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Gem *insight*



September 2009

Property Management - Leasing/Sales - Appraisal/Consulting - Public Sector

Gem Sells 330,000 SF Industrial Facility in Dayton's East End



DAYTON (2009) – Gem Real Estate Group is pleased to announce the successful sale/purchase of a 330,000 SF Industrial facility located in the East Dayton Industrial market. The facility, located at 943 Woodley Road in the City of Dayton, transferred for \$1,500,000.

This facility will house the Compote Technologies Corporation's (CTC) Mixing and Molding Division, which plans on occupying nearly 180,000 SF of the facility. The balance of the space is being leased to other warehouse tenants.

"This was a perfect fit for the buyer/user and should satisfy their long-term goals of occupying the entire facility", states President of Gem, Dave Dickerson, CCIM.

Earlier this month the Economic Development/Government Equity Grant advisory committee approved a mid-year funding request by the company. ED/GE will provide \$125,000 toward the company's \$3.25 million project, according to Linda Gum, ED/GE coordinator. ED/GE money would go toward building improvements and an electrical upgrade.

The division will "advance the technology of CTC's main plant on Keowee Street and add significant recycle composite processing to our area," according to the company's ED/GE application.

The sale was brokered by Dickerson along with Gem's Tony Taylor and Charlie Hewitt. Gem also assisted CTC in securing the public funding.

AMB Property Hires Gem To Lease And Manage Five Of Their Properties

Gem Real Estate Group is pleased to announce that the firm is now leasing and managing five Warehouse / Office properties surrounding the Dayton International Airport. Alan Cohen, Senior Vice President at Gem, will be the property's new leasing agent. Sheri Simpson, Vice President of Property Management Services at Gem, will be heading up the property management services for the building.

Continued From Previous Page...



The properties are owned by San Francisco, California based AMB Property Corporation, a leading global owner, operator and developer of industrial facilities focused on major hub and gateway distribution

markets throughout the Americas, Europe and Asia. AMB's strategy focuses on providing properties for customers who value the efficient movement of goods and are located in the world's busiest distribution markets.

The five warehouse/office buildings contain a total of 125,575 square feet of space. Two of the buildings are currently occupied by FedEx, with the balance being available for lease. The properties are located at the center of all air cargo activity and are close to government agencies, with direct access to the I-70/I-75 interchange. The space is in move-in condition with clean warehouse, both drive-in doors and dock, some ADA restrooms, and plenty of parking space available.

Alan Cohen said they will be offering very competitive rates with flexible lease terms.

For more information, contact Alan Cohen at 937-228-2882, ext. 3014 or Sheri Simpson at 937-228-2882, ext. 3010.

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