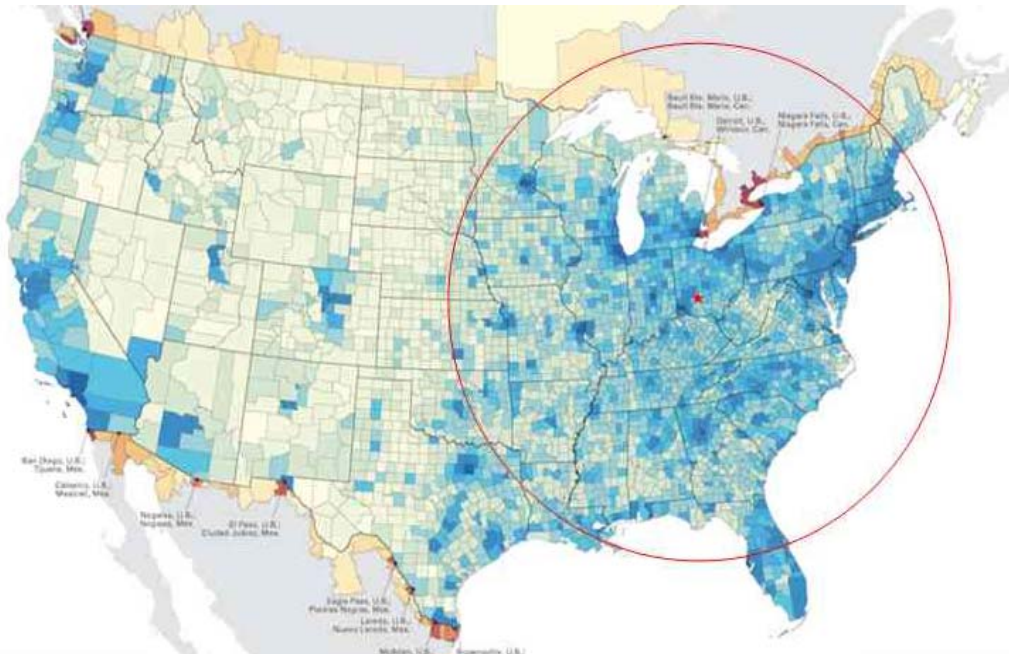
## Cincinnati, Dayton & Columbus All within a 60 Mile radius



Approximate travel times to major city centers are listed below:

Dayton	0.75 hrs
Cincinnati	1.0 hrs.
Columbus	1.2 hrs
Indianapolis	2.5 hrs.
Cleveland	3.5 hrs.
Detroit	4.25 hrs.
Chicago	5.5 hrs.
Atlanta	8.5 hrs.
New York	10.75 hrs

## Located within 1 drive day of 60% of the U.S. Population





## Community

Wilmington and Clinton County in the heart of Southwest Ohio, just a short drive to the metropolitan areas of Dayton, Cincinnati and Columbus is a place called home. Our residents choose to live here because of the rural beauty and the small town lifestyle they enjoy while still being convenient to all urban amenities and conveniences. The Wilmington area is easily accessible to a wide selection of shopping, restaurants, sports, cultural events and employment opportunities both locally and within the adjacent Cincinnati and Dayton suburbs. Visitors come to Clinton County to enjoy our outdoor recreational opportunities, the beauty of the countryside, our fairs, festivals and theater, our destination restaurants and businesses, and for employment and higher education. Businesses choose Wilmington and Clinton County for our skilled workforce, prime location, and our nationally recognized resilient and entrepreneurial spirit.

We excel in educational and recreational opportunities. The presence of Wilmington College (founded 1870), Southern State Community College, and Laurel Oaks vocational enrich our community with practical and advanced degree training; and within 60 miles there are over 20 major colleges and national universities. Families take advantage of quiet living along with excellent ranked local schools, the historic Murphy Theater, Boyd Auditorium at Wilmington College, 2 state parks and a variety of local parks, miles of paved multipurpose trails, a historic Italianate downtown on the National Register of Historic Places and a civic minded community that has long valued the arts, education and a sense of place.

We pride ourselves in providing a vibrant quality of life. Wilmington and Clinton County has a low crime rate, outstanding community services including an awarding winning public taxi service, and a thriving and diverse locally-owned small business landscape- including being home to one of the Ohio's most successful buy local campaigns. Our area has been heralded by many national media organizations including CBS, Fox News, The New York Times, The Economist, National Public Radio and others for our innovative and proactive efforts for local businesses, young professionals, alternative energy and the redevelopment of the Wilmington Air Park.

The Wilmington Air Park offers businesses access to an outstanding trained workforce, an exurban location that offers many country charms with big city advantages, and aggressive recruitment efforts including CRA's, a Foreign Trade Zone, Enterprise Zones, and partnership opportunities with major distribution facilities nearby and adjacent. From transportation/logistics and manufacturing to engineering and biomedical research - Clinton County has a diverse and sophisticated corporate landscape. We recognize that our success is dependent on people: the businesses they support, the causes they believe in, and the homes they make. We look forward to welcoming you to this place called home.



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