

Regional Overview

Miami Valley Industrial Development Assessment

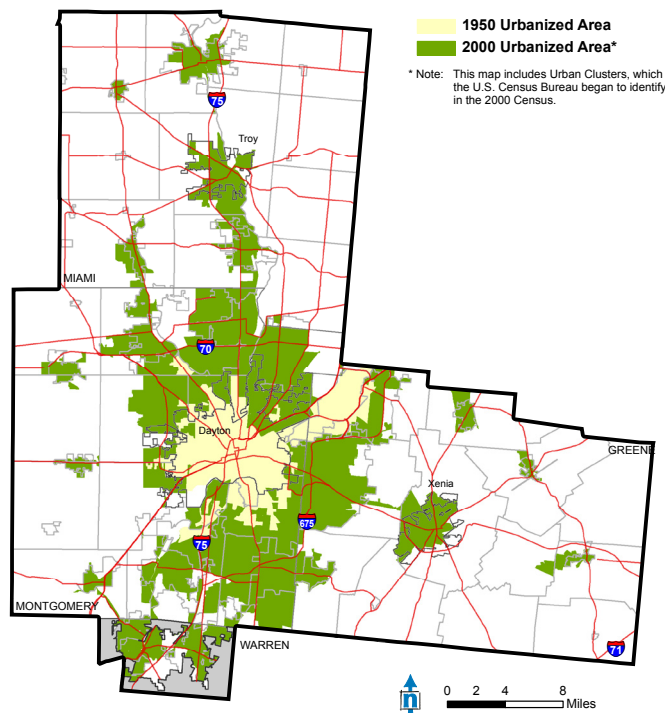
Historic Industrial Land Use

The urbanized areas in the Region have greatly expanded between 1950 and 2000 (Figure 2). In 1950 the urbanized area was concentrated around the City of Dayton and Wright Patterson Air Force Base. By the year 2000, the urbanized area covered almost all of eastern Montgomery County, extended into Miami and Warren counties, and expanded into larger portions of western Greene County, going as far east as the City of Xenia.

In terms of industrial development, the Region as a whole gained almost 2,000 acres of industrial land between 1975 and 2000 (Table 1). Greene County was the only county in the Region to lose industrial land, with the loss totalling 250 acres. Miami and Montgomery counties gained around 1,000 acres each.

In contrast, non-industrial development increased by almost 66,000 acres regionally. All three counties had increases in this category, the largest of which (27,312 acres) occurred in Greene County, although Miami County had the largest percent increase. This shows that while industrial development has not declined in the Region

Figure 2. Urbanization Trends from 1950 to 2000



Source: U.S. Census Bureau, 1950 and 2000

Table 1. Historic Land Use (in acres) for 1975 and 2000

Region	Industrial Land			Non-Industrial Developed Land		
	1975	2000	% Change	1975	2000	% Change
Region	8,551	10,428	22.0%	102,234	168,107	64.4%
Greene	2,344	2,094	-10.7%	26,188	53,500	104.3%
Miami	1,411	2,565	81.8%	9,893	22,694	129.4%
Montgomery	4,796	5,769	20.3%	66,152	91,913	38.9%

Source: Ohio Department of Natural Resources; MVRPC

Note: Warren County data are not shown because they are not available

overall, it has constituted only a very small portion of the development that has occurred in the Region since 1975. In 1975, industrial development accounted for around 7% of the total developed acreage. In 2000, that number was down to around 5%.

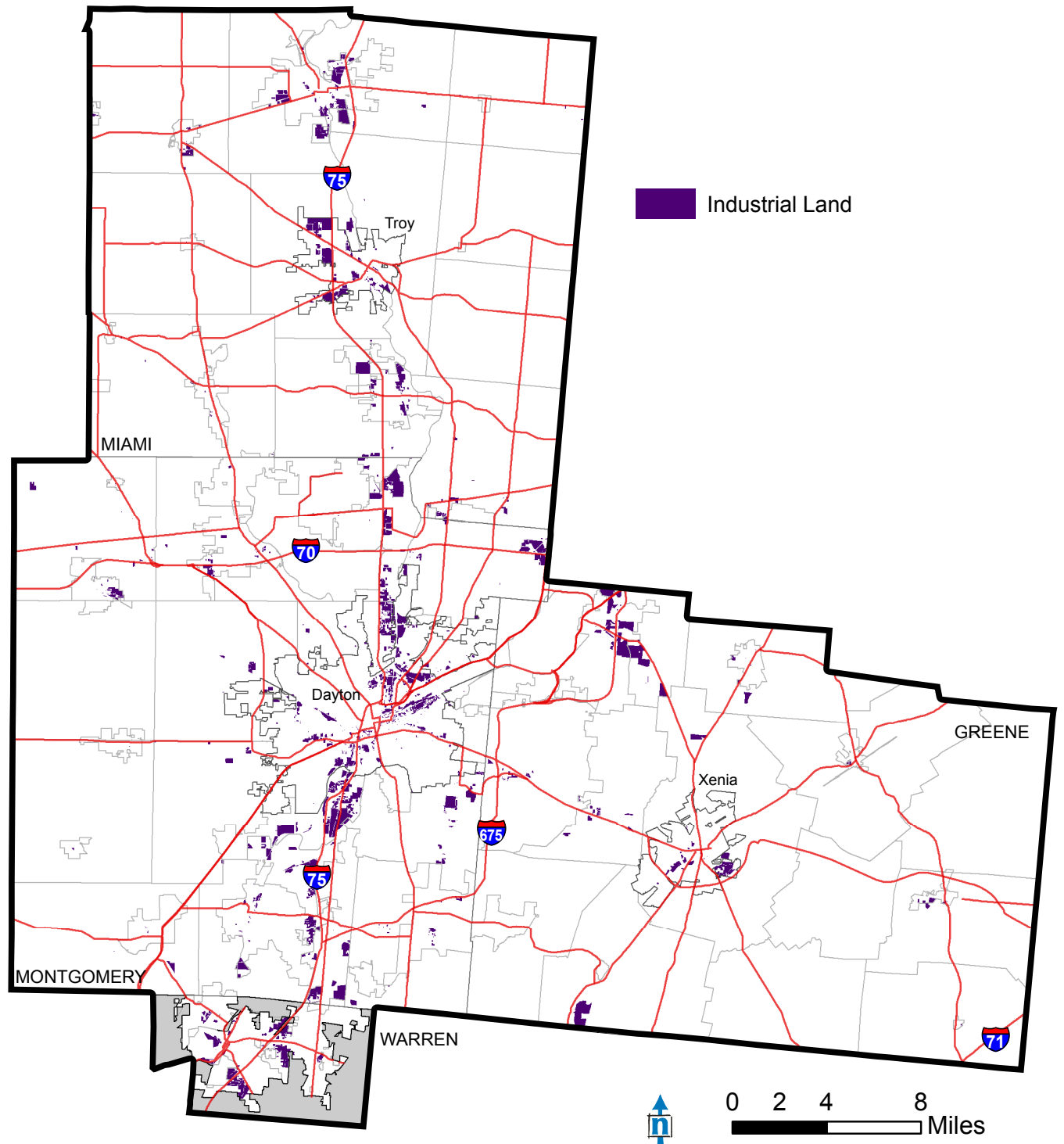
Current Industrial Land Use and Gross Floor Area

For the most part, in 2007, industrial land was concentrated within the Region's larger cities and along its major highways (Figure 3). The City of Dayton contains the largest concentration of industrial land among the Region's cities, while, among the Region's interstates, I-75 attracts the most industrial land. Unfortunately, due to differences in collection techniques and base data, comparisons with historic land use data are impossible for this assessment.

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Figure 3. Industrial Land in the Miami Valley Region in 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007

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In terms of all developed and non-developed land in the Region, 1.7% is designated as industrial land (Figure 4). Only Montgomery County and northern Warren County rise above the regional percentage in terms of industrial acreage. Greene County has the lowest percentage of land designated as industrial, with less than one percent (Table 2).

For this report, industrial land has been divided into eight categories:

- Food and Drink Processing Plants and Storage
- Foundries and Heavy Manufacturing Plants
- Light to Medium Manufacturing and Assembly Plants
- Industrial Warehouses and Truck Terminals
- Small Shops (Machine, Tool & Die, etc.)
- Other Industrial Structures
- Unclassified: These are parcels that were not classified by their respective counties but have been determined to be industrial.
- Vacant - Unbuilt: These are industrial parcels that do not contain any structures.

The largest category in the Region, in terms of land, is the Vacant - Unbuilt category with 28.1% of the regional industrial land (Figure 5). The second largest is the Light to Medium Manufacturing and Assembly Plants category with 24.5%. The smallest category is Food and Drink Processing Plants and Storage, comprising only 0.9% of the regional industrial acreage.

Light to Medium Manufacturing and Assembly Plants make up the largest portion (33.2%) of regional industrial gross floor area (GFA) (Figure 6). Since properties in the Vacant - Unbuilt category have no structures, that category is not included in this analysis. Industrial Warehouses and Truck Terminals are the second largest category, with 24.0% of the regional industrial square footage. Food and Drink Processing Plants and Storage is again the smallest category (1.0%).

Figure 4. Regional Industrial Land Share (in acres) for 2007

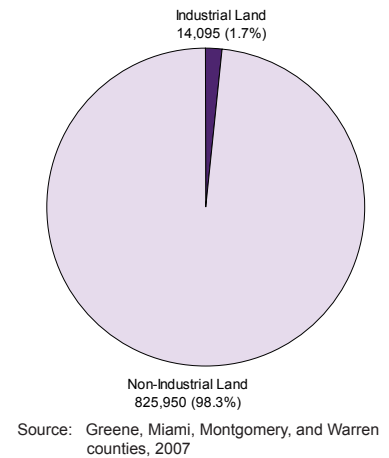
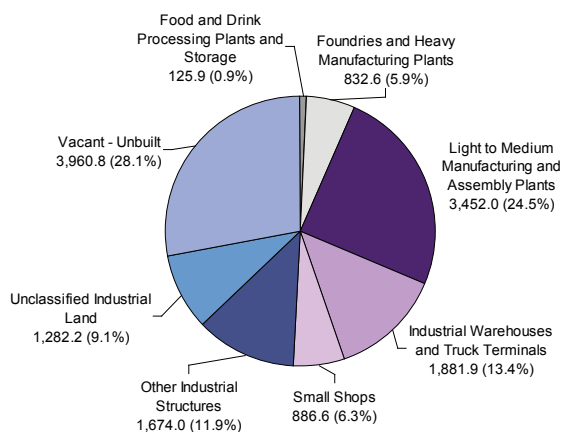


Table 2. Industrial Land in 2007 by County (in acres)

County	Industrial Land (Acres)	Non-Industrial Land (Acres)	Total Land (Acres)
Greene	2,469 (0.9%)	263,720 (99.1%)	266,189
Miami	3,069 (1.2%)	259,212 (98.8%)	262,281
Montgomery	7,474 (2.5%)	289,747 (97.5%)	297,221
Warren*	1,083 (7.5%)	13,271 (92.5%)	14,355

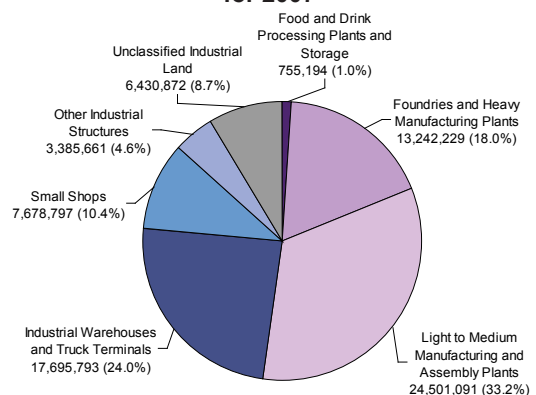
Source: Greene, Miami, Montgomery, and Warren counties, 2007
Note: *Warren County includes only the cities of Carlisle, Franklin, and Springboro

Figure 5. Industrial Land by Category (in acres) for 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007

Figure 6. Industrial GFA by Category (in square feet) for 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007; Carlisle, Franklin, and Springboro, 2007

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Industrial Vacancy

Determining the exact number of vacant industrial properties, with and without structures, has proved a difficult process. The Vacant - Unbuilt category from the parcel data includes only those parcels that do not have structures. Table 3 gives the business vacancy rate by county based on Department of Housing and Urban Development (HUD) information on business vacancies in the Region as of March 31, 2008. As the business vacancies are not split between industrial and commercial, it is impossible to tell how many belong in which category. Miami and Montgomery counties have close to the same vacancy rate, although the total number of vacant business structures is much lower in Miami County than it is in Montgomery County. Northern Warren County has the lowest business vacancy rate at 6.4%.

Figure 7 is a map of HUD information on business vacancies in the Region by Census tract. The map highlights those areas which have higher than average tract-level vacancy rates (tract-level number of vacancies divided by the total number of business within that tract) and the tracts with higher than average regional vacancy rates (tract-level number of vacancies divided by the total number of business in the Region). Most of the tracts with regionally and locally significant vacancy rates are located near to the Region's major highways, especially along I-75. Many of the tracts also seem centered around the cities of Dayton, Xenia, and Piqua.

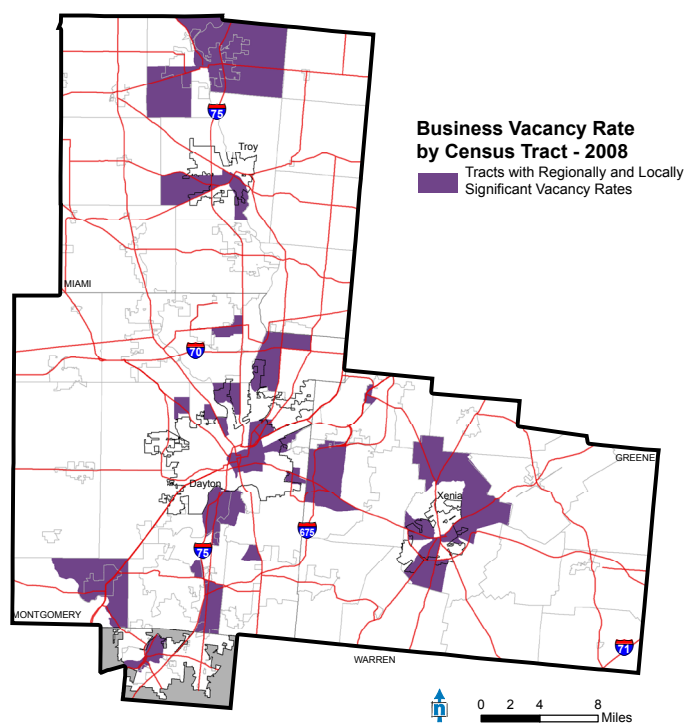
The closest estimate of vacant industrial structures comes from the Gem Real Estate Group, which estimated in its *2007 Greater Dayton Industrial-Warehouse Market Survey* that, of the 290 industrial buildings surveyed in the Region, 19.3% of the industrial GFA is vacant. Table 4 is the result of using the Gem Real Estate Group's percentage and applying it to the total regional industrial square footage to estimate the total vacant industrial square footage in the Region.

Table 3. Business Vacancy Rate by County - March 2008

	Greene	Miami	Montgomery	Warren*	Region
Businesses	6,028	3,151	19,543	1,264	29,986
Vacant Businesses	491	389	2,430	81	3,391
Vacancy Rate	8.2%	12.4%	12.4%	6.4%	11.3%

Source: Department of Housing and Urban Development, 2008
 Note: * Warren County includes only the cities of Carlisle, Franklin, and Springboro

Figure 7. Census Tracts with High Vacancy Rates - March 2008



Source: Department of Housing and Urban Development, 2008

Table 4. Regional Estimate of Vacant Industrial Space (in square feet)

	Total GFA	Total Vacant GFA	Percent Vacant
Gem Survey	18,983,087	3,655,962	19.3%
MVRPC Estimate	73,689,637	14,191,923	19.3%

Source: Gem Real Estate Group, 2007; Greene, Miami, Montgomery, and Warren counties, 2007; Cities of Carlisle, Franklin, and Springboro