



JOBSONIO AWARDS OSIP GRANT FOR NEW BUILDING IN LOGISTICS HUB

JobsOhio approved an Ohio Site Inventory Program (OSIP) grant for the construction of a 500,000-square-foot industrial facility by NorthPoint Development at 251 North Dixie Drive in Dayton.

Company Profile

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. NorthPoint offers a combination of market knowledge, engineering and construction expertise, logistics, labor and incentive knowledge.

Business Need

"Our region has a shortage of the Class A industrial space in demand throughout the Midwest," said the DDC's Executive Vice President of Regional Development Julie Sullivan.

The project will be NorthPoint's seventh industrial building near the Dayton International Airport. The site, formerly home to a Vandalia fire station, includes land that was once part of the airport's tarmac. "[This project] faced site development challenges given the original airport runway, a former firehouse on the property, and other infrastructure issues," said NorthPoint Director of Industrial Development, Tim McElroy.

Ohio Solutions

OSIP offers grants and low-interest loans to support speculative site and building development projects with no identified end user. The primary goal of OSIP is to fill gaps in Ohio's real estate inventory with real estate targeting near-term sector wins to ensure our state is more competitive for reactive site selection projects. "Without the OSIP funds from JobsOhio, it may not have been financially viable to redevelop this site," says McElroy. "We really appreciate JobsOhio and the forward thinking of their OSIP program which puts capital to work to create jobs."

"Positioned at the crossroads of I-70 and I-75, this development at 251 North Dixie Drive is poised to capture the opportunities being borne out of the re-shoring of production and inventory in the post-COVID economy," said J.P. Nauseef, JobsOhio president and CEO. "Our OSIP program is working to ensure Ohio is prepared to act quickly as more businesses are ready to invest and create jobs."

Project Stats

Collaborators:

City of Dayton
Dayton Development Coalition
JobsOhio

The project received a 15-year, 100% property tax abatement from the City of Dayton. In addition to close freeway and airport access, the site is located in a Foreign Trade Zone.

"The Dayton Airport has worked for years to find the best use for the surrounding land, and logistics and distribution operations have proven to be an excellent fit. These jobs have continued to grow during the pandemic, providing stability for our local economy and opportunity for our residents. We're proud of the strong partnerships that drive these projects."

- Ford Weber

Dayton Economic Development Director

