

Market Assessment

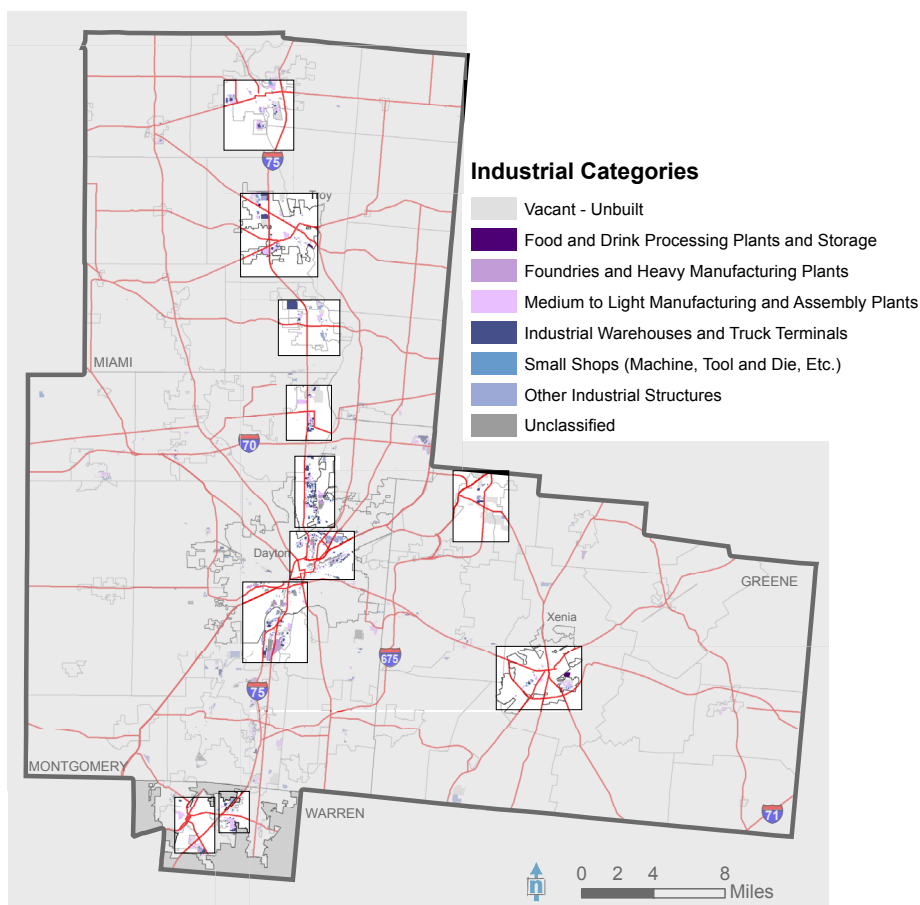
Miami Valley Industrial Development Assessment

In 2007, over 69% of the Region's industrial land was located within one mile of a major highway. Interstate 75 has captured a majority of that figure, with 49.5% of the Region's industrial land located within one mile of the interstate. The Region's major cities contain 75.8% of the Region's industrial land. Of all the major cities, however, the City of Dayton has the largest concentration of industrial land (13%).

Figure 13. Industrial Market Clusters

In order to better analyze the distribution of industrial development throughout the Region, eleven industrial markets, based on markets of industrial land, have been identified (Figure 13):

- Northeast Greene County
- Franklin
- Montgomery County/ North I-75
- North Dayton
- East Dayton
- North Miami County
- South Dayton/Moraine
- Springboro
- South Miami County
- Central Miami County
- Central Greene County



Within each of the markets, the percentage of land per category illustrates that while some markets show a bias towards one category of industrial development, very few are dominated by that category (Table 9). Of the eleven markets, nine have categories containing over 30% of their industrial land. Only three of those nine markets have categories containing more than 40%. Franklin has two categories exceeding 40%: Light to Medium Manufacturing and Assembly Plants and Vacant - Unbuilt. The two markets that have more than 50% of their industrial land in one category both have the most land in the Vacant - Unbuilt category. The Montgomery County/North I-75 market has 51.2% of its industrial land in this category, while the Northeast Greene County market has 89.5% of its industrial land in this category.

In terms of GFA, eight markets have more than 40% of their industrial GFA in one category (Table 10). Five markets have more than 50% of their industrial GFA in one category. Franklin and Springboro have less than 60% of their industrial GFA in one category (Light to Medium Manufacturing and Assembly Plants and Industrial Warehouses and Truck Terminals, respectively). The Montgomery County/North I-75, North Miami County, and South Miami County markets have more than 60% of their industrial GFA in the Light to Medium Manufacturing and Assembly Plants category.

Table 9. Industrial Land by Market and Category (in acres) for 2007

	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	Other Industrial Structures	Unclassified	Vacant - Unbuilt
NE Greene County	0.0 (0.0%)	3.7 (0.3%)	11.0 (0.9%)	44.0 (3.7%)	0.0 (0.0%)	66.7 (5.6%)	0.0 (0.0%)	1,063.5 (89.5%)
Franklin	0.0 (0.0%)	24.7 (4.8%)	208.0 (40.5%)	31.6 (6.2%)	22.1 (4.3%)	18.9 (3.7%)	0.2 (0.1%)	207.7 (40.5%)
Montgomery County/North I-75	0.0 (0.0%)	0.0 (0.0%)	189.1 (25.1%)	107.5 (14.3%)	31.2 (4.1%)	14.1 (1.9%)	25.3 (3.4%)	386.0 (51.2%)
North Dayton	0.0 (0.0%)	60.6 (7.0%)	198.3 (22.9%)	252.1 (29.1%)	83.1 (9.6%)	56.5 (6.5%)	163.4 (18.9%)	52.8 (6.1%)
East Dayton	11.4 (1.0%)	45.1 (3.9%)	186.9 (16.1%)	204.0 (17.6%)	111.2 (9.6%)	114.2 (9.9%)	457.5 (39.5%)	29.6 (2.6%)
N. Miami County	1.1 (0.1%)	52.3 (5.1%)	433.9 (42.6%)	82.5 (8.1%)	48.9 (4.8%)	86.3 (8.5%)	0.0 (0.0%)	314.7 (30.9%)
South Dayton/Moraine	0.1 (0.0%)	395.2 (26.1%)	218.5 (14.4%)	183.6 (12.1%)	69.4 (4.6%)	89.4 (5.9%)	404.0 (26.7%)	155.7 (10.3%)
Springboro	1.6 (0.3%)	0.0 (0.0%)	170.8 (37.1%)	88.7 (19.2%)	21.0 (4.6%)	43.3 (9.4%)	0.0 (0.0%)	135.0 (29.4%)
S. Miami County	1.6 (0.3%)	0.0 (0.0%)	101.2 (19.7%)	194.7 (37.9%)	22.6 (4.4%)	108.5 (21.1%)	0.0 (0.0%)	85.7 (16.7%)
Central Miami County	29.8 (2.7%)	0.0 (0.0%)	348.4 (31.2%)	210.4 (18.9%)	66.1 (5.9%)	90.7 (8.1%)	1.8 (0.2%)	368.7 (33.0%)
Central Greene County	51.4 (13.2%)	4.5 (1.2%)	109.9 (28.1%)	19.9 (5.1%)	10.1 (2.6%)	73.5 (18.8%)	0.0 (0.0%)	121.4 (31.1%)

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

Table 10. Industrial GFA by Market and Category (in square feet) for 2007

	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	Other Industrial Structures	Unclassified
NE Greene County	0 (0.0%)	48,706 (6.6%)	355,129 (48.2%)	286,986 (39.0%)	0 (0.0%)	45,419 (6.2%)	0 (0.0%)
Franklin	0 (0.0%)	52,920 (9.3%)	312,849 (55.0%)	19,850 (3.5%)	95,908 (16.9%)	87,203 (15.3%)	0 (0.0%)
Montgomery County/North I-75	0 (0.0%)	0 (0.0%)	2,395,655 (74.7%)	617,160 (19.2%)	116,486 (3.6%)	17,077 (0.5%)	61,562 (1.9%)
North Dayton	0 (0.0%)	632,993 (8.6%)	1,792,181 (24.2%)	2,906,392 (39.3%)	730,592 (9.9%)	17,194 (0.2%)	1,323,149 (17.9%)
East Dayton	131,077 (1.0%)	817,807 (6.0%)	2,690,792 (19.6%)	2,200,000 (16.0%)	1,523,889 (11.1%)	404,546 (3.0%)	5,955,938 (43.4%)
N. Miami County	2,688 (0.1%)	338,685 (8.0%)	2,661,776 (62.7%)	578,503 (13.6%)	395,265 (9.3%)	267,847 (6.3%)	0 (0.0%)
South Dayton/Moraine	4,373 (0.0%)	6,222,317 (33.0%)	1,994,556 (10.6%)	3,484,581 (18.5%)	802,403 (4.3%)	769,701 (4.1%)	5,576,526 (29.6%)
Springboro	8,080 (1.3%)	0 (0.0%)	229,068 (35.9%)	371,781 (58.3%)	28,690 (4.5%)	0 (0.0%)	0 (0.0%)
S. Miami County	0 (0.0%)	0 (0.0%)	1,043,338 (63.6%)	129,864 (7.9%)	195,413 (11.9%)	270,961 (16.5%)	0 (0.0%)
Central Miami County	80,295 (1.9%)	0 (0.0%)	1,671,190 (39.7%)	1,781,179 (42.3%)	513,199 (12.2%)	160,599 (3.8%)	0 (0.0%)
Central Greene County	76,187 (2.6%)	58,949 (2.6%)	782,930 (34.6%)	758,076 (33.5%)	46,924 (2.1%)	537,542 (23.8%)	0 (0.0%)

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