



8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

AVAILABLE FOR SUBLEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2024 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



PROPERTY HIGHLIGHTS



30,702 SqFt

- Located in West Chester Township minutes to I-75, I-275, and SR-129
- Class A facility constructed in 2020 by Northpoint
- Docks and drive-in doors
- 36' clear height with ESFR sprinkler system
- Available: Q4 2024
- Lease Rate: \$8.10/SqFt NNN + \$2.14/SqFt OpEx/CAM
- Master Lease Expiration: 3/31/2027

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	30,702
Warehouse SqFt:	28,214
Office SqFt:	2,488
Clear Height:	36'
Year Built:	2020
Type Construction:	Tilt-up concrete panels with R-10 ridid insulation from 14" AFF to top of wall
Lighting:	LED's at 30 FC @ 36" AFF racked layout & motion sensors
Column Spacing:	64'x50' and 52'x50' and 52'x60' speed bay - 260' depth
Dock door:	Two (2) - 9'x10' with seals and mechanical pit levelers.
Drive-in door:	One (1) - 12'x14'
Sprinkler:	ESFR
Electrical Service:	(2) 400-amps, 277/480-volt, 3-phase, 4-wire
Heat:	80/20 natural gas-fired forced air unit
Roof:	TPO
Truck court:	210' shared truck court with 60' concrete apron off dock wall
Parking Lot:	Twenty (20) spaces
Restrooms:	One (1) set in office and One (1) in warehouse

8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



SITE MAP



747

PRINCETON GLENDALE RD



UNION CENTER BLVD



8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

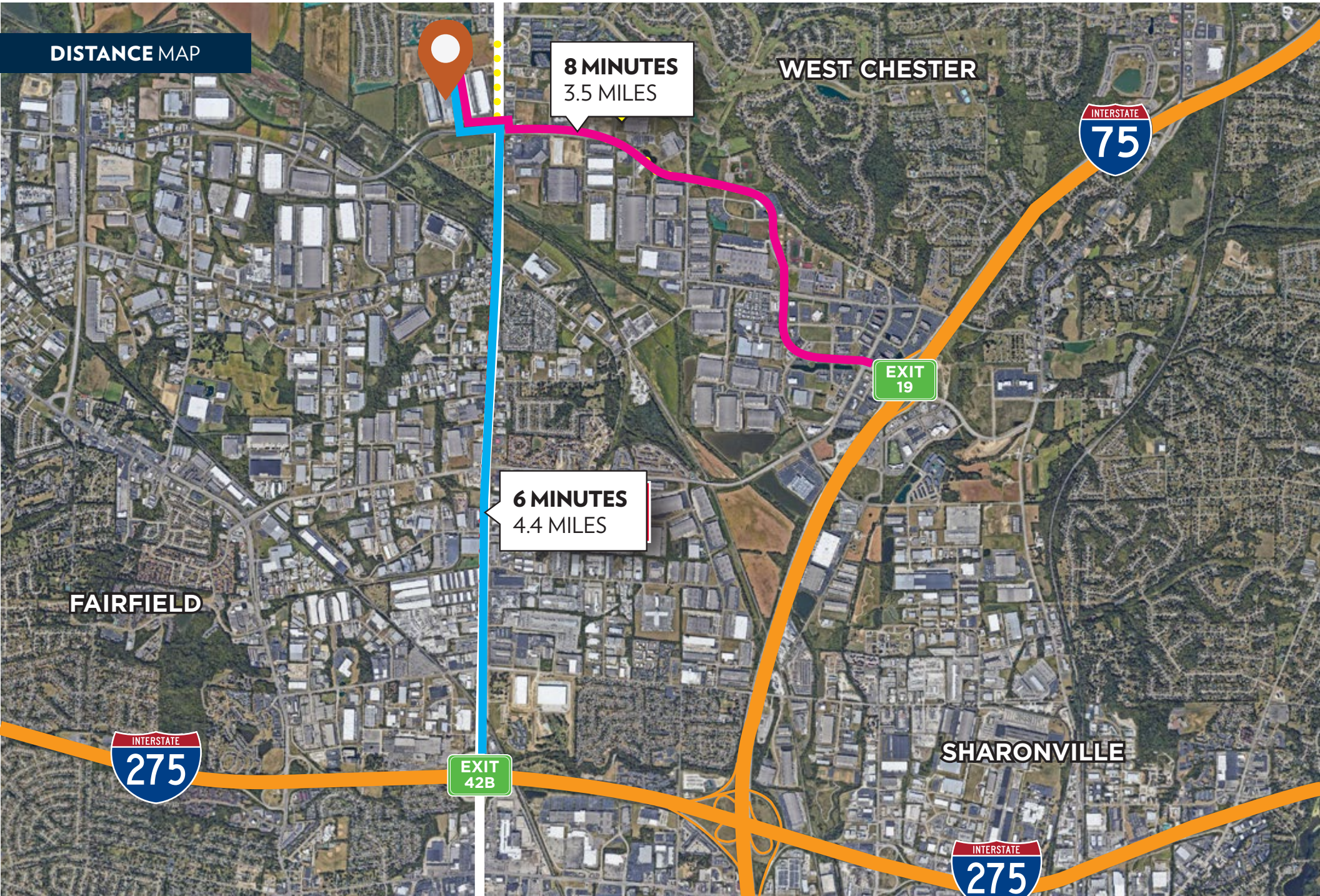
INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



DISTANCE MAP



8 MINUTES
3.5 MILES

WEST CHESTER



EXIT
19

6 MINUTES
4.4 MILES

FAIRFIELD



EXIT
42B

SHARONVILLE



8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



8531 TRADE CENTER DR SUITE 300

WEST CHESTER TOWNSHIP, OH 45011

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM

