

19,200 SF - 51,200 SF Industrial Suites For Lease

PROLOGIS[®]
NORTHPARK 1

4434 Muhlhauser Rd.
West Chester, OH 45011



CBRE

 **PROLOGIS[®]**

Property Highlights of Prologis NorthPark 1

Prologis NorthPark 1 is located in West Chester, Ohio's most populous township, which boasts superior access to an abundant, diverse workforce with affordable housing options nearby. The building's location in pro-business Butler County is within a 1-day drive of 60% of the populations of the US and Canada. With easy access to I-75, I-275 and Route 4, Prologis NorthPark 1 is at the center of Cincinnati's proven manufacturing and distribution hub.

The property enjoys the services of a dedicated Prologis Customer Experience Team and Prologis Essentials Team so that tenants can leverage the space to their fullest advantage.

UNLOCK THE FULL POTENTIAL OF YOUR WAREHOUSE WITH ONE STRATEGIC, SINGLE-SOURCE PARTNER.

Learn More About
the Customer
Experience Team



Learn More About
the Essentials Team



Immediate access to I-75 and I-275

No earnings tax

Suite 900				
Available	32,000 SF	Dock Doors w/ Levelers	7	Car Parking Spaces 40
Office	6,914 SF	Drive-In Doors	0	Electrical Service 1,600 amps

Suite 600				
Available	32,000 SF	Dock Doors w/ Levelers	5	Car Parking Spaces 40
Office	3,888 SF	Drive-In Doors	2	Electrical Service 600 amps

Suite 300				
Available	19,200 SF	Dock Doors w/ Levelers	3	Car Parking Spaces 24
Office	2,298 SF	Drive-In Doors	0	Electrical Service 400 amps

Combined Suite 600 & 300				
Available	51,200 SF	Dock Doors w/ Levelers	8	Car Parking Spaces 64
Office	6,186 SF	Drive-In Doors	2	Electrical Service 1000 amps

83,200 SF

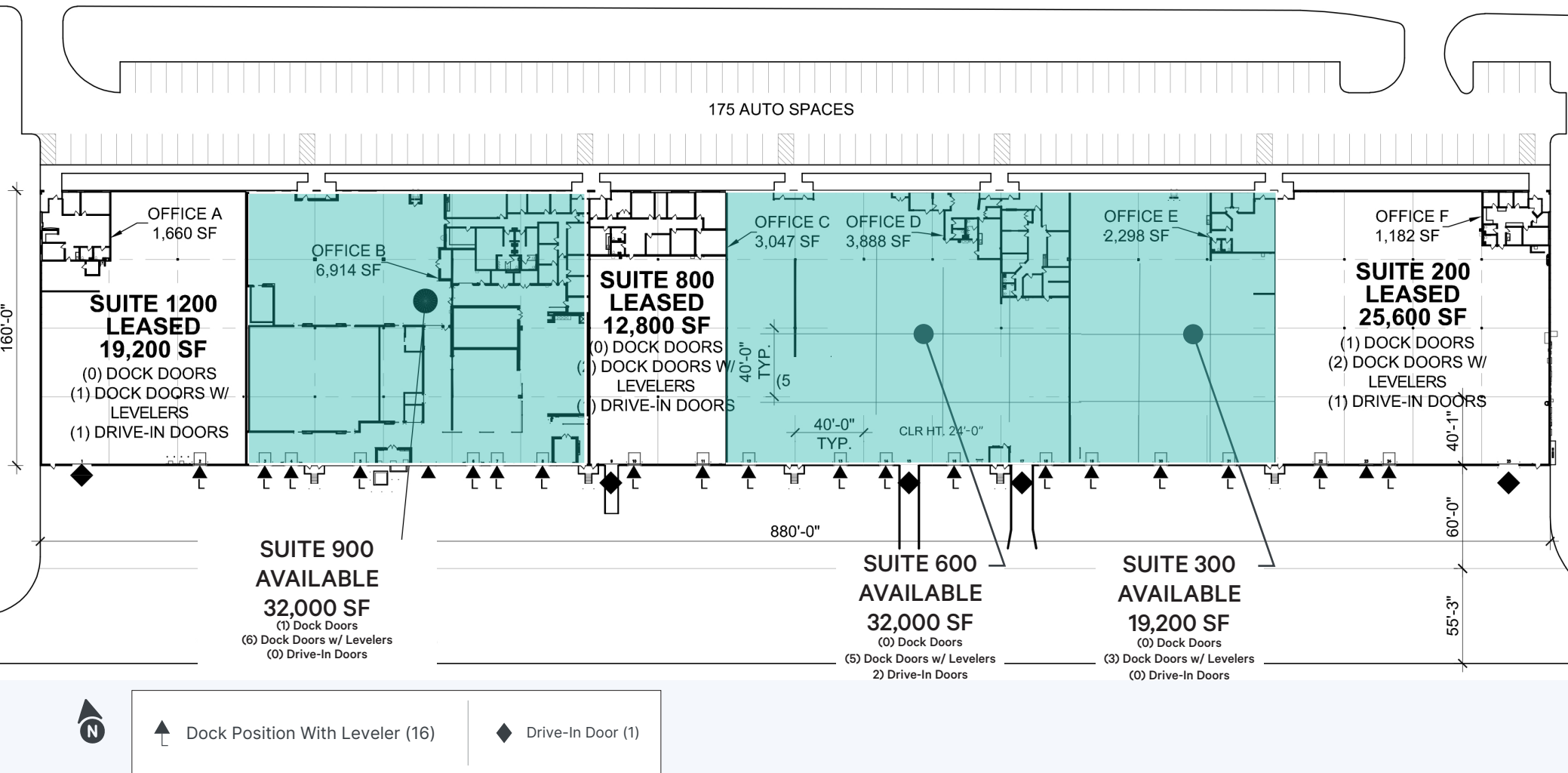
Suite 900 - 32,000 SF | 6,914 SF Office
Suite 600 - 32,000 SF | 3,888 SF Office
Suite 300 - 19,200 SF | 2,298 SF Office

24"
Clear Height

40'x40'
Column Spacing

LED Motion
Sensor Lighting

ESFR
Fire Suppression System



The Company You'll Keep



CLOSE PROXIMITY TO MAJOR ROADWAYS

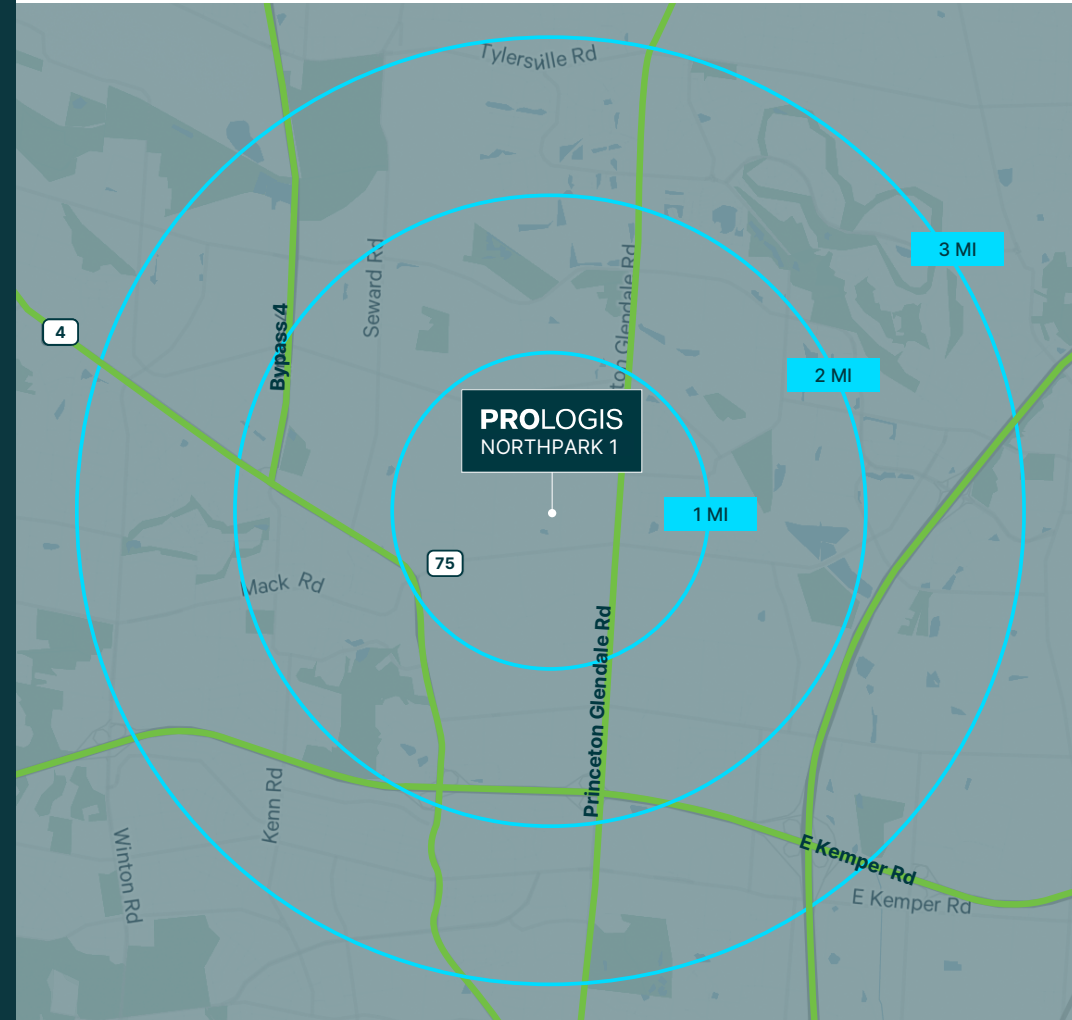
1.4 Miles
to Route 4

2.5 Miles
to I-275

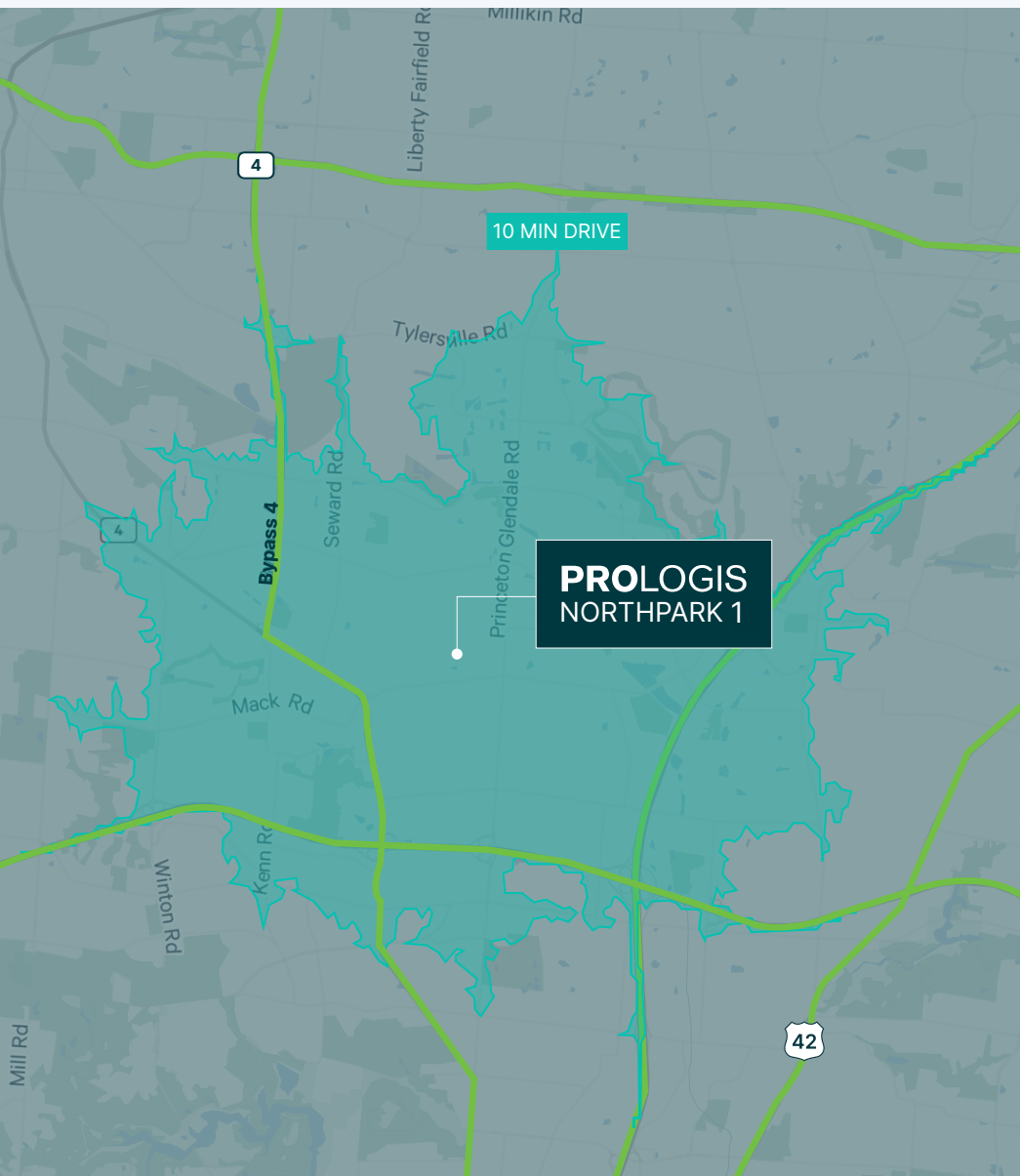
3.2 Miles
to I-75

20.5 Miles
to Downtown Cincinnati

32.3 Miles
to Cincinnati International Airport / Prime Air / DHL Superhub



With a wide array of retail and food & beverage offerings within just a 10-minute drive, the options are plentiful to meet both business and personal employee needs. Whether you need to pick up a quick coffee on the way to work, have a full-team lunch, run errands on your way home, or pick up last-minute materials for essential work functions, Prologis NorthPark 1 is ideally situated for your convenience.



Amenities to Elevate Your Everyday



DUNKIN'



Wawa

FIVE GUYS



SUBWAY

Aladdin's



Panera BREAD



Kroger

tropical **CAFE**
SMOOTHIES



PAPPADEAUX
SEAFOOD KITCHEN



Graeter's



sam's club <>

Culver's



BR
BASKIN-ROBBINS



DAVE & BUSTER'S



SMOKEY BONES

noodles
& COMPANY



CRIMSON CUP
COFFEE & TEA

& MANY MORE!

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