

FOR SALE

4400 Port Union Road, West Chester Township, OH 45011

Port Union Industrial Park - Office, Flex, Storage, and Land



42,625 SqFt Office | 33,980 SqFt Flex | 17,209 SqFt Storage | 18.40 Acres



Nick Pesola | Senior Advisor | (708) 205-9325 | 3CRE Cincinnati

Olivia Page | Senior Advisor | (937) 414-5779 | 3CRE Cincinnati

Andrew Mattei | Director of Industrial | (513) 600-6168 | 3CRE Cincinnati

4400 PORT UNION

AVAILABLE FOR SALE

4400 Port Union is available for sale, presenting a rare opportunity to acquire the entire property as a fully turn-key asset. The site features fully furnished office areas, versatile flex and storage spaces, and additional buildable acreage ideal for future development or expansion. This combination of move-in-ready facilities and growth potential makes 4400 Port Union an exceptional choice for owner-users or investors seeking a high-quality, adaptable property in a prime location.



OFFERING PRICE:

\$12,750,000



SQUARE FEET:

93,814 SF



ACREAGE:

18.40 ACRES



PARCEL ID:

M5610008000058



OF BUILDINGS:

9 BUILDINGS



ZONING:

(M2) GENERAL INDUSTRIAL DISTRICT



SUBMARKET:

WEST CHESTER TOWNSHIP



ASSET TYPE:

COMBINATION OF FLEX, OFFICE, AND STORAGE SPACES



ACCESSIBILITY:

*I-75 - 4.0 MILES
I-75 / I-275 INTERCHANGE -
3.5 MILES*

4400 PORT UNION

SPACE BREAKDOWN

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Space	Asset Type	Square Feet	Notes
Flex Spaces		8,245-33,980 SF	
Flex 1	Office/Flex	17,490 SF	Furnished
Flex 2	Office/Flex	8,245 SF	Furnished
Flex 3	Flex/Office	8,245 SF	Drive-in/Dock Door
Office Spaces		8,480-42,625 SF	
Office 1	Office/Event Space	8,480 SF	Furnished
Office 2	Office	7,265 SF	Furnished
Office 3	Office	13,440 SF	Furnished
Office 4	Office/Flex	13,440 SF	Furnished
Storage Spaces		8,484-17,209 SF	
Storage 1	Dry Storage	8,484 SF	Dry Storage
Storage 2	Dry Storage	8,725 SF	Dry Storage
Totals		93,814 SqFt	



STORAGE 1 | 8,484 SqFt

FLEX 1 | 17,490 SqFt

FLEX 2 | 8,245 SqFt

FLEX 3 | 8,245 SqFt

STORAGE 2 | 8,725 SqFt

OFFICE 1 | 8,480 SqFt

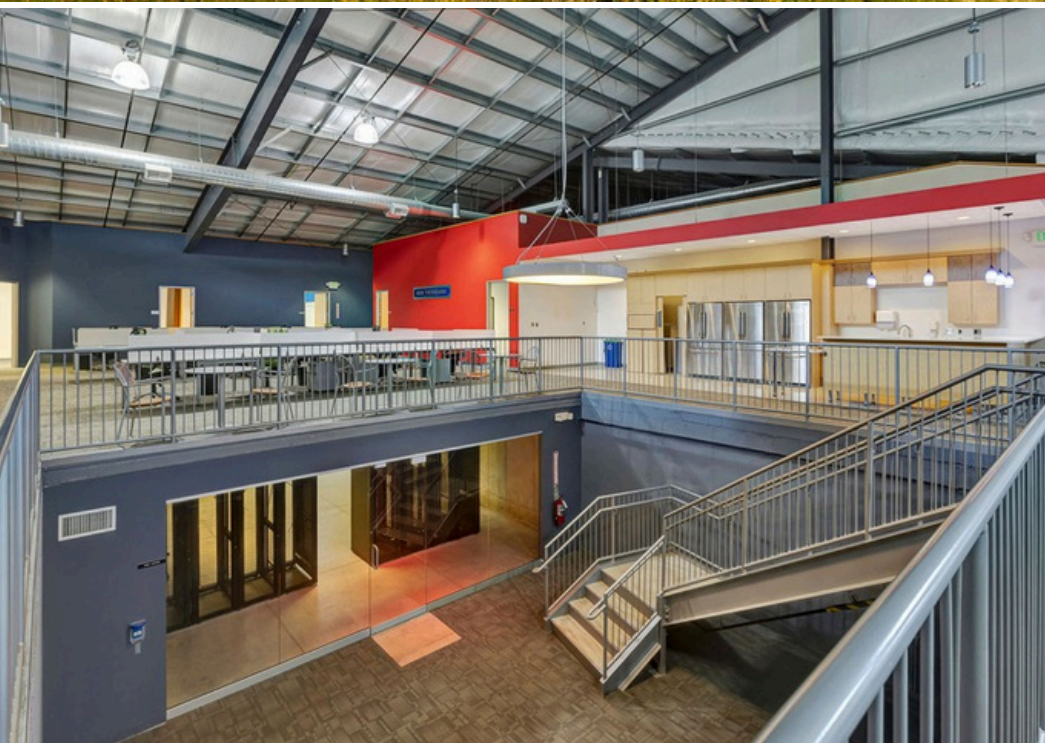
OFFICE 2 | 7,265 SqFt

OFFICE 3 | 13,440 SqFt

OFFICE 4 | 13,440 SqFt



FLEX 1 | 17,490 SqFt

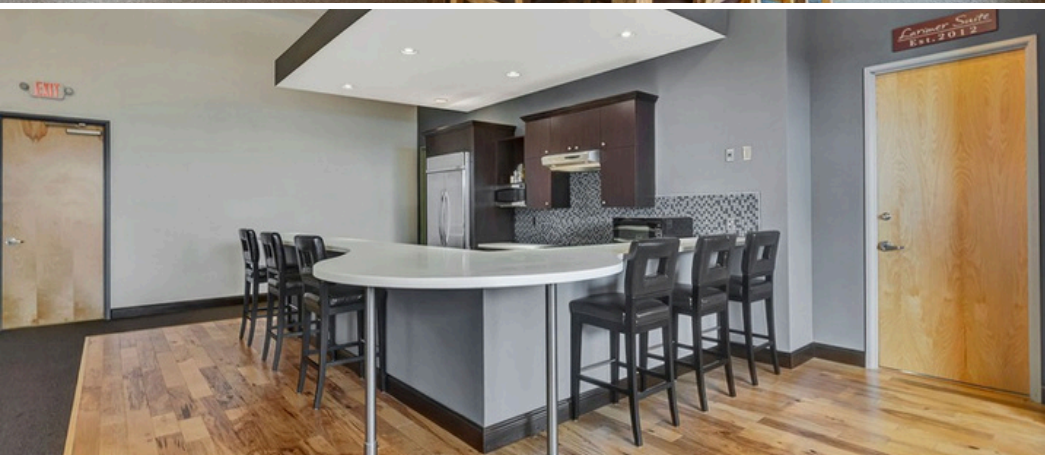






FLEX 3 | 8,245 SqFt





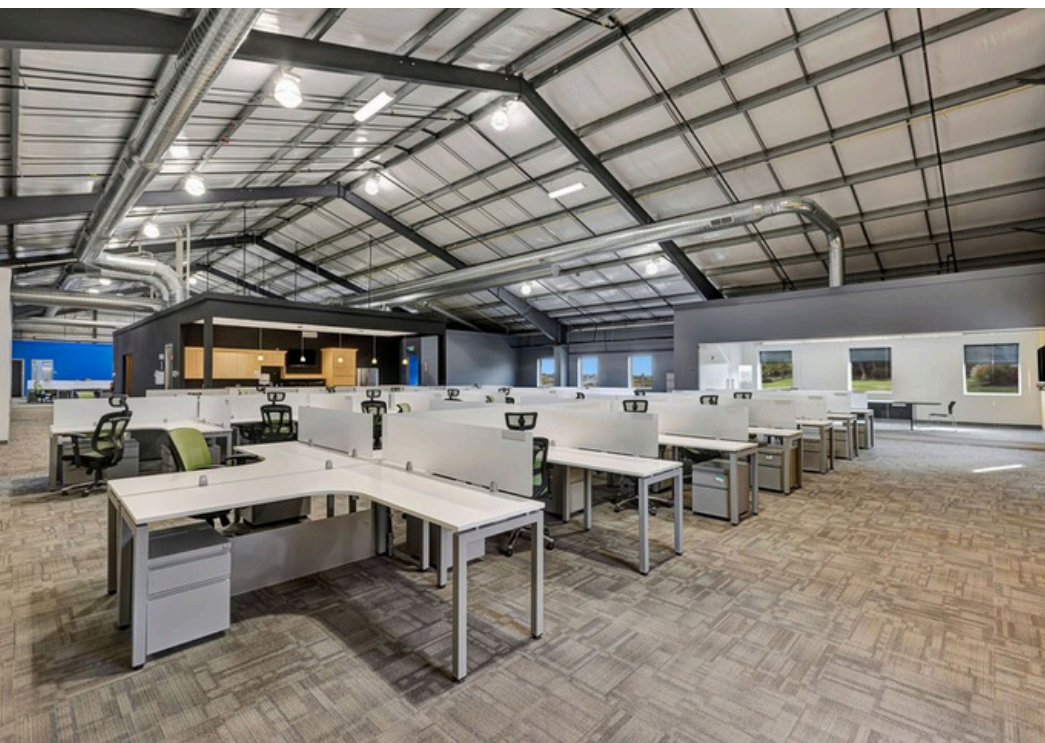


OFFICE 2 | 7,265 SqFt





OFFICE 3 | 13,440 SqFt
FIRST FLOOR











DATA & POWER

4400 PORT UNION ROAD

POWER LOAD:

Property Total Electrical Service: 3-Phase, 480V, 800Amp

The property is serviced by a transformer at the Port Union Rd. side of the property. It is then fed to each of the buildings from this main service point. Additional amperage is available from the utility provider if needed.

DATA NETWORKS:

4400 Port Union is served by multiple major fiber-optic carriers. These include Altafiber, AT&T, Lumen (formerly Level 3), Zayo, and Spectrum. Businesses at this location have access to a variety of high-speed fiber connectivity options from several competitive providers.

- **Altafiber:** A regional fiber provider in certain U.S. markets.
- **AT&T:** A major nationwide telecommunications company offering fiber and other services.
- **Lumen (formerly Level 3):** A global provider of enterprise fiber and data services. Level 3 was acquired by Lumen Technologies.
- **Zayo:** Specializes in fiber-optic network infrastructure for enterprises, data centers, and carriers.
- **Spectrum (Charter Communications):** Provides cable and fiber-based internet services in many areas.

PORT UNION

INDUSTRIAL PARK

PRIME LOGISTICS LOCATION:

- Prime Logistics Location: The Port Union Road Industrial Park area in West Chester Township is strategically positioned near major transportation corridors, including State Route 747, I-75, and I-275, providing excellent regional and national distribution access.

MODERN INDUSTRIAL INFRASTRUCTURE:

- The park features state-of-the-art Class A industrial and warehouse facilities with high clear heights, ESFR sprinkler systems, multiple dock doors, and expansive truck courts designed to accommodate large-scale logistics and manufacturing operations.

BUSINESS-FRIENDLY ENVIRONMENT:

- West Chester Township offers a favorable economic climate with no local earnings tax, strong industrial occupancy rates, and a proactive approach to business development and infrastructure investment.

INTEGRATED BUSINESS CORRIDOR:

- Port Union Industrial Park is a fully integrated business corridor, strategically designed to support a diverse mix of industrial, office, and commercial operations. With convenient access to major transportation routes, the park provides an ideal environment for businesses seeking connectivity, visibility, and operational efficiency in a cohesive, well-planned setting.



	3 MILE	5 MILE	10 MILE
POPULATION	52,248	164,228	570,767
AVERAGE HOUSEHOLD INCOME	\$94,263	\$98,230	\$101,431
NUMBER OF HOUSEHOLDS	20,847	63,126	220,001
MEDIAN AGE	37.5	39.1	40.0
TOTAL BUSINESSES	3,582	9,430	32,119
TOTAL EMPLOYEES	57,702	124,386	351,003



NICK PESOLA

SENIOR ADVISOR

NICK@3CRE.COM

(708) 205-9325



OLIVIA PAGE

SENIOR ADVISOR

OLIVIA@3CRE.COM

(937) 414-5779



ANDREW MATTEI

DIRECTOR OF INDUSTRIAL

ANDREW@3CRE.COM

(513) 800-9240



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