



**PRESS RELEASE  
FOR IMMEDIATE RELEASE**  
July 6, 2023

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## **IRG Expands Property Holdings in Dayton with 93-Acre Industrial Facility** New Owner will Retain Long-Term Tenant, Ready for Redevelopment

DAYTON, OH – Industrial Realty Group, LLC (IRG), one of the largest industrial real estate developers in the nation, announced it recently acquired a 662,000 square foot industrial manufacturing property in Dayton, OH.

The property, one of the largest industrial sites in south Dayton, is located at 1030 Alex Bell Road. Existing tenant, Domtar will remain in the majority of the building under a long-term lease.

“IRG has long seen the dynamic nature of the Dayton industrial market,” said Stuart Lichter, President of IRG. “We are excited to invest again into the community by securing job-creating tenants with economic growth opportunities for the Dayton area.”

The site is well-positioned between the markets of Columbus, Cincinnati, and Indianapolis. It is immediately off I-75 with freeway visibility, ample parking, and rail access. In addition to 150,000 square feet of available space, there is 25 acres of developable land which provides customizable, build-to-suit options.

With strong demand in the Dayton’s industrial market, IRG anticipates high demand for the available space and development opportunity.

Michael Guagenti of Cushman & Wakefield represented IRG. Ryan Williams and Ben Tashakorian of Marcus & Millichap represented the seller.

### **About IRG**

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America’s most difficult real estate challenges. Learn more at [www.industrialrealtygroup.com](http://www.industrialrealtygroup.com).

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