



FOR IMMEDIATE RELEASE

ICP Secures Final 134 Acres at Miami Valley Research Park, Unlocking Major New Development Opportunity

Dayton, Ohio — February 20th, 2026 — With the assistance and cooperation of the Miami Valley Research Foundation, Industrial Commercial Properties (ICP) has acquired the remaining 134 acres of developable land at Miami Valley Research Park.

“This acquisition strengthens the region’s ability to compete for major office, research, and light manufacturing users. It supports long-term job creation and provides scalable growth options for expanding local firms and companies within and relocating to the market”, said Dean Miller, Senior Vice President of ICP

ICP already maintains a strong footprint within Miami Valley Research Park. The firm owns and operates Sixth River, a high-quality, 5-building office asset that reflects the park’s professional character, and 3909 Research Boulevard, a light industrial facility that demonstrates the park’s flexibility for research-driven and advanced manufacturing users.

This purchase is ICP’s 35th acquisition in the Miami Valley having developed or redeveloped a total of almost 8.7 million square feet over the last 15 years,



reinforcing ICP's role as one of the region's most active and experienced commercial development firms.

“Miami Valley Research Park offers something unique in this market — a true corporate campus environment with a thoughtful mix of tenants, low-density planning, and high design standards,” continued Mr. Miller. “With this final 134 acres, we can now offer users a rare combination: a mature, respected park setting with the flexibility to design and construct buildings tailored specifically to their operational needs.”

ICP's long-term vision for the park has already included strategic enhancements. The firm partnered with Vision Companies, paving the way for a new market-rate apartment community that will add on-site amenities and further activate the park's live-work environment, strengthening its appeal to employers competing for top talent.

“We see this as a catalyst for the next wave of growth in the Dayton region,” said Christopher Semarjian, Owner of ICP. “This acquisition allows us to partner directly with companies looking for a high-quality, campus-style setting while delivering modern, purpose-built facilities that support long-term growth and job creation.”



With infrastructure in place, a respected tenant base, and development-ready land, ICP is engaging with corporate users, brokers, and economic development partners to shape the next chapter of Miami Valley Research Park.

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About Industrial Commercial Properties (ICP)

Founded in 1996, Industrial Commercial Properties LLC (ICP) is a real estate development company headquartered in Cleveland, Ohio, specializing in commercial and industrial rehabilitation, build-to-suits, and economic redevelopment. As one of the largest privately held commercial real estate companies in the United States, ICP owns over 150 properties in 8 states, with more than 325 tenants, totaling 48 million square feet of industrial, office, and commercial space.

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