



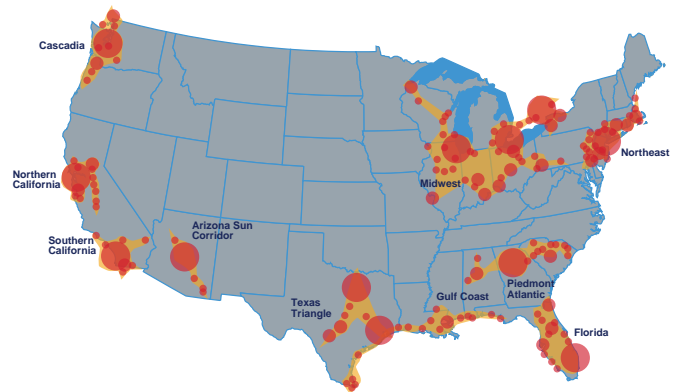
Perfectly Positioned for Success

The Dayton Region offers the unique combination of an ideal location for building optimal distribution networks, lower-than-average operating costs, available industrial real estate and an affordable workforce ready to meet any demand.

Features of Area

Megaregion

Economic activity is increasingly concentrated in linked groups of metropolitan areas known as megaregions. Dayton is located in the heart of the Midwest Megaregion, with easy access to its largest cities via Interstate highway. Indianapolis, Columbus and Cincinnati are all in close proximity to Dayton.



Median Center of Population

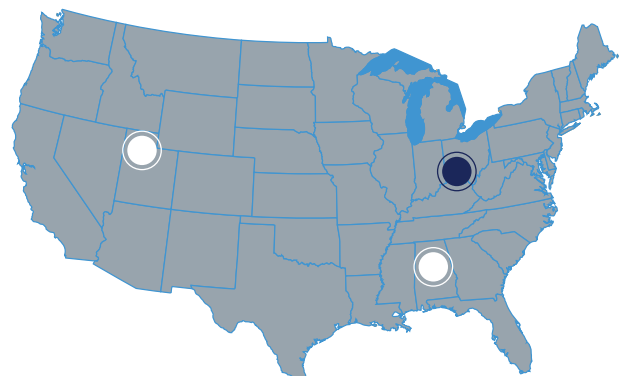
Dayton is located near the Median Center of Population. An indicator of a Good DC location. Reasonably positioned for the population migration, labor force growth and megaregion trends.



Distribution Center (DC) Network Configurations

3 DC Network

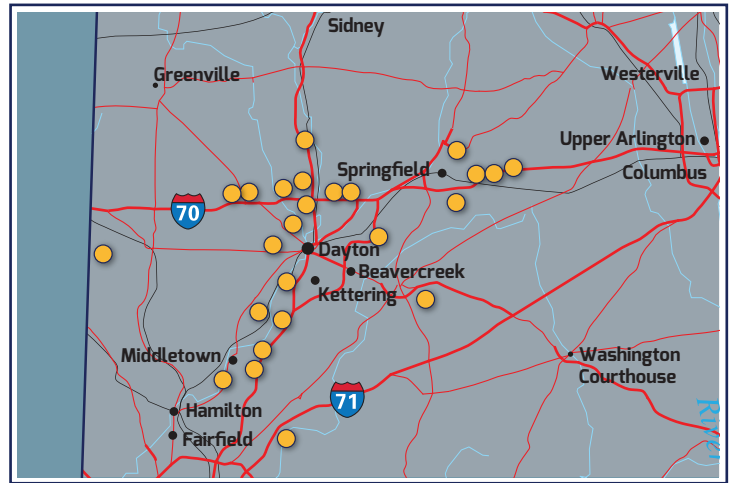
Dayton is the optimal location for development of a three distribution center network. The region offers unparalleled access to the logistics corridors crucial to running the most efficient possible 3 DC network. Dayton will continue to be a great choice for logistics operations in the future, as traffic in the region is expected to remain relatively congestion free for the coming decades.



Real Estate

Dayton Area Industrial Parks

Finding the right location for a logistics operation is critical. Even if a region is excellent from a network configuration perspective, the availability of high quality real estate is essential to the success of a logistics operation. The Dayton Region exceeds expectations in both of these requirements. Dayton is rich with potential sites for distribution, including the airport, Union City, Progress Park and many more. And, the Dayton Region is within the margin of error for building an optimal distribution network of up to seven distribution centers. All of the Dayton Regions largest industrial parks are convenient to interstate highways, including I-70 to Columbus/Indianapolis and I-75 to Cincinnati and Detroit (via Toledo).



Labor Pool

Distribution Wage Rates

In addition to its ideal location, available workforce and industrial real estate, the Dayton Region offers distribution firms some of the most favorable wage rates in the United States. Private sector unionization in the region is low as well, 5.2% vs the national average of 6.6%. Wage rates in Dayton for warehouse workers, material handlers, order fillers, packer/shippers, forklift operators and truck drivers all fall below the U.S. average, according to the Economic Research Institute. Notably, wage rates for the Dayton Region almost uniformly beat wage rates for neighboring cities as well. In addition to being economically advantageous to businesses, the available workforce is also well-positioned to be trained for new technical careers and located within miles of a major trade corridor.

\$	Economic Research Institute	Warehouse Worker	Material Handler	Order Filler	Packer Shipper	Forklift Operator	Truck Driver
	United States Average	\$14.82	\$15.02	\$14.29	\$14.29	\$15.43	\$20.87
	Dayton, Ohio	\$14.63	\$14.72	\$13.94	\$13.94	\$15.15	\$20.82
	Columbus, Ohio	\$14.77	\$15.11	\$14.25	\$14.26	\$15.54	\$21.26
	Cincinnati, Ohio	\$14.75	\$14.77	\$14.06	\$14.07	\$15.20	\$20.78

Featured Employers

The Dayton Region is home to logistics operations for some of the biggest names in business today.

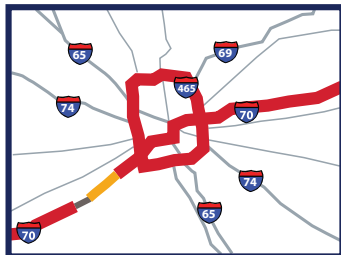


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Workforce Development

Montgomery County's Access to World-Class Universities within 300 Miles of Dayton, Ohio

The Dayton Region offers potential employers access to over 30 world-class universities within 300 miles of the city. These institutions of higher learning have shaped the future of U.S. Presidents, leading CEOs and millions of hard-working, successful Americans. Distribution firms in the Dayton Region will have access to a wide swathe of talent from many of the nation's top educational institutions. These universities have a long tradition of working alongside American industry to drive economic growth through innovation, insight and maximum effort.



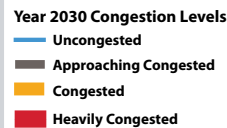
INDIANAPOLIS



COLUMBUS



DAYTON



Traffic Conditions

Congestion along I-70

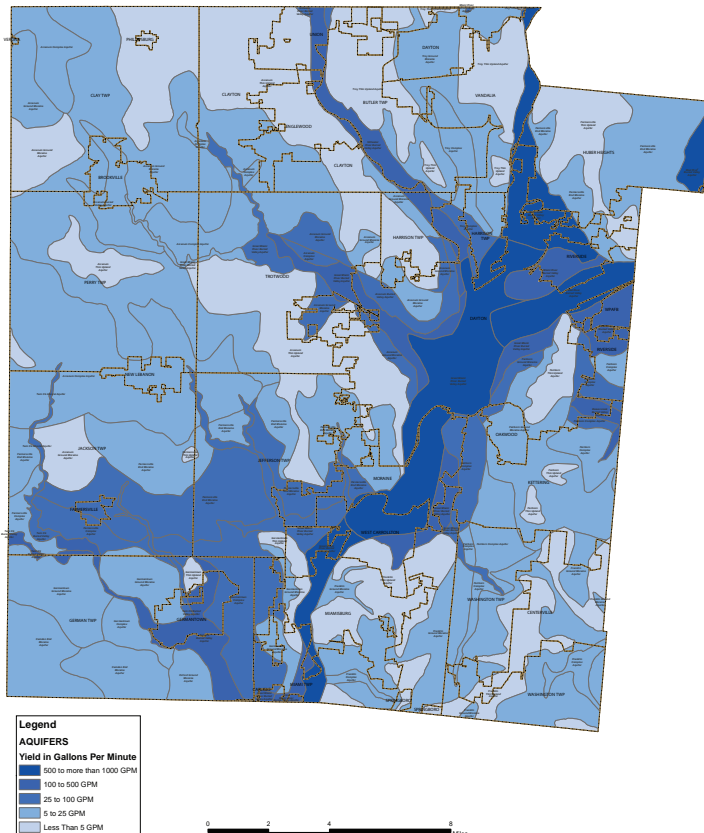
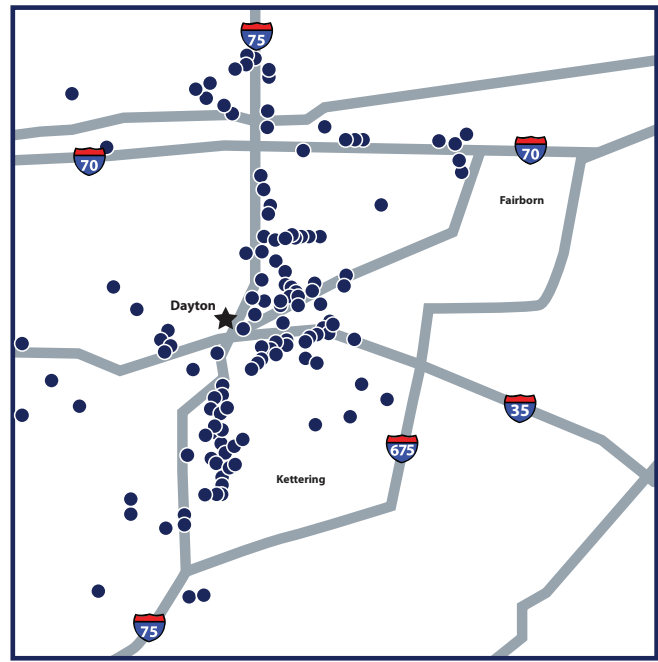
Traffic conditions and congestion are increasingly important factors in locating distribution centers. If vehicles can't move, goods can't move – regardless of location or network configuration. The Dayton Region contains the valuable I-70/75 trade corridor. Despite its adjacency to major metro areas and population centers in every direction, this corridor was not among the list of *Top 100 Corridors for Congestion*. As of May 2012, Dayton ranked 66th out of 102 cities analyzed by the Texas Transportation Institute. *The National Strategy to Reduce Congestion (Corridors of the Future)* report focusing on I-70, found that Indianapolis and Columbus are expected to have heavy congestion by 2030 to 2035. Dayton, meanwhile, is expected to stay relatively congestion free. The Dayton Region offers logistics firms an optimal location for distribution centers. More importantly, however, the Dayton Region will continue providing the infrastructure required to support distribution centers into the future.

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Logistics Support

Trucking and Support Companies in the Dayton Area

Support services are of key importance to logistics companies looking to locate within the Dayton Region. These businesses ensure that the infrastructure is in place to assist firms through every step of the distribution process. Dayton's established distribution businesses have already attracted a large number of trucking and logistics support businesses to the area, including: pallet pools, corrugate suppliers, trailer lots, warehouse sanitation services, truck stops and trucking companies. Dayton's existing trucking companies are largely located along the area's major trade routes, I-70 and I-75. Several of these operators have truck terminals in the area to load and unload freight at interstate volumes.



Industrial Commodities

Commodity Overview

In addition to retail fulfillment, manufacturing, industrial operations and agriculture are the markets fueling the growing demand for distribution firms. Natural resources are critical to attracting new industry and growing existing industrial and agricultural operations. The Dayton Region has an abundance of natural resources, including minerals, wildlife, plants and water. Water is the region's most abundant natural resource, and one which will remain abundant into the future.

Aquifers in Montgomery County

The Dayton Region welcomes water intensive businesses. Montgomery County, where the City of Dayton is located, marks the convergence of the Stillwater River, the Mad River and the Great Miami River. In total, the Dayton Region is home to more than 6,000 miles of rivers and streams. These streams recharge and renew a 1.5 trillion gallon underground aquifer. The abundance of water in and around Dayton has kept the region drought free, making it the ideal place to locate businesses needing water today and in the years to come.

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