

Industrial | For Lease

CBRE

West Chester Trade Center

7753 & 7757 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. +/- 150,103 SF

Office To suit

Building Dimensions 260' x 1,292'

Building Configuration Rear-load

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

Power (2) sets of 400A panel pairs (1600A total)

Clear Height 36'

Available Dock Doors 19 Docks, 16 Future

Available Parking 153 Auto, 3 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

150K

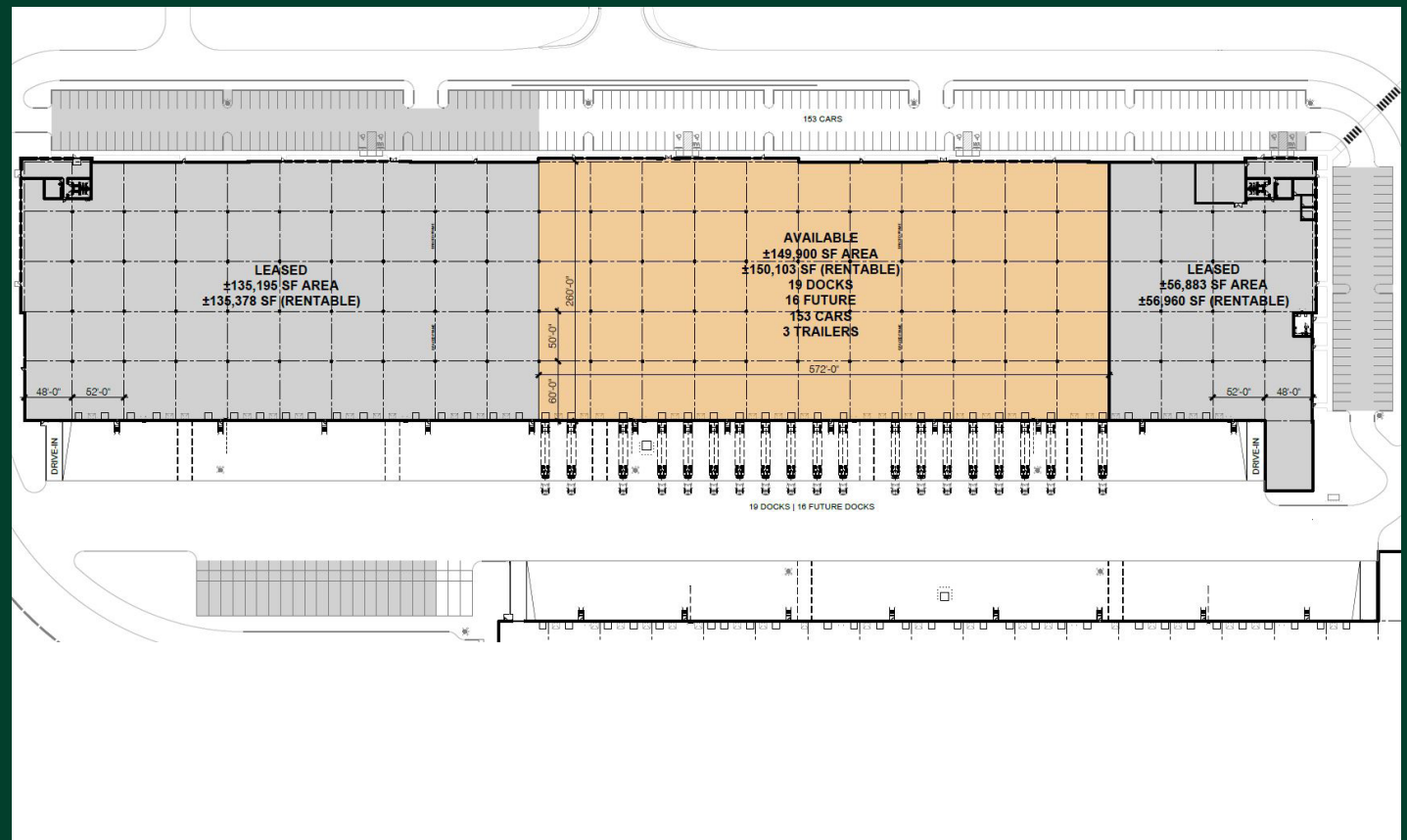
SF AVAILABLE

36'

CLEAR HEIGHT

2023

YEAR BUILT



Building 11 - 7757 Union Centre Blvd.

Building Size +/- 248,691 SF

Available Sq. Ft. +/- 67,854 SF

Avail. Office Sq. Ft. +/- 2,405 SF

Building Dimensions 260' x 932'

Building Configuration Rear-load

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

Power (2) 400A panels

Clear Height 36'

Available Dock Doors 9 Docks, 6 Future

Available Parking 53 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 (concrete SOG joints filled/caulked)

Truck Court 130'

HVAC 50°F at -0°F, 0.25 ACH

68K

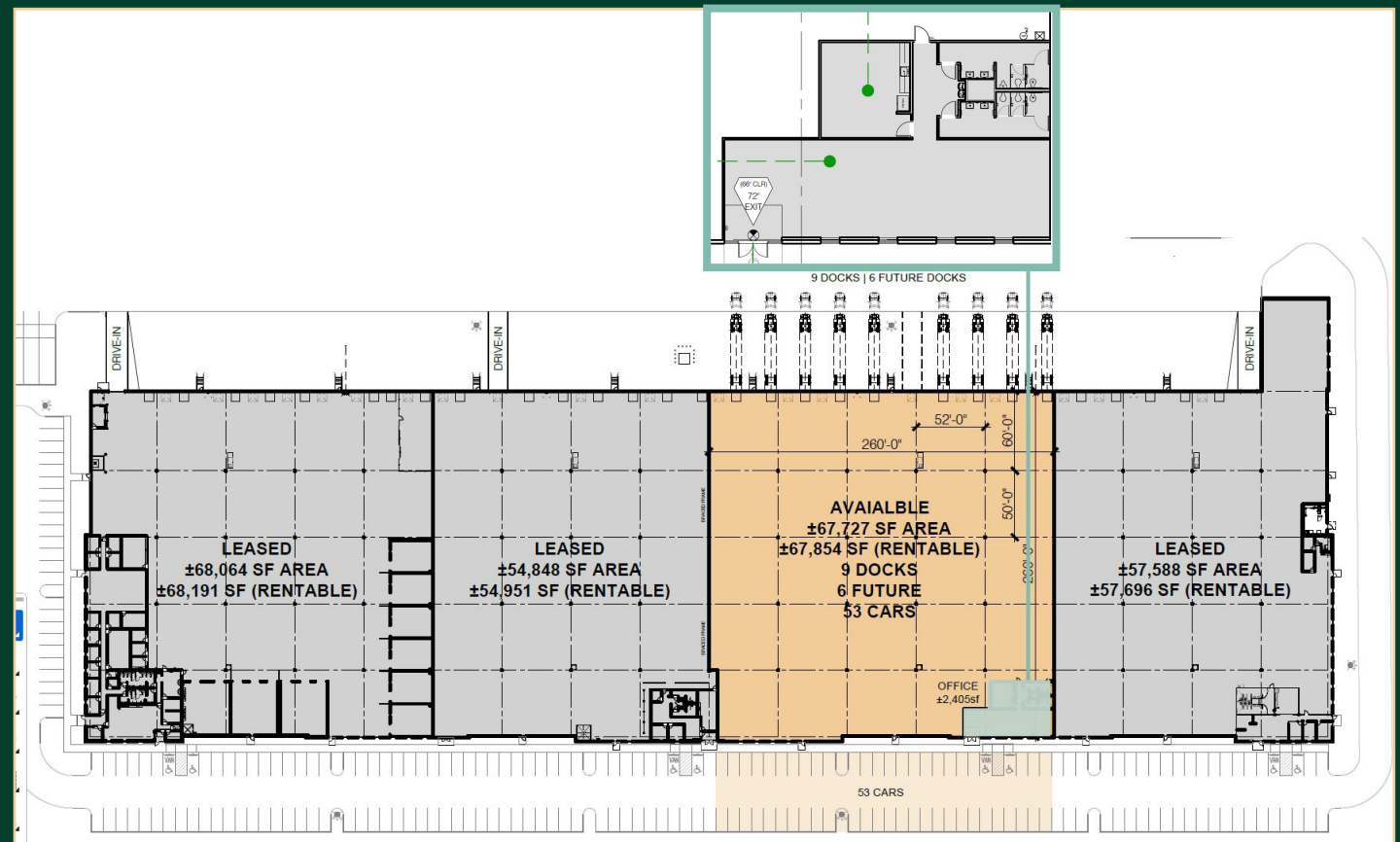
SF AVAILABLE

36'

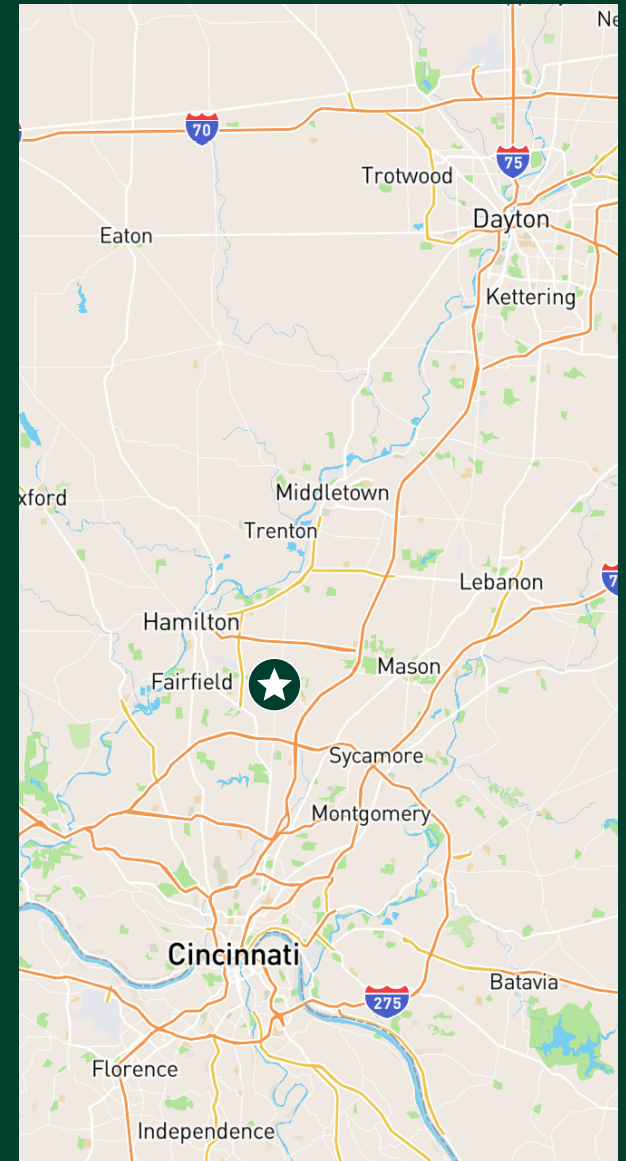
CLEAR HEIGHT

2023

YEAR BUILT



Future Opportunities



Contact Us

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