

For Sale

61,194 SF Freestanding Clean Manufacturing/
Semiconductor Equipment Compliant facility

8655 Rite Track Way
West Chester, OH 45069

Colliers



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PROPERTY HIGHLIGHTS

Total Building	61,194
Office SF	15,420
Production SF	22,525
Warehouse SF	23,249
Acreage	8.3010
Parcel ID	M5610003000099
Clear Height	18'-21'
Year Built	1999; Expanded 2002 & 2005
Construction	Tilt-up Concrete
Lighting	LED
Column Spacing	Varies
Sprinkler System	Wet System
Heat/HVAC	Fully air-conditioned; 16 rooftop units - Trane
Crane	5-ton Gantry Crane (70'x31' with wireless remote operation)
Docks	3 Docks with levelers
Drive-ins	2 Drive-in doors
Roof	Ballasted Membrane; replaced 2017
Parking Lot	117 Auto spaces; expandable
Restrooms	9 throughout (5 office, 4 shop)
Data Center	<ul style="list-style-type: none"> • 196 SF with redundant cooling, fire suppression and 100 AMP automatic natural gas generator system • Expansion Potential - Building expandable by 57,750 SF +/-

EXISTING INFRASTRUCTURE/IMPROVEMENTS

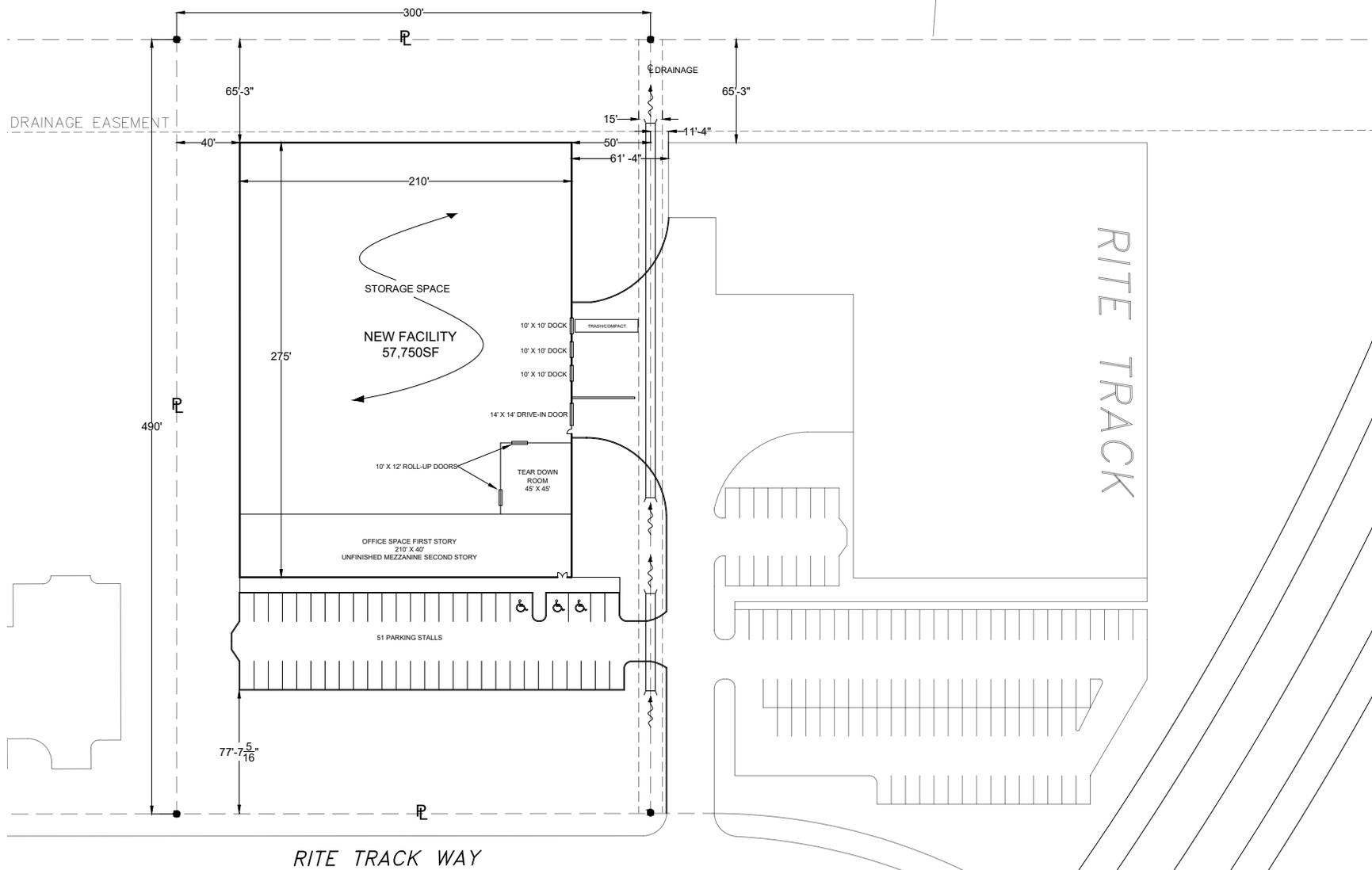
- Semiconductor compliant facility
- Antistatic flooring in room
- Fully air conditioned
- Heavy power - 2,000 Amps
- Each production floor electrical drop is paired with
 - Reverse Osmosis water (Circulating w/UV & filtration)
 - Clean Dry Air System (copper plumbing)
- DVR Camera System - capable of up to 8 cameras
- Kantech HID Badge Entry System
- Johnson Controls Alarm System
- Explosion resistant compatibility
- 4 new HVAC units installed in 2025 with new control system



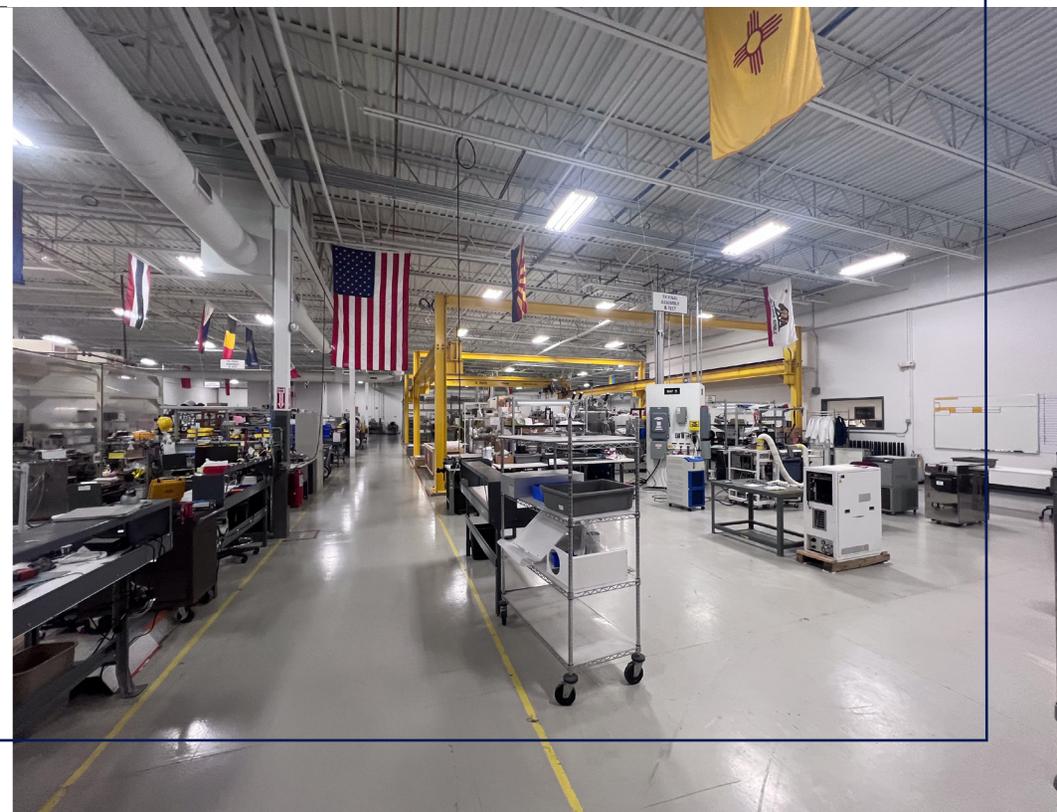
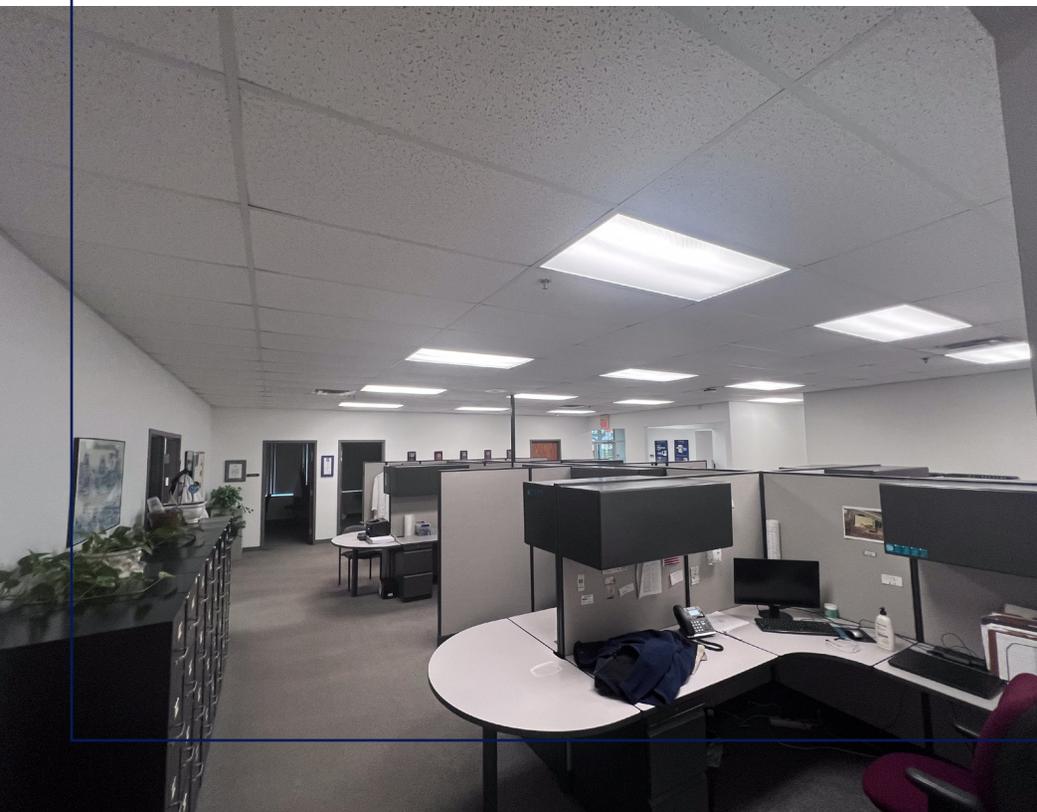
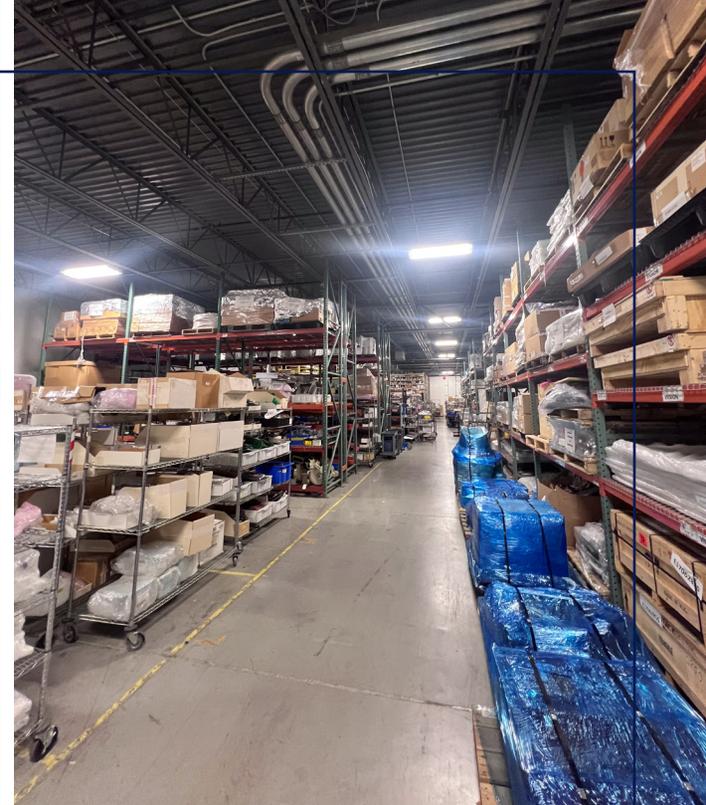
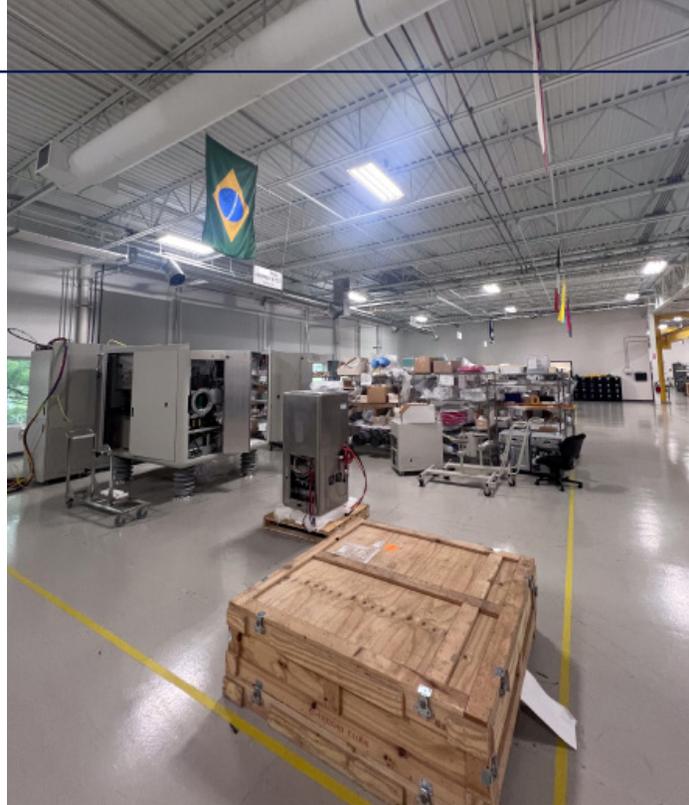
Sale Price: \$9,680,000 (\$158.19/SF)

Available: June 1, 2026

PROPOSED ADDITION



INTERIOR PHOTOS



Richmond

LOCATION MAP



OXFORD

MIDDLETOWN

DAYTON

HAMILTON

MASON

Wilmington

WEST CHESTER

INTERSTATE 74

INTERSTATE 75

INTERSTATE 71

INTERSTATE 275

CINCINNATI

INTERSTATE 275

CVG AIRPORT

Forestville

INTERSTATE 75
INTERSTATE 71

Location	Distance
Downtown Cincinnati	21.2 Miles
CVG Airport	32.8 Miles
Dayton	36.7 Miles



HIGHWAY ACCESS



2.2 MILES



SEMICONDUCTOR INDUSTRY SNAPSHOT

- 1,042 Business locations
- 5,900+ Industry workers
- \$1.3B Gross Regional Product (2024)

MICROCHIP MANUFACTURING (Electronic Design Automation)

- 1,010 business locations
- 5,400+ industry workers
- \$1.2B Gross Regional Product

MICROCHIP MANUFACTURING (Assembly, Testing & Packaging)

- 17 business locations
- 171 industry workers
- \$23M Gross Regional Product



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**3.3 ACRE FUTURE
EXPANSION AREA**



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