

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**

+1 614 313 9626

joe.kimener@kbcadvisors.com

**RODDY MACEACHEN, SIOR**

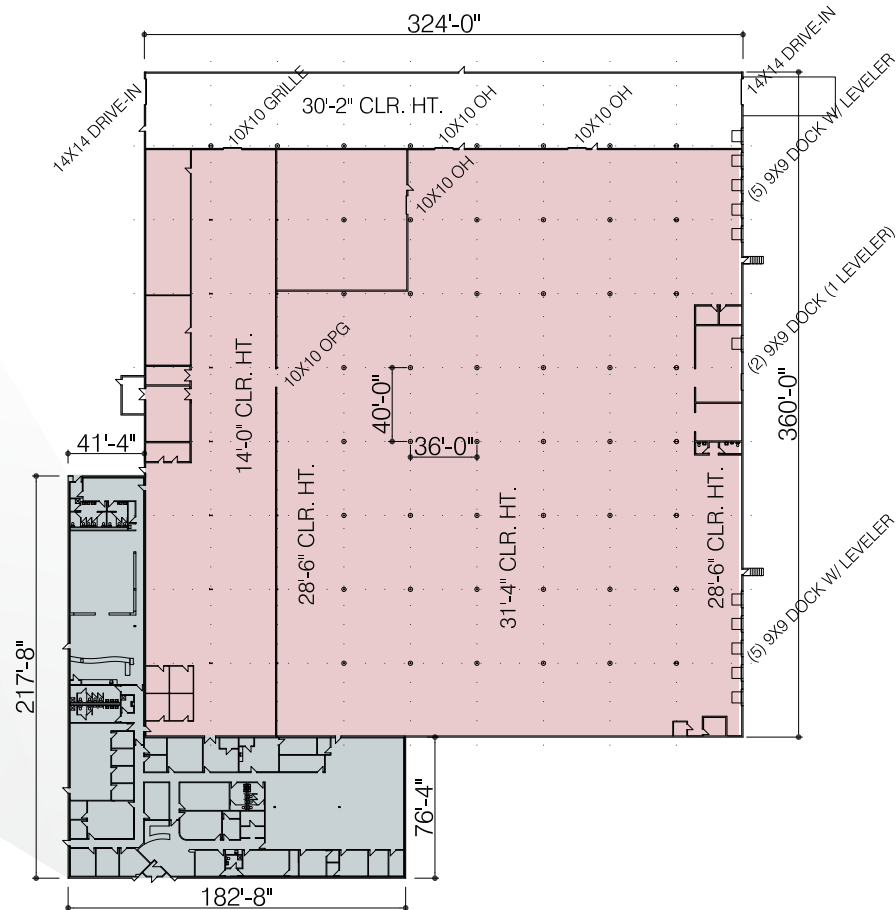
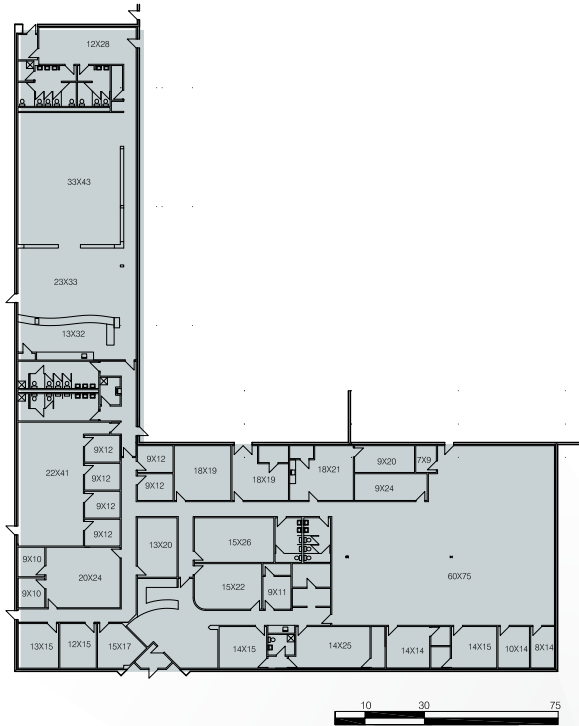
+1 513 739 3985

roddy@sqftcommercial.com



**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

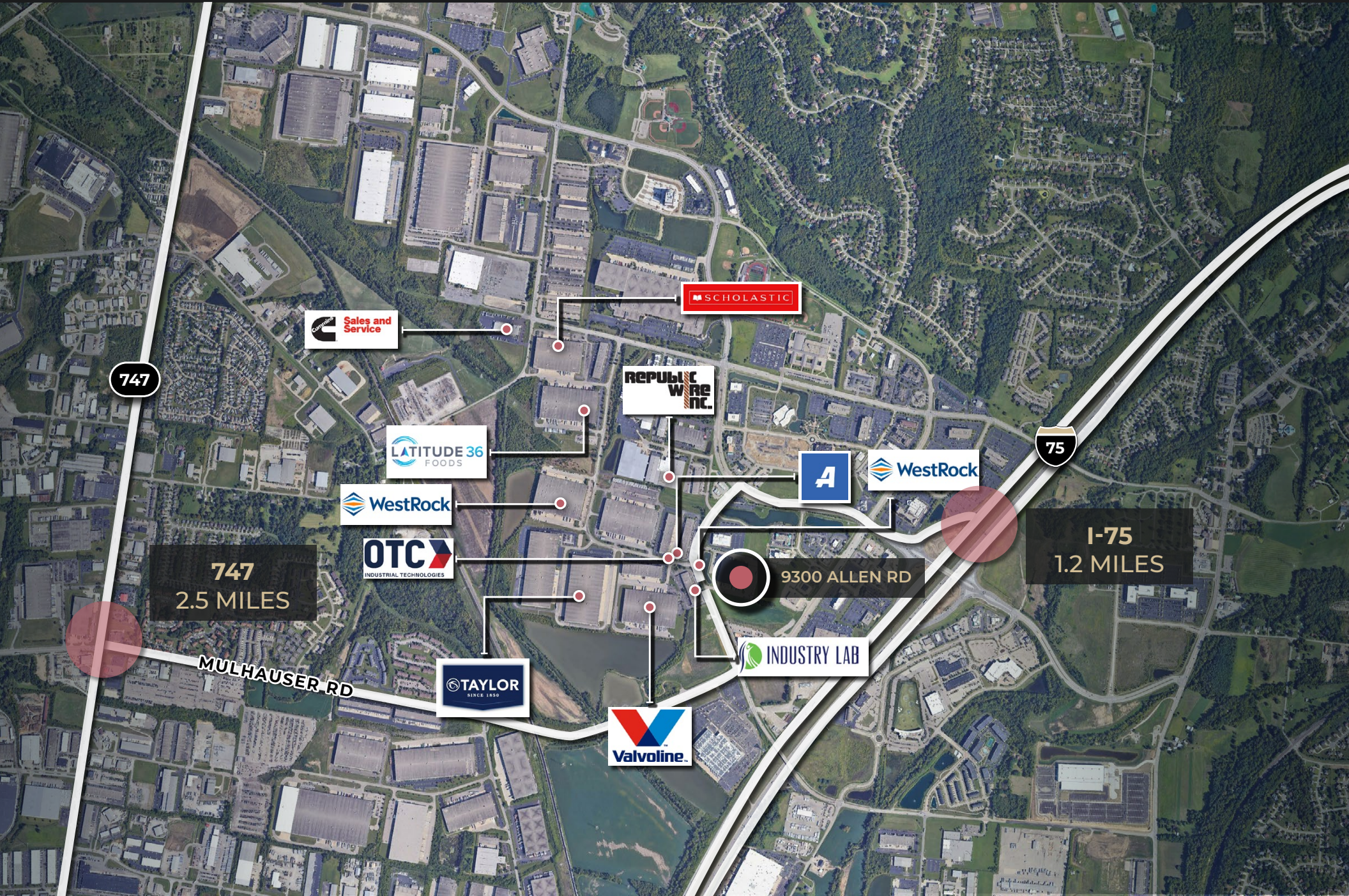
**ZONED**  
CBD

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

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



# Corporate Neighbors & Access Map



SCHOLASTIC

Sales and Service

REPUBLIC WIRE INC.

LATITUDE 36 FOODS

WestRock

A

WestRock

OTC INDUSTRIAL TECHNOLOGIES

9300 ALLEN RD

INDUSTRY LAB

TAYLOR SINCE 1850

Valvoline

747  
2.5 MILES

I-75  
1.2 MILES

MULHAUSER RD



## 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
0%	4%
5,348	5,040

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

\$21.25

Avg Hourly Earnings

## FORKLIFT DRIVERS



30 MIN	60 MIN
3,365	8,972
13%	13%
1,106	763

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

\$23.65

Avg Hourly Earnings

## MANUFACTURERS &amp; FABRICATORS



30 MIN	60 MIN
7,570	21,058
-7%	-6%
2,564	490

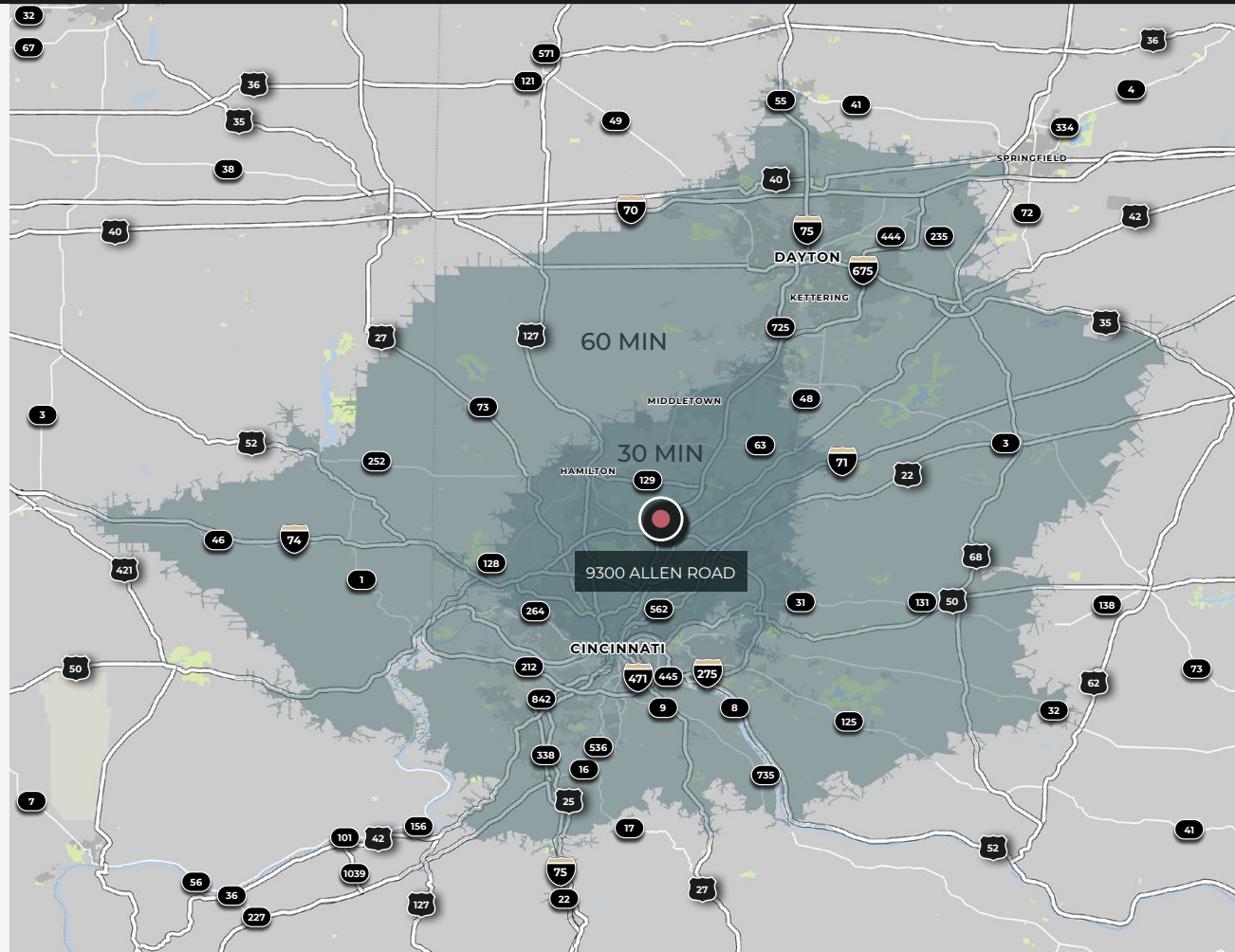
2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

\$23.25

Avg Hourly Earnings



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