



For lease

45,000 - 126,000 RSF Available

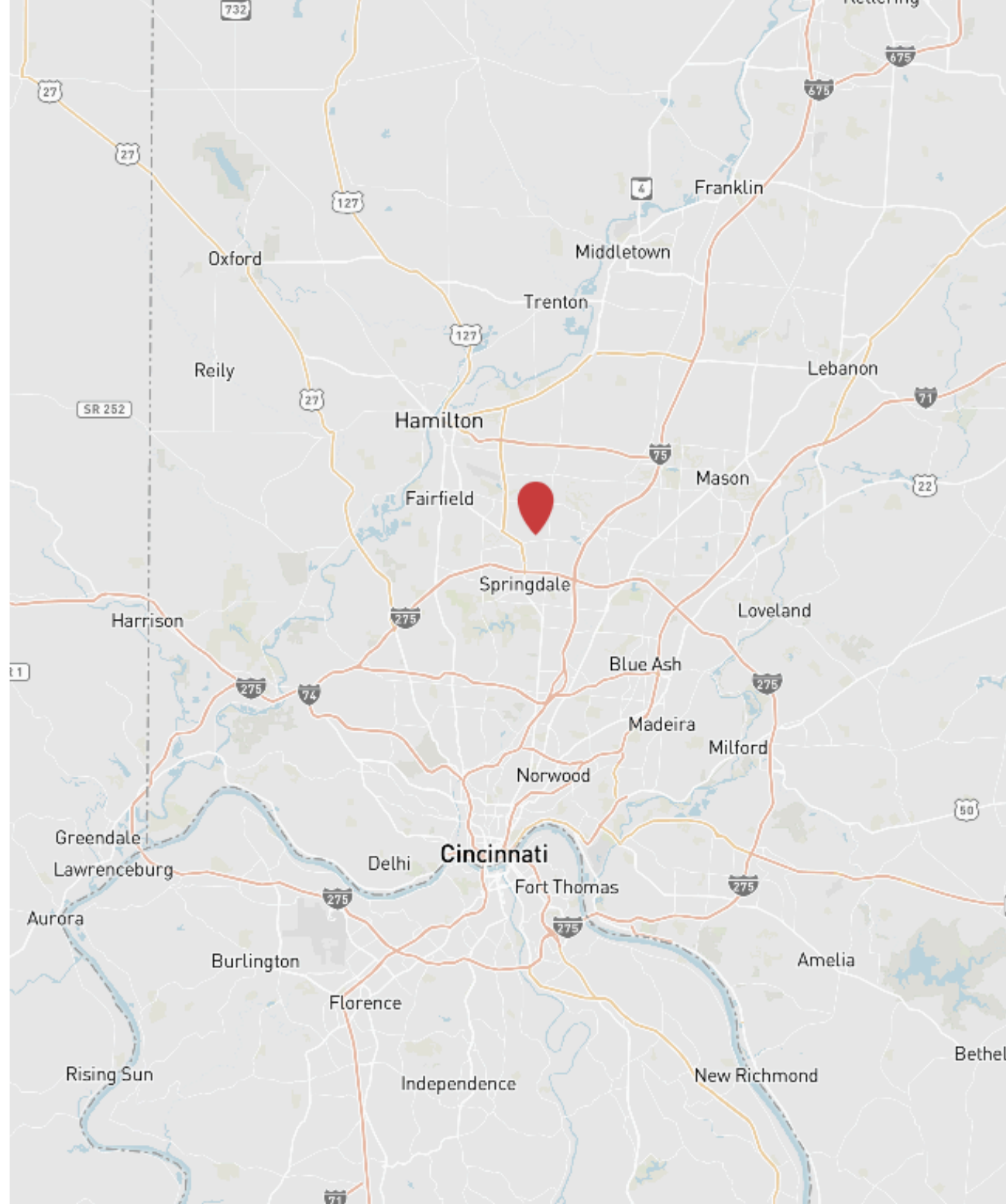
4436 Muhlhauser Rd, West Chester, OH 45011

 **JLL** SEE A BRIGHTER WAY

West Chester, OH

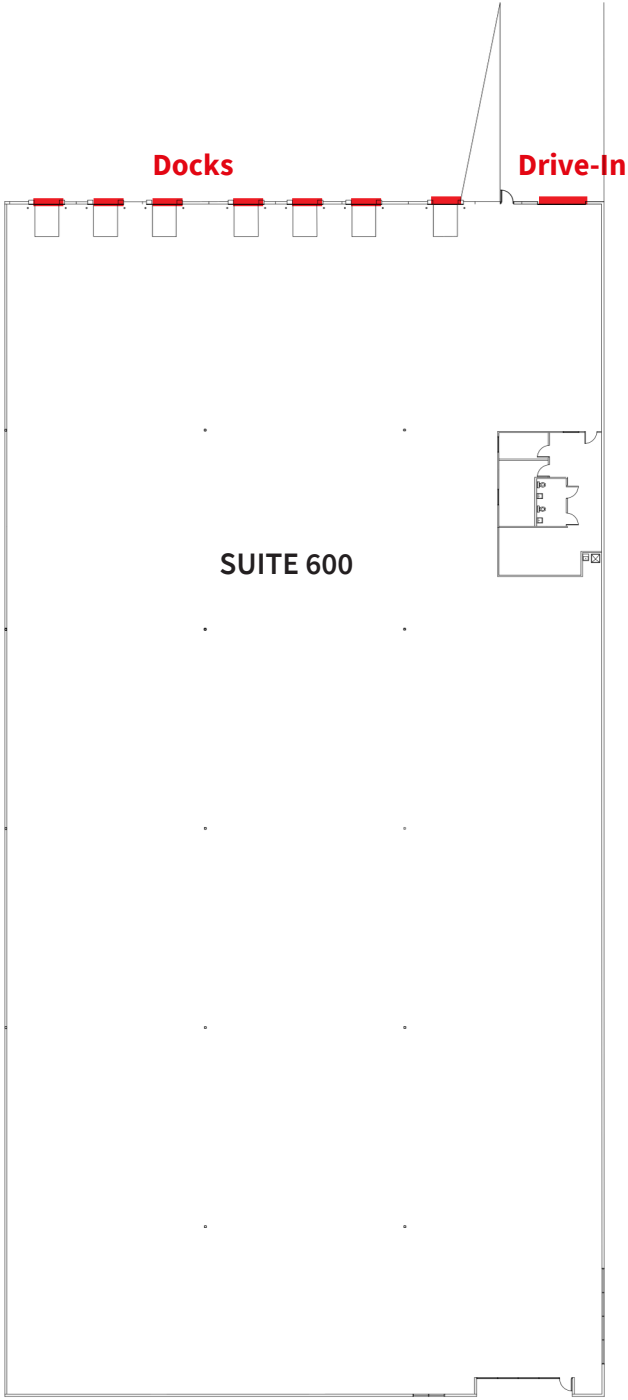
West Chester, Ohio offers industrial operations a strategic location with easy highway access, lower costs, and a skilled workforce. Its pro-business local government, recent economic growth, and proximity to Cincinnati make it an attractive choice for companies seeking connectivity and expansion opportunities in the Midwest.

Strategic location near major highways



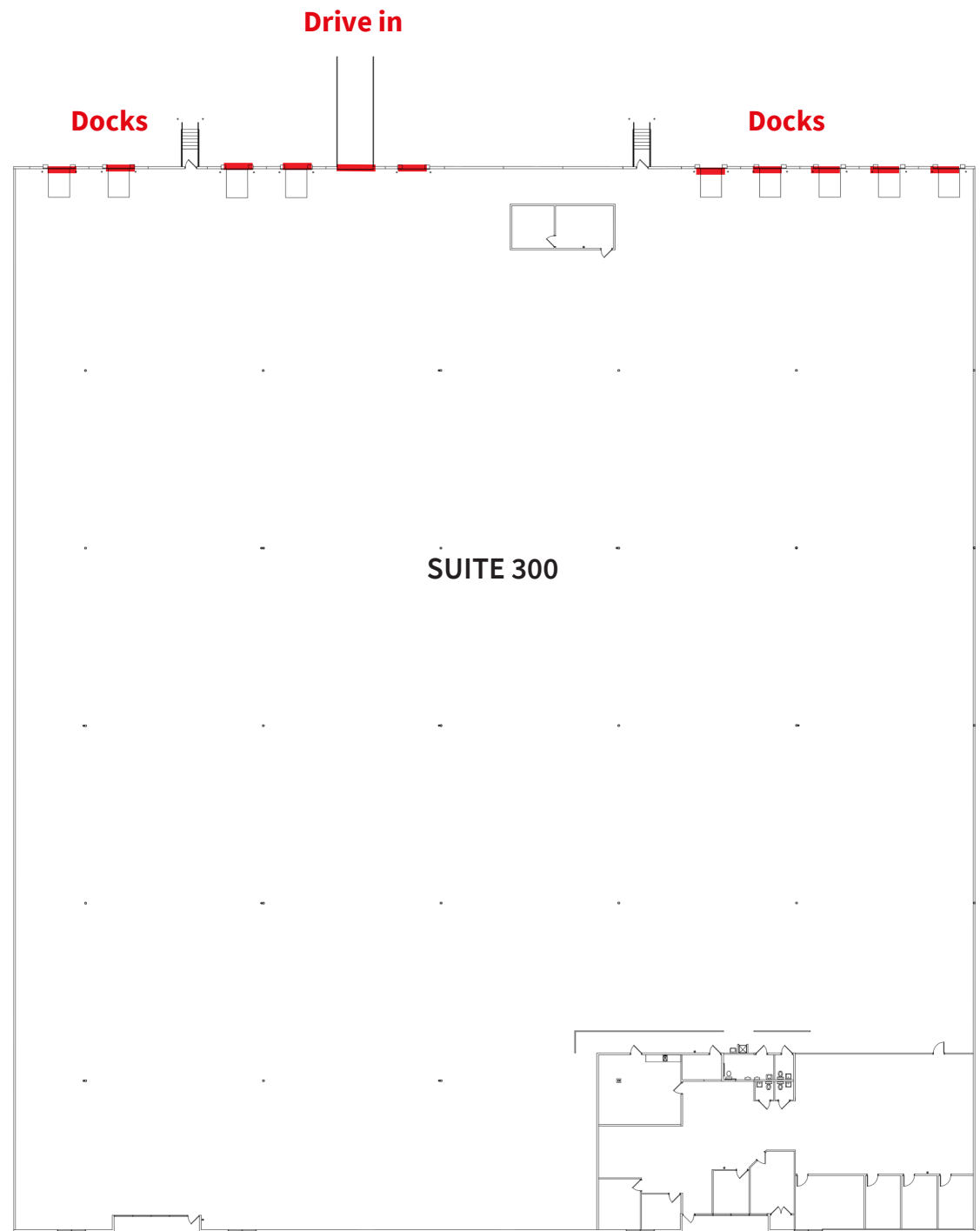
Suite 600

Size	45,000 SF
Office	925 SF
Clear Height	28'
Docks	7 w/ 35,000 lb. levelers
Drive Ins	1
HVLS Fans	2
Power	225 amps, 480 v
Lighting	T-5 Hi Bay Lights
Sprinklers	ESFR
Column Spacing	50'
Building Depth	315'



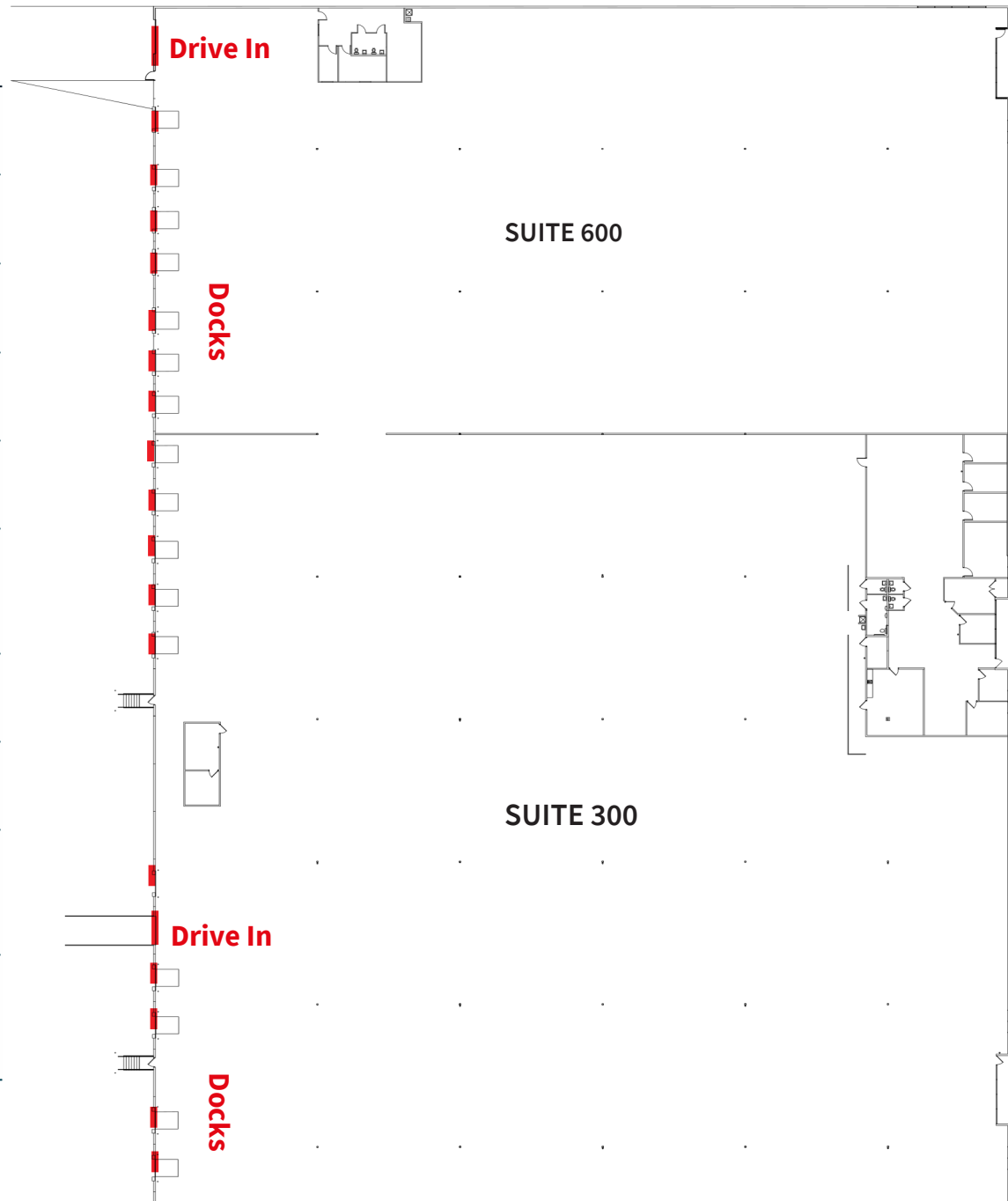
Suite 300

Size	81,000 SF
Office	5,200 SF
Clear Height	28'
Docks	10 w/ levelers
Drive Ins	1
Power	400 amps 480v
Lighting	LED
Sprinklers	ESFR
Column Spacing	50'
Building Depth	315'

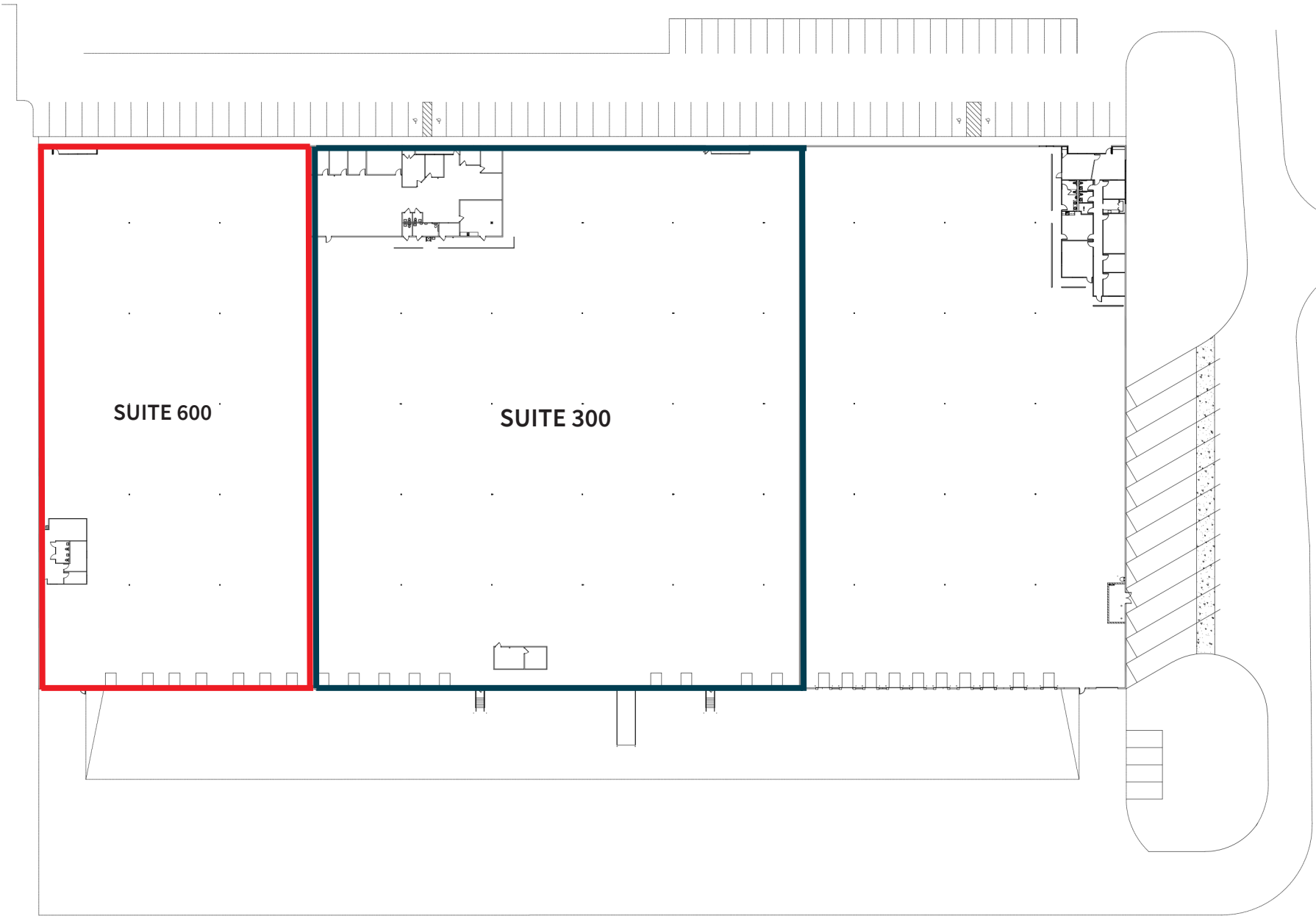


Suite 300 & 600

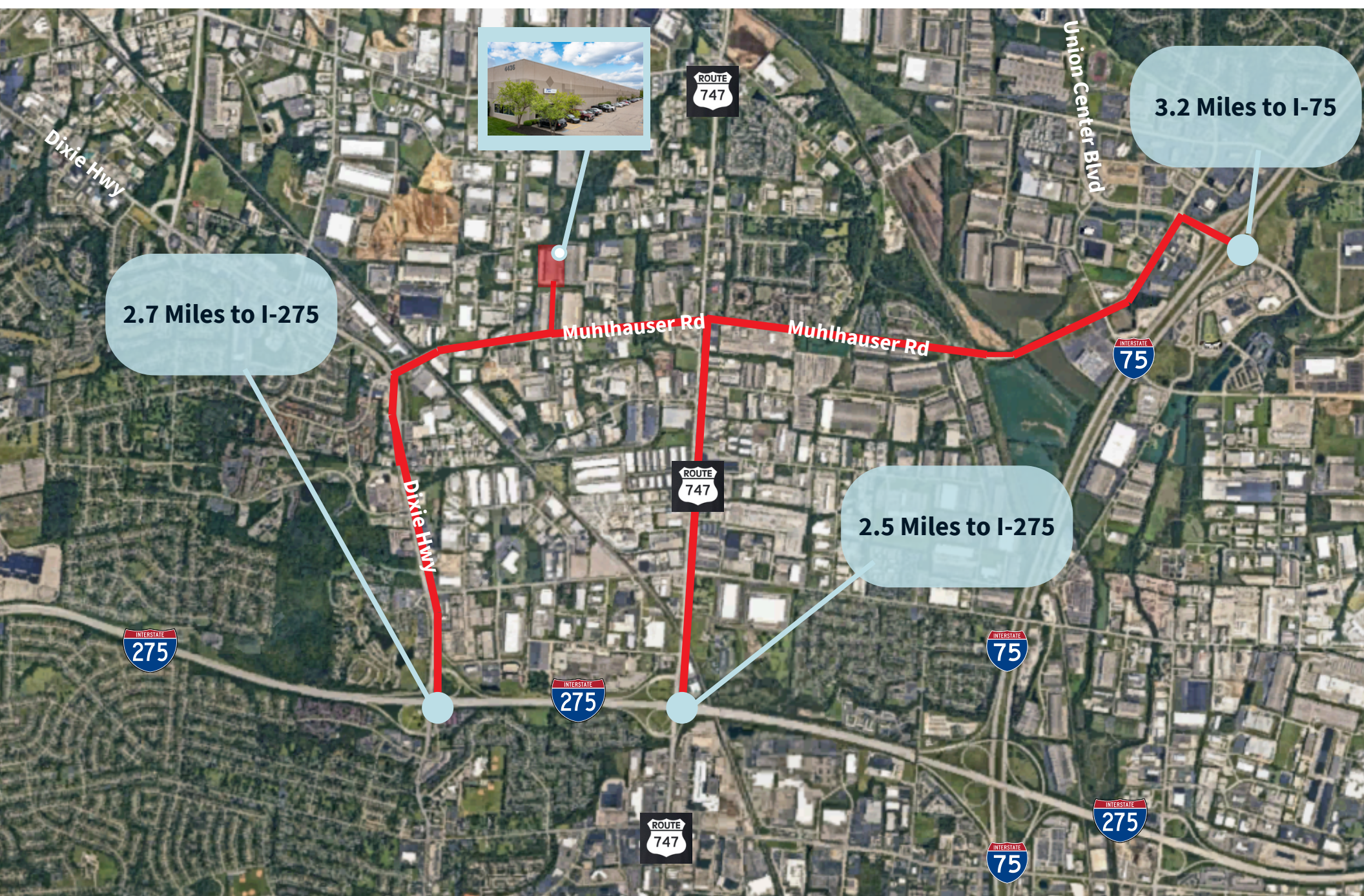
Size	126,000
Office	6,125
Clear Height	28'
Docks	17
Drive Ins	2
Power	(1) 400 amps 480v (1) 225 amps, 480 v
Lighting	LED
Sprinklers	ESFR
Column Spacing	50'
Building Depth	315'

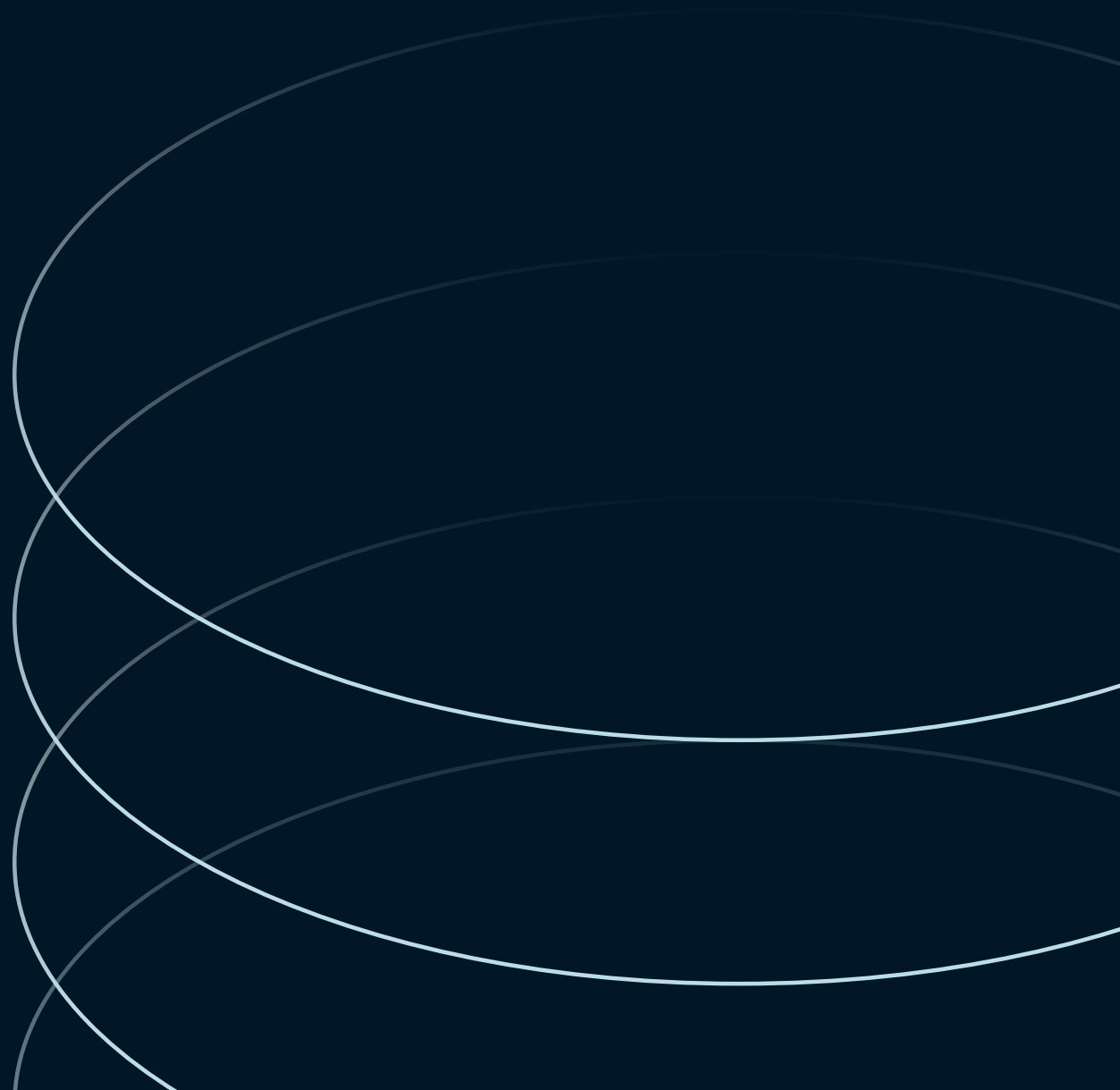


Site Plan



Drive Time





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