



5100 DUFF DR.
WEST CHESTER, OH 45246

INDUSTRIAL OUTDOOR STORAGE (IOS)
AVAILABLE FOR SALE

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

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PROPERTY HIGHLIGHTS

24,810 SqFt

- Located in West Chester Township minutes to I-275 at SR 747 / Princeton Glendale & Mosteller Rd. and I-75 at Union Centre Blvd.
- West Chester Township has no employee earnings or corporate taxes
- [West Chester Township Zoning: M - General Industrial](#)
- Truck maintenance / fleet service IOS site facility with drive-thru capabilities
- Current outdoor storage yard compacted gravel/limestone to store 100+ trailer onsite pending layout/setup
- Pricing: \$4,500,000, call for offers due by Friday April 10, 2026. Please reach out to listing agent for additional instructions.
- Availability: 90 days post-closing (ownership relocating) and/or short term lease back considered

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	24,810
Warehouse SqFt:	20,170
Warehouse Mezz SqFt:	2,080
Office SqFt:	2,560
Acreage:	8.72 acres (estimated 6.75 useable acreage)
Clear Height:	9'-20' in low bay front warehouse, high bay shop 23'-27'
Year Built:	1975
Type Construction:	Metal and concrete block and steel
Lighting:	T-5's or T-8's
Column Spacing:	Varies, main maintenance shop is 25'x40'
Dock door:	One (1) exterior dock with mechanical leveler
Drive-in door:	Seven (7) - 6 - 16' x 14' and 1 - 12'x12'
Sprinkler:	None
Electrical Service:	480-volt, 3-phase, 2,000 amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Parking Lot:	20+ spaces (expandable)
Restrooms:	One (1) set in office and one (1) in warehouse
Annual Property Taxes:	Approximately \$28,092/year
Assessed Value:	\$1,031,490
County Parcel ID's:	M5820045000001

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DISTANCE MAP



5 MINUTES
1.9 MILES

7 MINUTES
3.8 MILES



Springdale

Glendale

DALE

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PARCEL OUTLINE



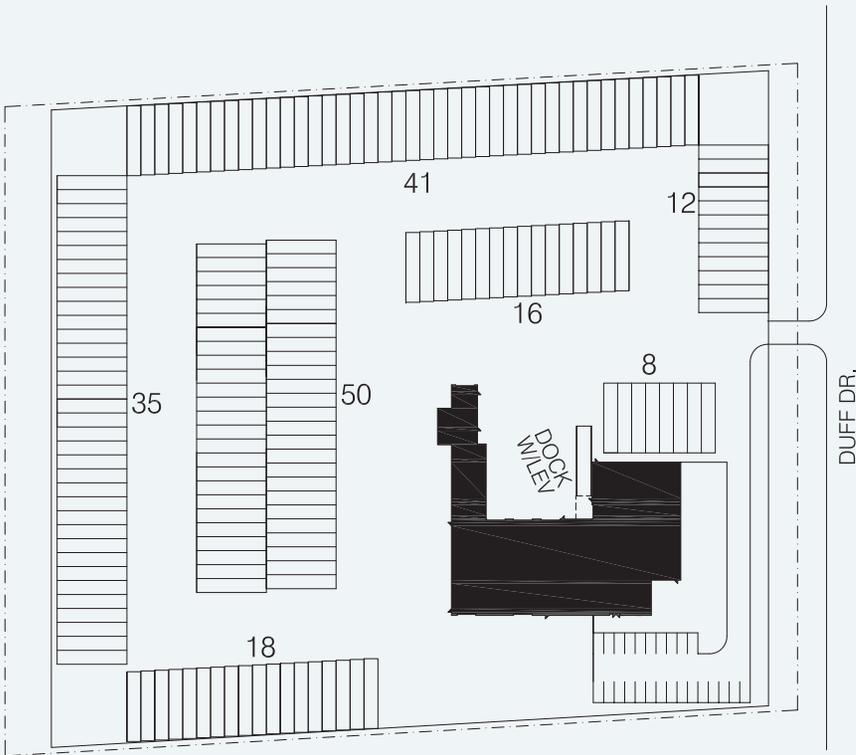
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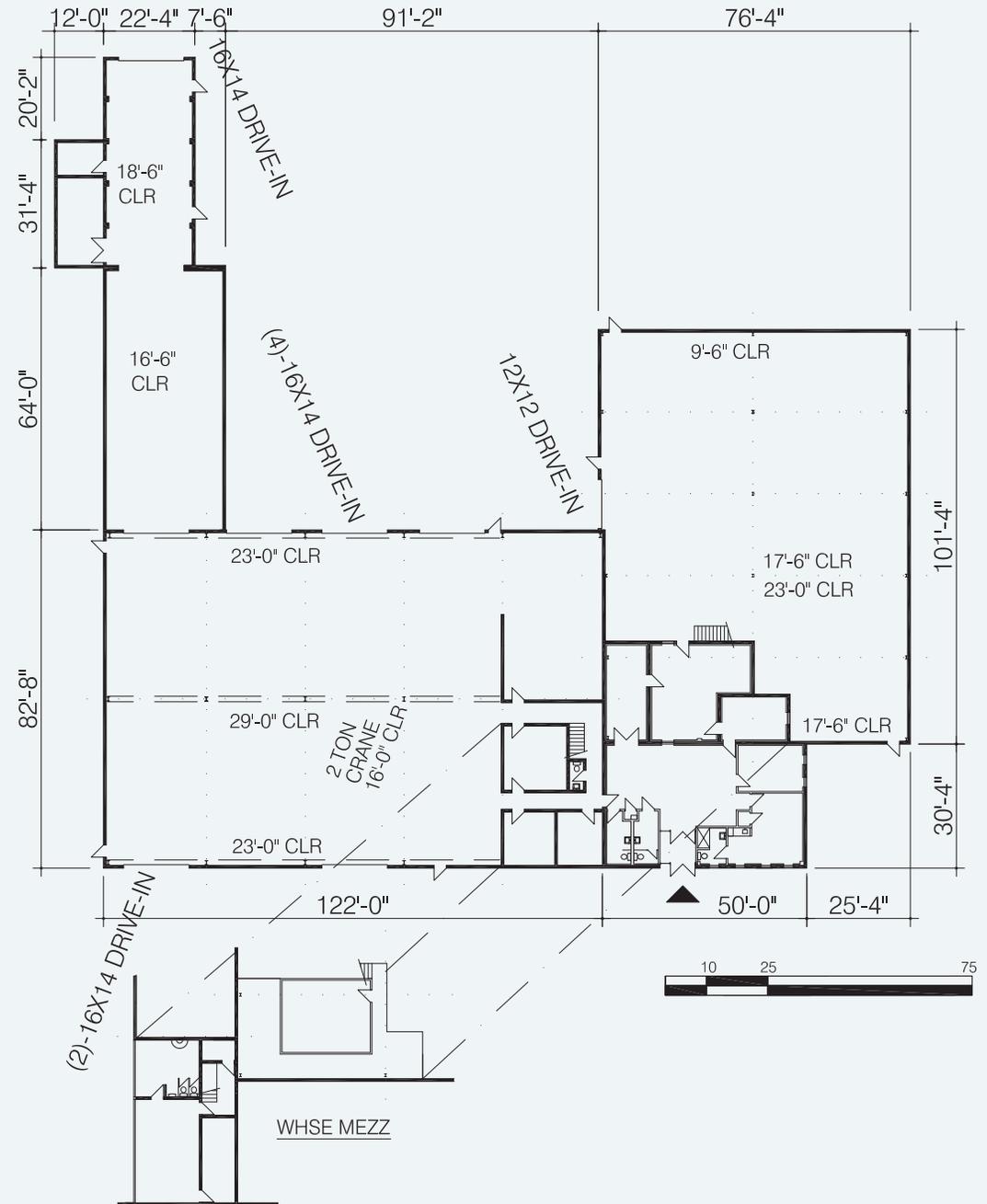
FLOOR PLAN



5100 DUFF DR.
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 PARCEL M5820-045-000-001
 12X60 TRAILER 180

OFFICE	2,560 SF
WHSE MEZZ	2,080 SF
WAREHOUSE	20,170 SF
TOTAL	24,810 SF

DRAWING ISSUED FOR MARKETING
 PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.



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