

FOR SALE

136,550 SF Available

9300 Allen Rd, West Chester, OH 45069

VIEW PROPERTY



EXPANSION SPACE FOR
OUTDOOR STORAGE

0.6 MILES
TO I-75

11 ACRES
EXPANDABLE
TO 14 ACRES

5,800 SF
COOLER SPACE

FULLY AIR
CONDITIONED

JOE KIMENER

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RODDY MACEACHEN, SIOR

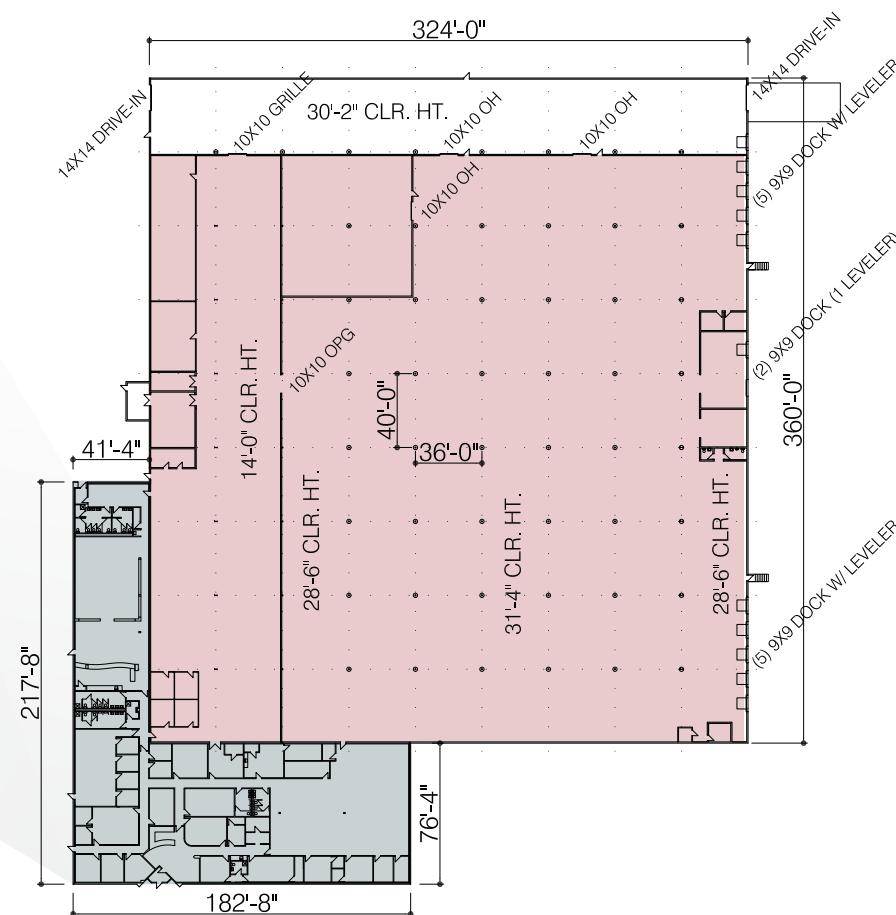
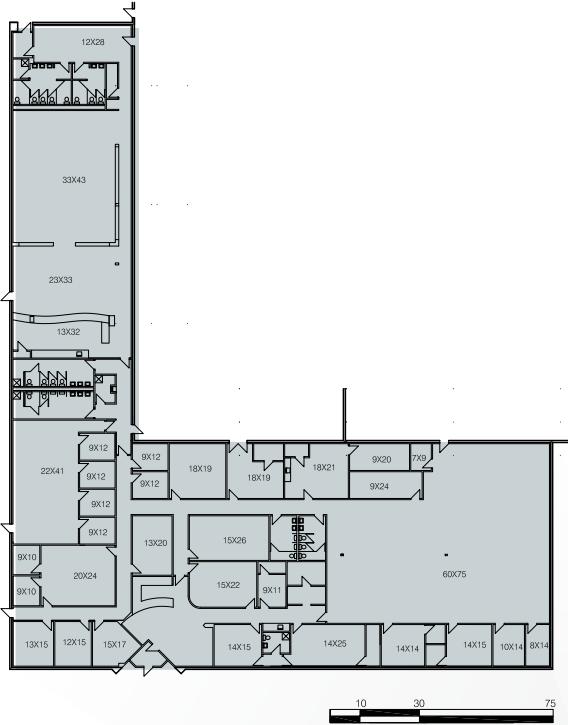
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SqFt
COMMERCIAL

KBCADVISORS

Property Specifications



136,550
SF

11 ACRES
Expandable to
14 Acres

116,640 SF
Industrial

19,910 SF
Office

11
Docks

2
Drive In Doors

26' - 30'
Clear Height

ESFR
Wet

40' X 36'
Column Spacing

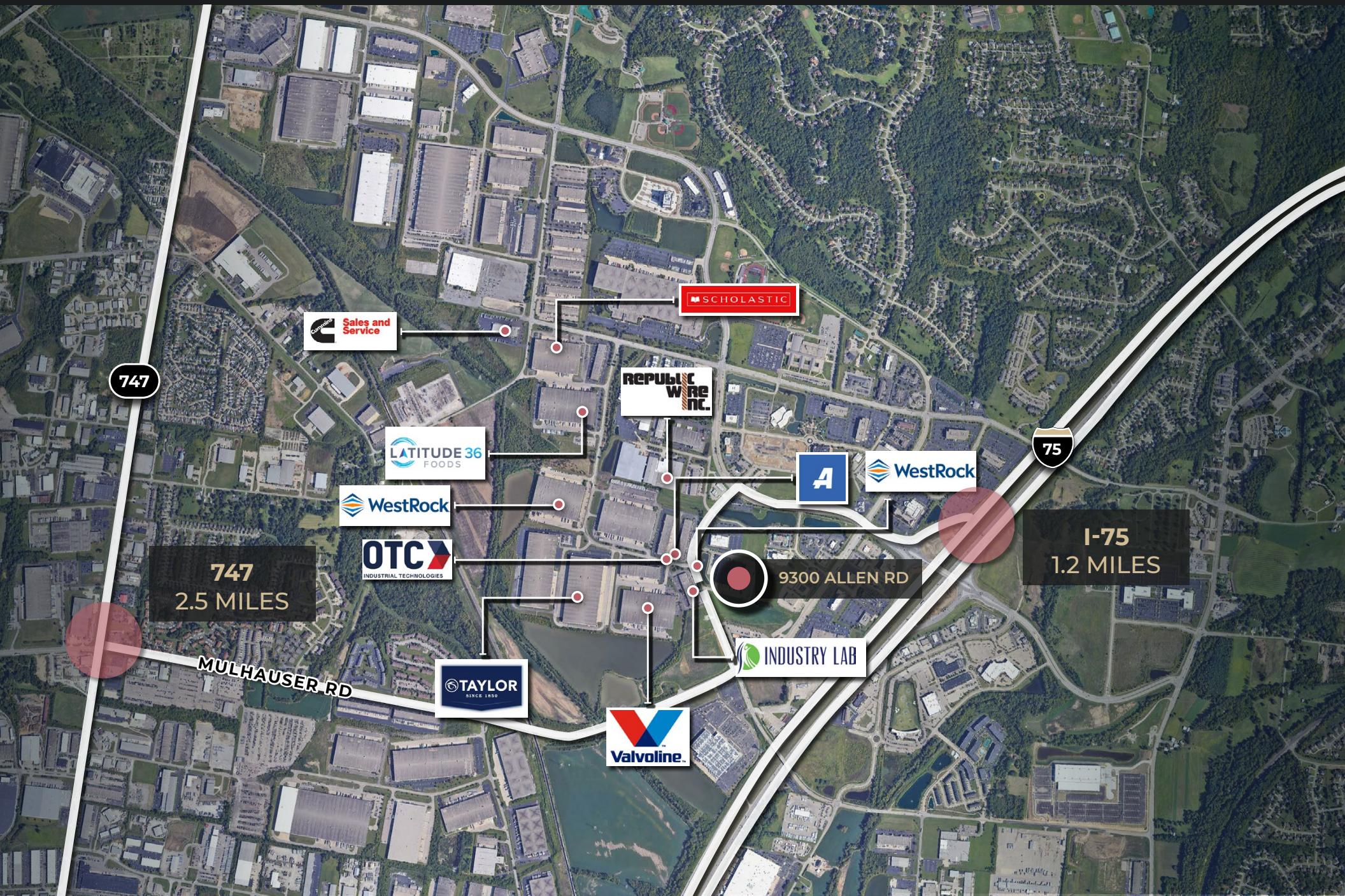
146
Auto Spaces

ZONED
CBD

\$147,708.28
Annual Real
Estate Taxes
(Includes Expansion Land)

POWER
1,200a, 480/277v,
3-Phase

Corporate Neighbors & Access Map



Immediate Workforce

POPULATION REACH

1,269,511 | 3,057,209 | 14,833,282 | 57,621,869
 30 Min | 60 Min | 3 Hr | 6 Hr

LABOR POOL

WAREHOUSE WORKERS

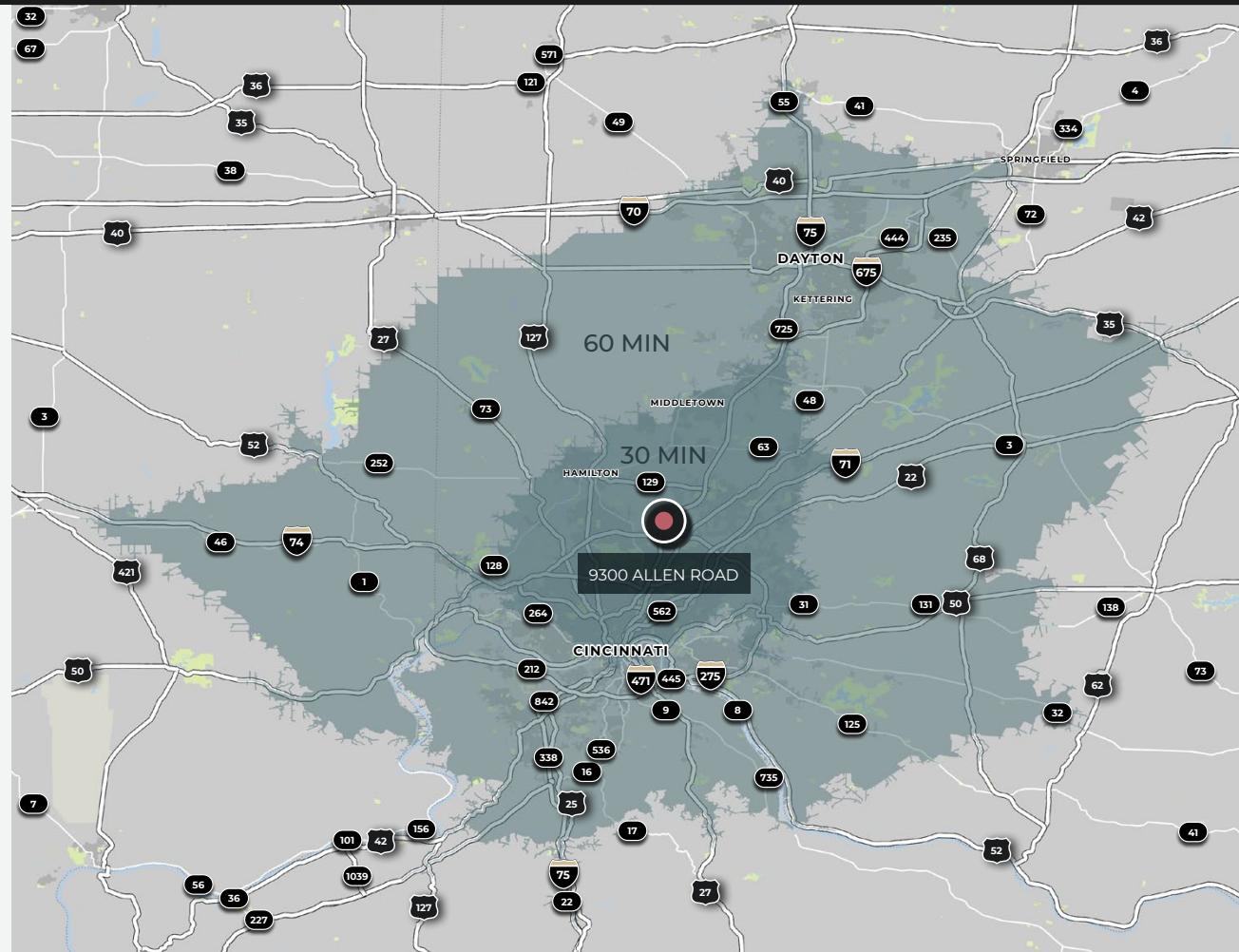
	30 MIN	60 MIN	
	25,490	73,249	2024 Resident Workers
	0%	4%	Past 5-Year Growth
\$21.25 Avg Hourly Earnings	5,348	5,040	2024 Net Commuters

FORKLIFT DRIVERS

	30 MIN	60 MIN	
	3,365	8,972	2024 Resident Workers
	13%	13%	Past 5-Year Growth
\$23.65 Avg Hourly Earnings	1,106	763	2024 Net Commuters

MANUFACTURERS & FABRICATORS

	30 MIN	60 MIN	
	7,570	21,058	2024 Resident Workers
	-7%	-6%	Past 5-Year Growth
\$23.25 Avg Hourly Earnings	2,564	490	2024 Net Commuters


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