

Conclusion

Miami Valley Industrial Development Assessment

Industrial development in the Miami Valley Region has been, and is expected to continue to be, on the decline, both in terms of land use and employment. While the developed areas in the Region have expanded, the share of that land allocated for industrial uses has declined. Employment has also declined by over 11,000 jobs between 1980 and 2005, and is expected to decrease even further by 2040.

Overall, industrial development comprises a very small portion of the Region's developed land. Less than 2% of the Region's developed land is classified industrial and, of that, almost 30% is vacant and contains no structures. Industrial development in the Region is largely concentrated in the Region's major cities and along its major highways, especially along I-75

Currently, the largest type of industrial development in the Region is Light to Medium Manufacturing and Assembly Plants, followed by Industrial Warehouses and Truck Terminals. These two categories of industrial development occupy the largest amounts of land (excepting the Vacant-Unbuilt category) and GFA.

Montgomery County has the largest amount of industrial land and employment, although Miami County has been the fastest growing county in the Region in terms of industrial development. Montgomery County has lost the most industrial employment, however, while Miami and Greene counties have managed to increase their industrial employment.

Although the exact number of industrial vacancies is unknown, it is estimated that almost 20% of the Region's industrial GFA is vacant. If the industrial vacancies follow the same pattern as the total business vacancies reported by the Department of Housing and Urban Development, Montgomery County should contain the largest number of vacancies and Montgomery and Miami counties should have a similar percentage of vacant businesses as compared to the total number of businesses in each county.

In the future, industrial development will most likely play a much different role in our Region than it has in the past. It has been less and less of a driving force in terms of the regional economy in recent years and its influence is projected to continue to decline. Vacant industrial properties, while currently a local issue for some of the Region's communities, will likely become more of a regional issue in the future. These are issues that will require some future study, both at the local and regional levels, and will need to be incorporated into future industrial development planning.

Reference List

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