

Economic Opportunities – Building 46 in Kettering Business Park (2325 Wilmington Pike, Kettering)

History:

The Kettering Business Park is the site of the former Gentile AFB and Defense Electronics Supply Center (DESC) that once employed as many as 5,000 military and civilian personnel. In March 1993, the Base Realignment & Closure (BRAC) Commission placed Gentile AFB on the base closure list. In order to offset the financial hit to the City, in 1996 the Gentile AFB buildings and land were handed over to the City and the area was rebranded as Kettering Business Park. The City of Kettering is now the owner of Building 46, located at 2325 Wilmington Pike in the Business Park.

Since 1997, the City has invested millions of dollars in new fiber and roadway infrastructure, wayfinding, and landscaping at Kettering Business Park. This investment has paid off, as the City has welcomed new tenants, including Alternate Solutions Health Network, Amazon Logistics, Kettering Health Operations Command Center, NanoSpense, and Primed Physicians Family Practice. In April 2023, Community Tissue Services purchased 2 buildings at 950 Forrer to expand their capabilities as the global leader of allografts.

Current Project:

Despite various commercial successes in the Park, Building 46 has not seen the same success and remains mostly vacant (with the exception of the Kettering Municipal Court). More than 110,000 square feet of space is available in Building 46 for office, industrial, warehouse or other commercial use, although challenges exist in making the space usable and marketable. The city of Kettering would like to renovate Building 46 and transform it into a thriving economic site, primed for commercial activity as part of an overall master plan for Kettering Business Park.

Opportunity:

According to local real estate firm Colliers, the Dayton industrial market reached new heights at the end of 2022 and early 2023 with record-high industrial demand. The small-bay market is also tight, with a CoStar report from April 2023 estimating a vacancy rate in the Dayton market of just 2% for properties under 50,000 square feet.

The City of Kettering believes with investment and renovations, Building 46 could become an attractive space for the region's manufacturing, defense, medical or research and development industries.

Needs and Cost Estimates:

The highest priority for Building 46 is replacing the roof (\$2,950,000) and improving the HVAC system (\$950,000). A separate water line from Wilmington Pike to the building is also warranted, at a cost of \$300,000. The total cost for complete renovation of Building 46 is, therefore, estimated at more than \$4,200,000. This figure does not include contingencies, such as asbestos removal, painting, or new lighting or electrical work. The City has already invested millions in the Park and will need outside investment to complete the last remaining building in the Business Park.

Request:

Kettering is seeking \$4,200,000 in grant or foundation support and state, or congressionally directed spending to address deficiencies with the building and prepare it for future commercial activity.

Contact:

Amy Schrimpf, Economic Development, City of Kettering, amy.schrimpf@ketteringoh.org or 937-296-3342

References:

<https://www.afcec.af.mil/Home/BRAC/Gentile.aspx>

<https://www.daytondailynews.com/news/local/air-force-bid-last-farewell-desc/3b3qvKHMIaAq9YITO7UcAN>

<http://michaelse.net/projects/Dayton/factfiles/Military/Bases/DESC/DESC.html>

[Dayton Industrial Report | Colliers](#)

[Dayton sees 'explosion' of industrial real estate in record-breaking year \(daytondailynews.com\)](#)

[Vacancy Falls to Record Lows in Dayton's Small-Bay Industrial Segment \(costar.com\)](#)

CITY OF KETTERING
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November 1, 2023

Ms. Amy Schrimpf
City of Kettering Economic Development Office
3600 Shroyer Road
Kettering, Ohio 45440

Hello Ms. Schrimpf,

This letter serves to confirm that the Tactical Crime Suppression Unit (TCSU) utilizes Building 46 in the Kettering Business Park for certain operations.

The Tactical Crime Suppression Unit is made up of the police departments representing Centerville, Germantown, Kettering, Miamisburg, Moraine, Oakwood, Springboro, and West Carrollton, and was created as a regional effort to fight crime. Our unit works in conjunction with local, state and federal agencies including the Ohio Attorney General's Office.

This TCSU would support efforts to improve the infrastructure in Building 46 and I support your effort to seek state and federal dollars.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Protsman", with a long horizontal flourish extending to the right.

Christopher N. Protsman
Chief of Police

