

Industrial | For Lease

CBRE

West Chester Trade Center

Union Centre Blvd., West Chester Township, OH 45011



READY FOR OCCUPANCY!





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.



Building 10 - 7753 Union Centre Blvd.

Building Size +/- 342,442 SF

Available Sq. Ft. +/- 285,482 SF

Avail. Office Sq. Ft. +/- 2,400 SF

Building Dimensions 260' x 1,292'

Building Configuration Rear-load

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

Power (4) 800A panels evenly spaced along dock wall

Clear Height 36'

Available Dock Doors 35 Docks, 28 Future

Drive-In Doors 1

Available Parking 253 Auto, 23 Trailer

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

285K

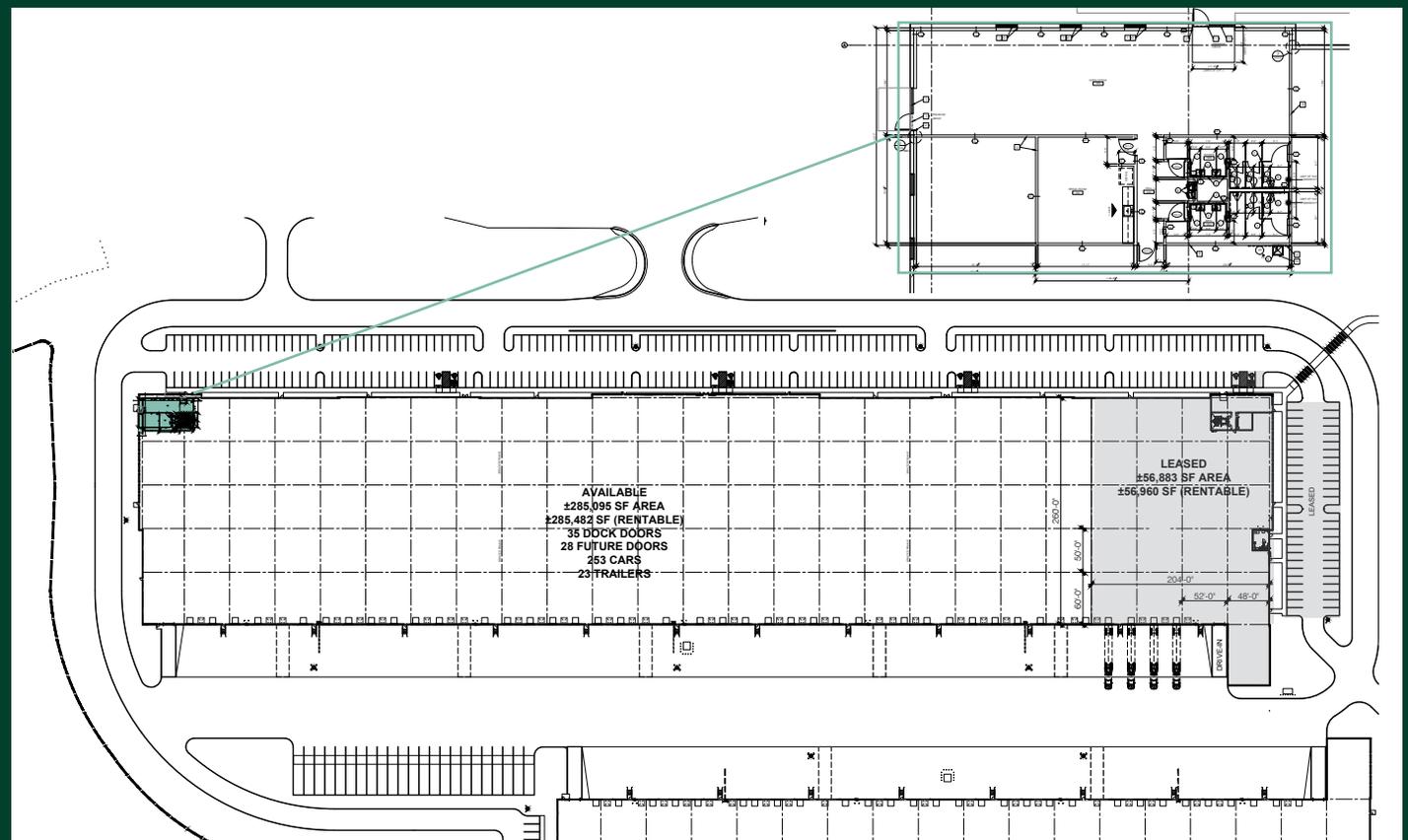
SF AVAILABLE

36'

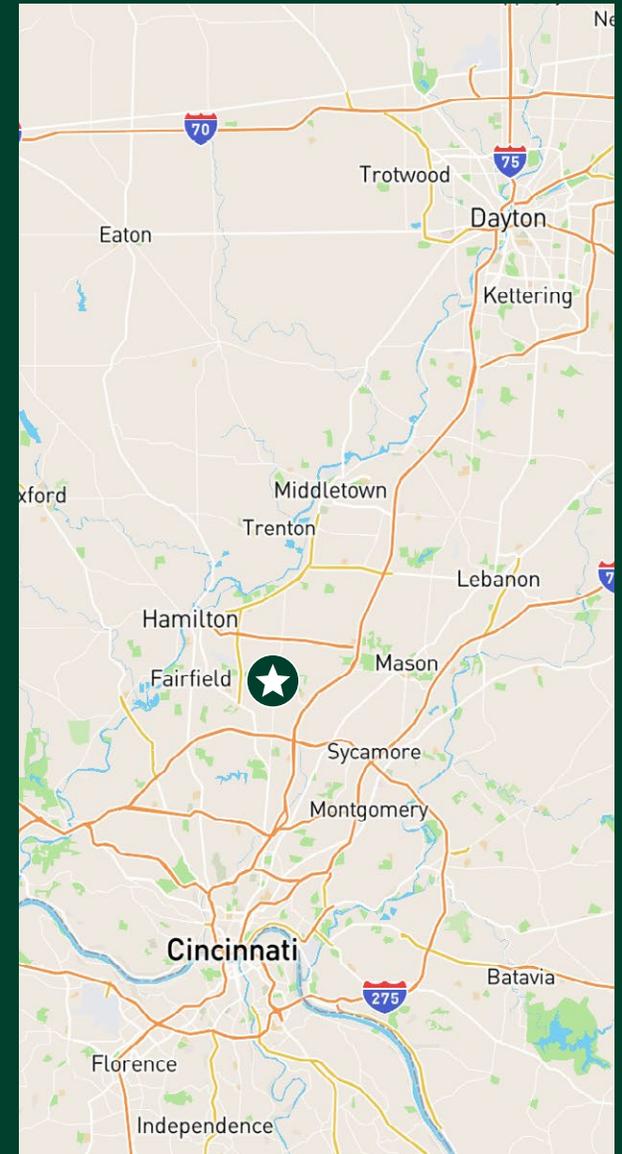
CLEAR HEIGHT

2023

YEAR BUILT



Future Opportunities



Contact Us

DOUG WHITTEN
Executive Vice President
+1 513 369 1332
doug.whitten@cbre.com

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