

Industrial | For Lease

CBRE

West Chester Trade Center

Building 4 - 8511 Trade Center Drive, OH 45011
Building 5 - 4692 Brate Drive, OH 45011



AVAILABLE FOR OCCUPANCY



Building 4 - 8511 Trade Center Drive

Building Size +/- 284,015 SF

Available Sq. Ft. +/- 67,984 SF

Office +/- 1,815 SF

Building Dimensions 260' x 1,064'

Building Configuration Rear-load

Column Bay Spacing 52' x 50', Loading Bay
52' x 60'

Clear Height 36'

Power 800 amps 480v/277 V

Available Dock Doors 9 Docks, 2 Future

Dock Lights Swinging arm LED at all
dock positions

Dock Locks Electrified vehicle
restraints w/ integrated
red/green lights (inside
& outside) at all dock
positions

Available Parking 30 Auto

Fire Protection ESFR

Lighting LED w/motion sensors,
30 FC; 30" AFF

Construction Tilt-Wall Concrete

Floor Slab 7" non-reinforced
concrete, 4000 PSI

Truck Court 130'

HVAC 50°F at -0°F, 0.25 ACH

HVLS Fans (2) 24' fans w/ individual
controls at nearest column

67K

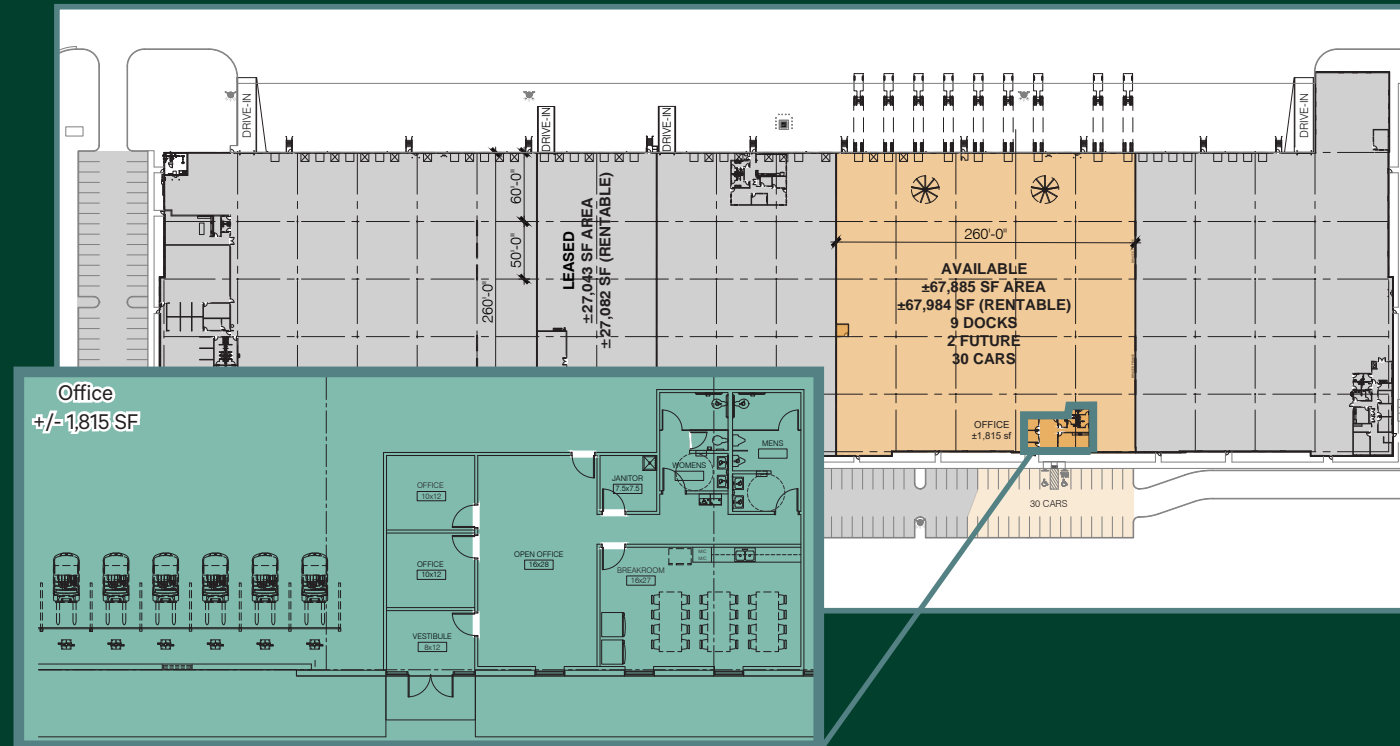
SF AVAILABLE

36'

CLEAR HEIGHT

2020

YEAR BUILT



Building 5 - 4692 Brate Drive

Building Size +/- 218,640 SF

Available Sq. Ft. +/- 104,055 SF

Office +/- 5,558 SF

Building Dimensions 280' x 772'

Building Configuration Rear-load

Column Bay Spacing 54' x 52' + 60' speed bays

Clear Height 36'

Power 1600 amps 480v 3 phase

Dock Doors 10 Docks, 7 Future
45,000 # Mechanical Pit
levelers with 7'x8' platform,
16" lip, operating range toe
guards, night locks, brush
weather seals, and two (2)
10'x4" projection laminated
rubber bumpers. Swing arm
lights.

Drive Ins 1

Parking 144 Auto

Truck Court 130'

Fire Protection ESFR

Lighting LED w/motion sensors, 30
FC average; measured at
30" AFF

Construction 100% Pre-cast Concrete

Floor Slab 7" non-reinforced con-
crete, 4000 PSI

HVAC 50°F at -0°F, 0.25 ACH

HVLS Fans 4

104K

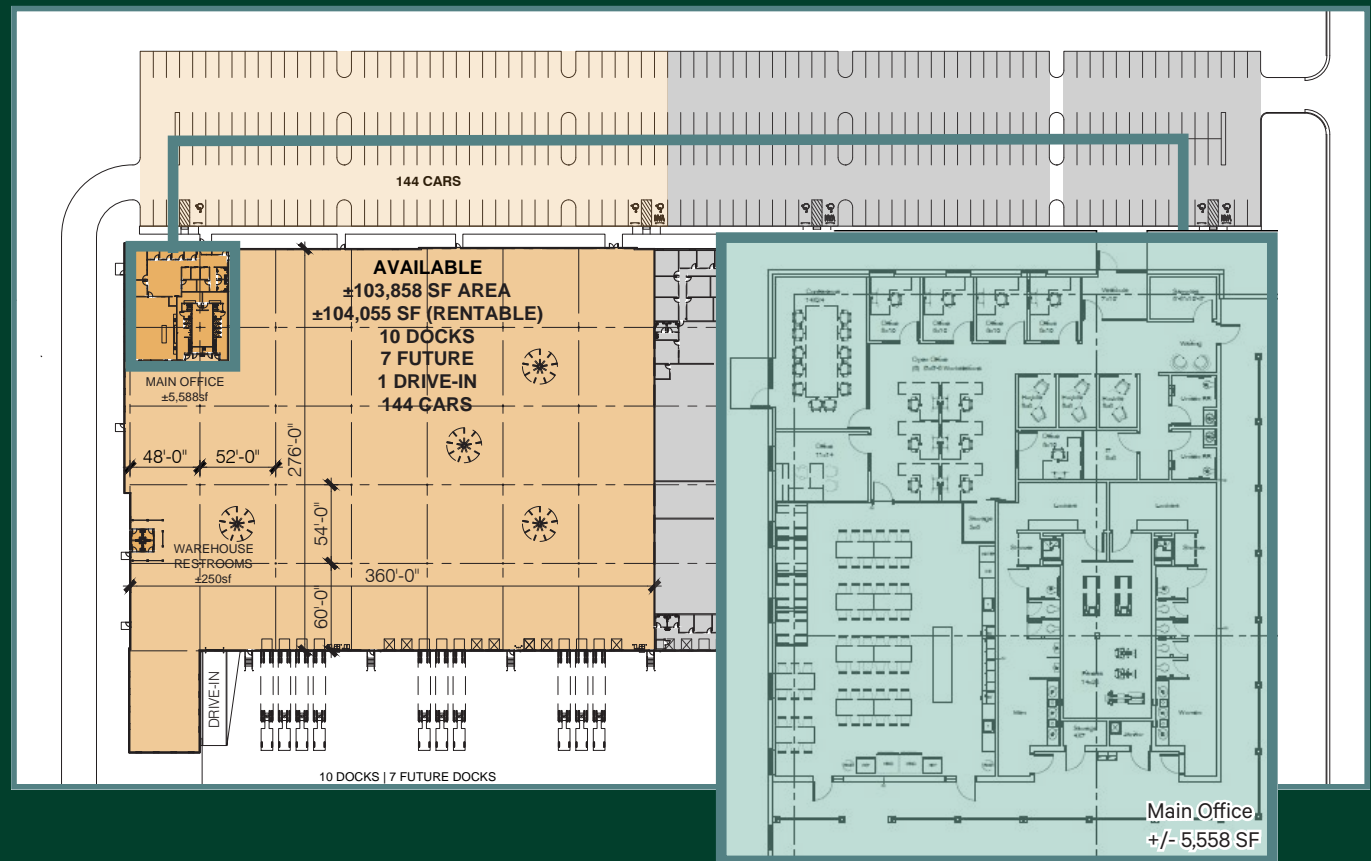
SF AVAILABLE

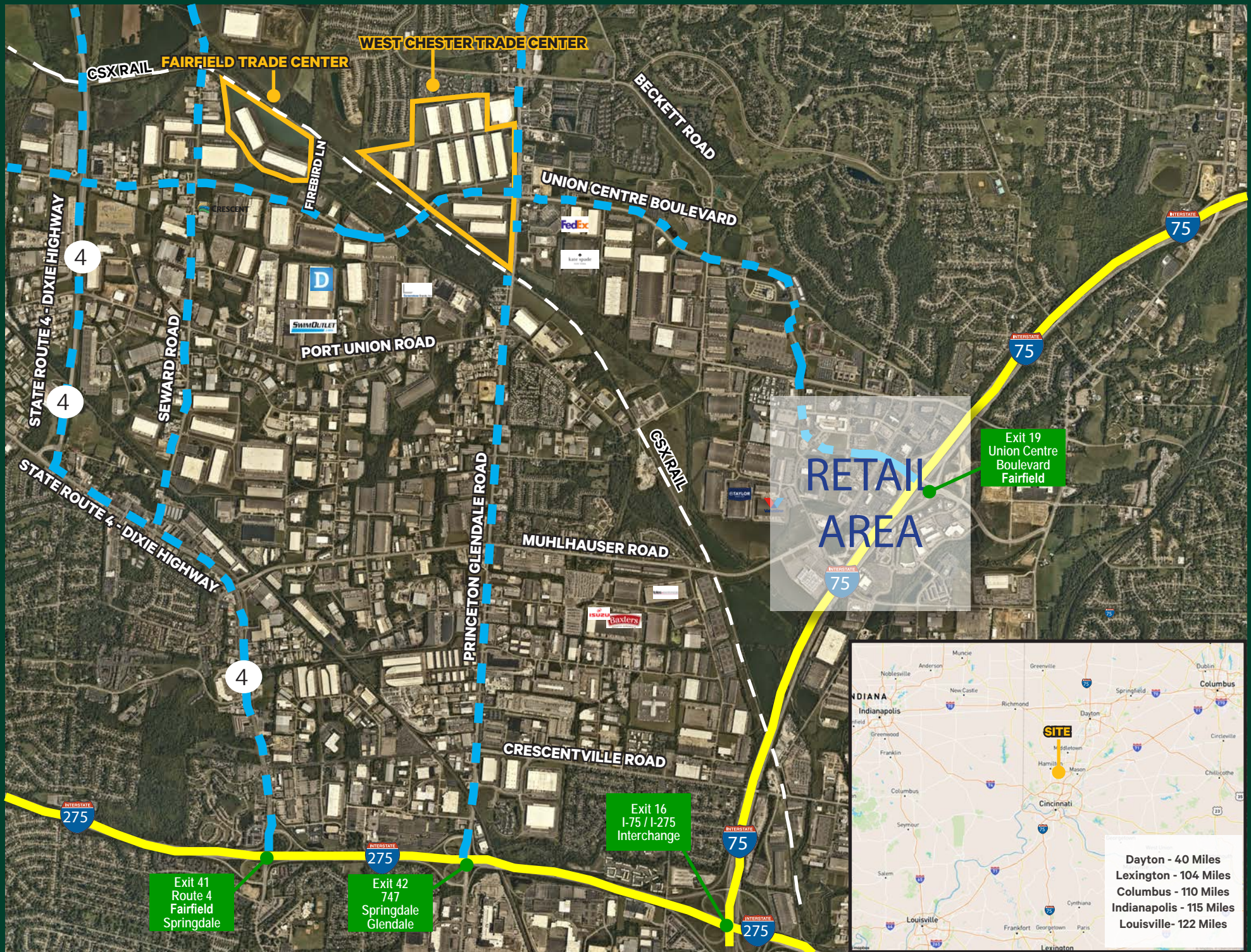
36'

CLEAR HEIGHT

2020

YEAR BUILT







Park is located in Ohio's most populous township, West Chester Township, featuring superior labor diversity & costs, and affordable housing.



Excellent Midwest location for local, regional and national distribution & e-commerce support.



The Park's location in pro-business Butler County, Ohio is within a 2-day drive of 60% of the United States population.



Additional incentives may be available through Jobs Ohio and West Chester Township.



With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.

Contact Us:

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