

# INDUSTRIAL PROPERTY FOR SALE

## 4546 PORT UNION ROAD

West Chester, OH 45011



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# INDUSTRIAL PROPERTY FOR SALE

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**AVAILABLE:** ± 8,580 SF | 1.09 Acres

**FOR SALE:** \$625,000 (\$73/SF)

### PROPERTY HIGHLIGHTS:

- Prime West Chester location along Port Union Road
- ± 2,940 SF greenhouse with concrete floor, gas heaters, ventilation, and LED lighting.
- Leased to Rolling Greens Inc. through September 2026, with holdover until March 1<sup>st</sup>, 2027
- Two 12'x12' overhead doors
- Two fenced outdoor storage areas
- Clear span construction with mezzanines throughout
- Easily divisible into three units



# FACT SHEET

## 4546 PORT UNION ROAD

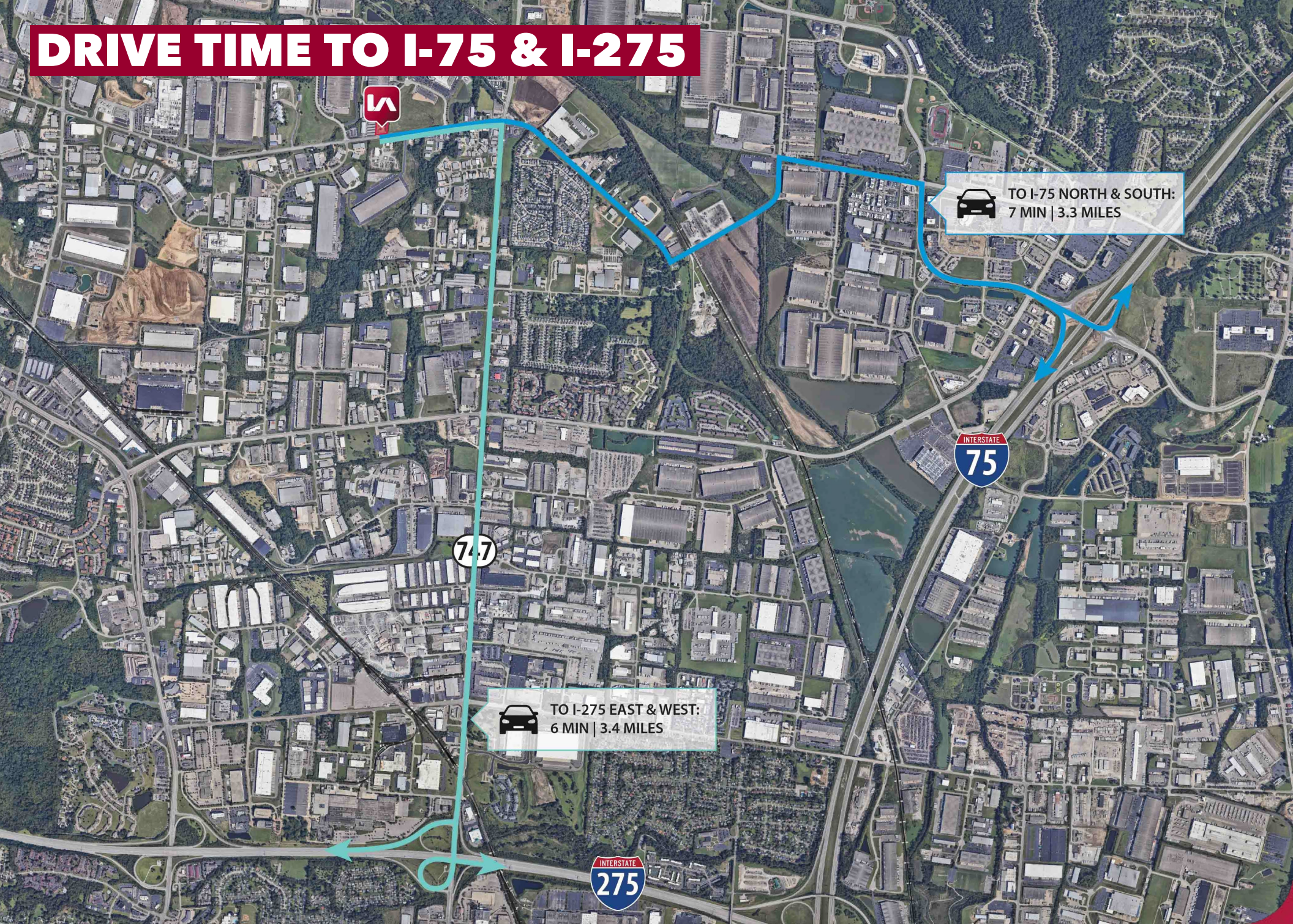
<b>Location:</b>	West Chester Township, Butler County	<b>Ventilation Fans:</b>	In greenhouse
<b>Total Building Size:</b>	± 8,580 SF	<b>Heating:</b>	Gas unit heaters throughout Central heating in one unit
<b>Office Size:</b>	± 660 SF	<b>Air Conditioning:</b>	HVAC in one unit Window units in one unit
<b>Warehouse Size:</b>	± 4,980 SF	<b>Restrooms:</b>	2 Restrooms
<b>Greenhouse Size:</b>	± 2,940 SF	<b>Parking:</b>	15+ spaces
<b>Mezzanine:</b>	Throughout	<b>Lighting:</b>	T8 & LED
<b>Land:</b>	1.09 Acres	<b>Outside Security Lighting:</b>	Yes
<b>Zoning:</b>	M-2 (General Industrial)	<b>Security Cameras:</b>	Yes
<b>Access to Expressways:</b>	I-275 (6 min/3.4 miles) I-75 (7 min/3.3 miles)	<b>Windows:</b>	Along front One in back
<b>Year Built:</b>	1993	<b>Electrical Service:</b>	Single phase
<b>Construction:</b>	Metal	<b>Gas &amp; Electric:</b>	Duke Energy
<b>Column Spacing:</b>	Clear span	<b>Water &amp; Sewer:</b>	BCWS
<b>Floor:</b>	Concrete	<b>Auditor's Information:</b>	M5610008000017
<b>Roof:</b>	Metal	<b>Taxes:</b>	\$7,408 (\$0.86/SF)
<b>Clear Height:</b>	12'6" – 13'	<b>Available for Occupancy:</b>	March 1 <sup>st</sup> , 2027
<b>Loading Facilities:</b>	2 Overhead Doors (12'x12')	<b>Sale Price:</b>	\$625,000 (\$73/SF)

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**PORT UNION ROAD**

# DRIVE TIME TO I-75 & I-275



 TO I-75 NORTH & SOUTH:  
7 MIN | 3.3 MILES

 TO I-275 EAST & WEST:  
6 MIN | 3.4 MILES