

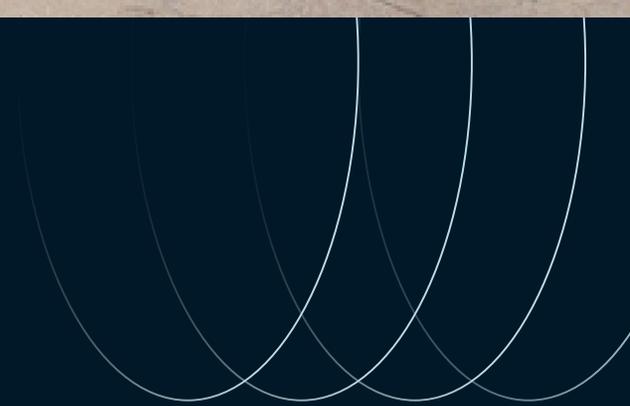


# For lease

54,000 - 180,000 RSF Available

4436 Muhlhauser Rd, West Chester, OH 45011

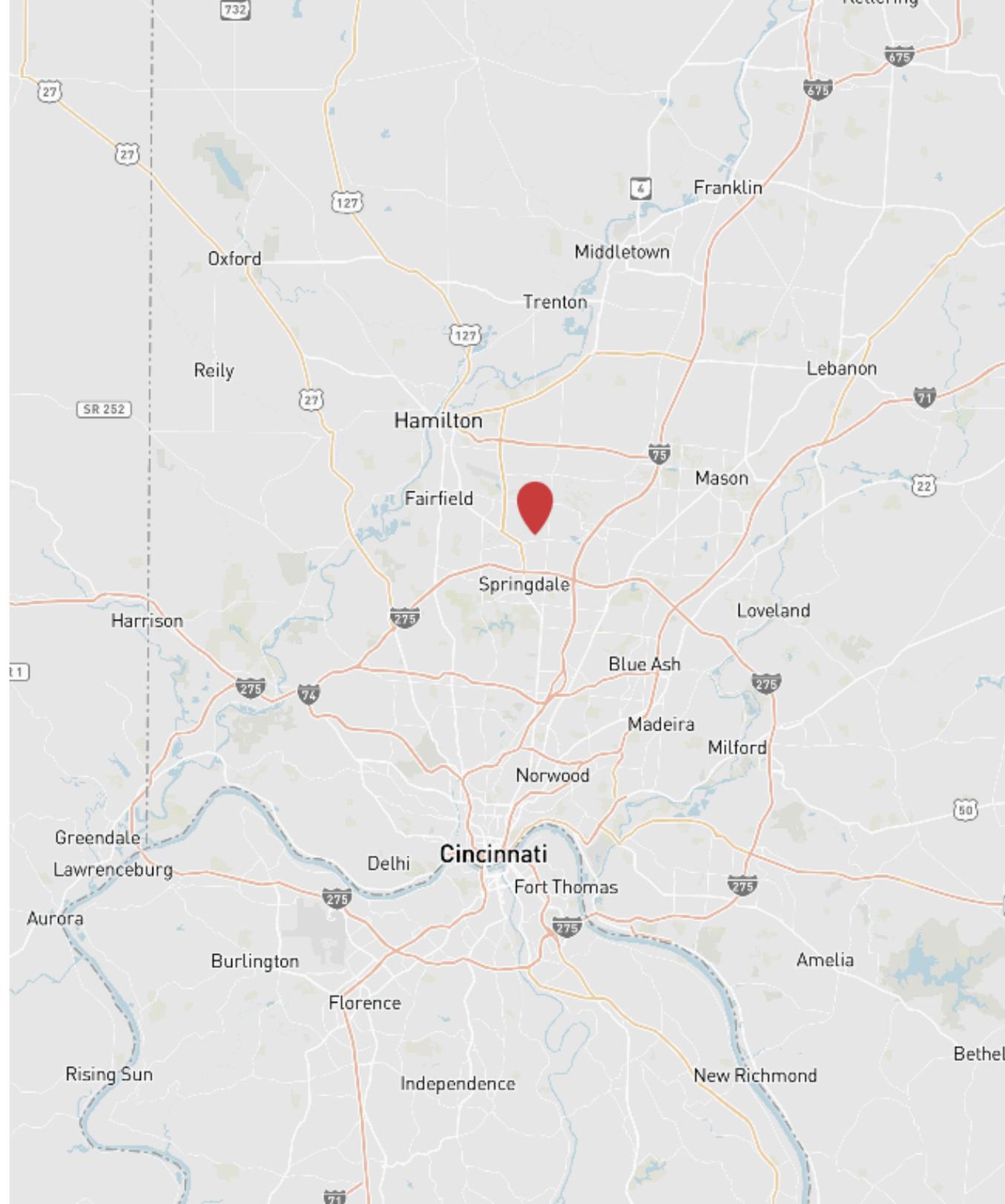
 **JLL** SEE A BRIGHTER WAY



# West Chester, OH

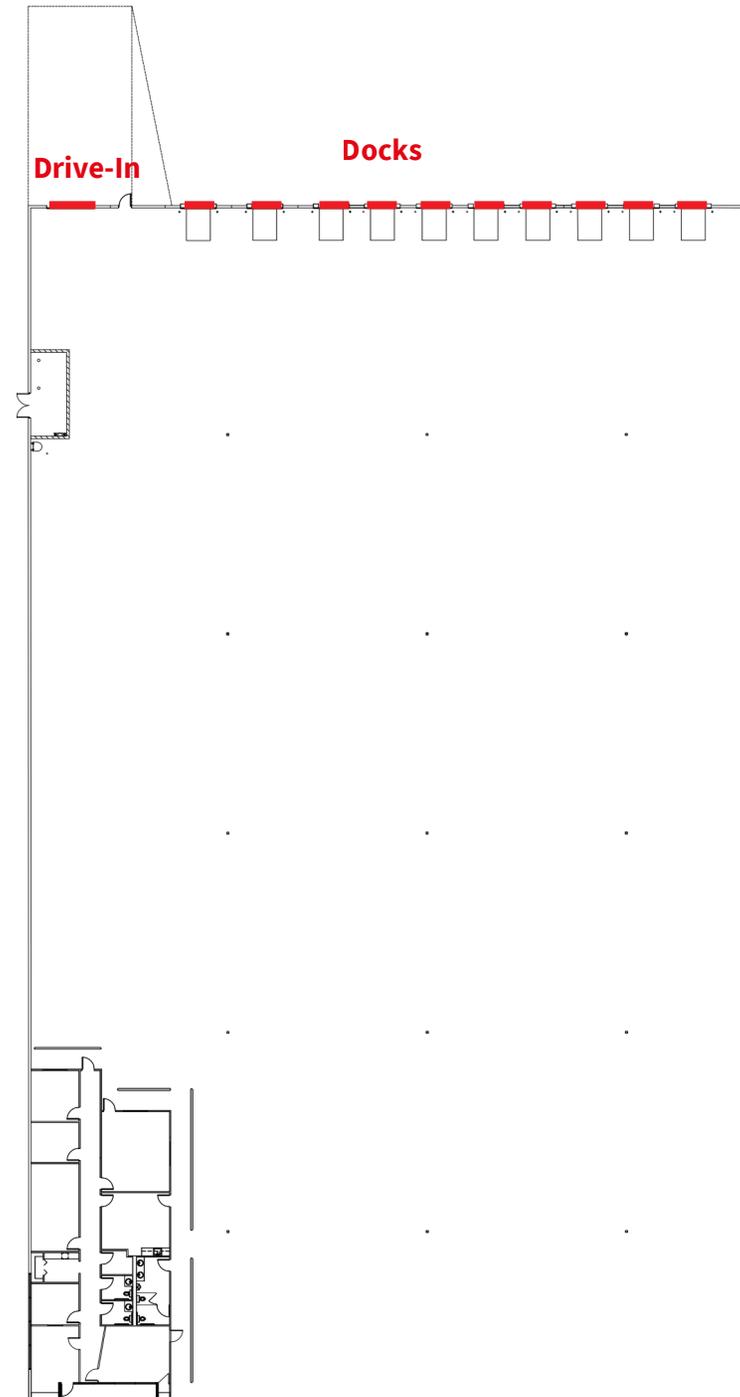
West Chester, Ohio provides industrial operations with an exceptionally strategic location, combining premier highway connectivity, cost efficiencies, and access to a skilled regional workforce. Located within West Chester Township—where businesses benefit from no municipal taxes—the site delivers meaningful long-term savings. It also offers unparalleled logistical advantages, positioned just 2.1 miles from I-275 and 2.9 miles from I-75, ensuring seamless distribution and supply chain operations throughout the Midwest corridor.

## Strategic location near major highways



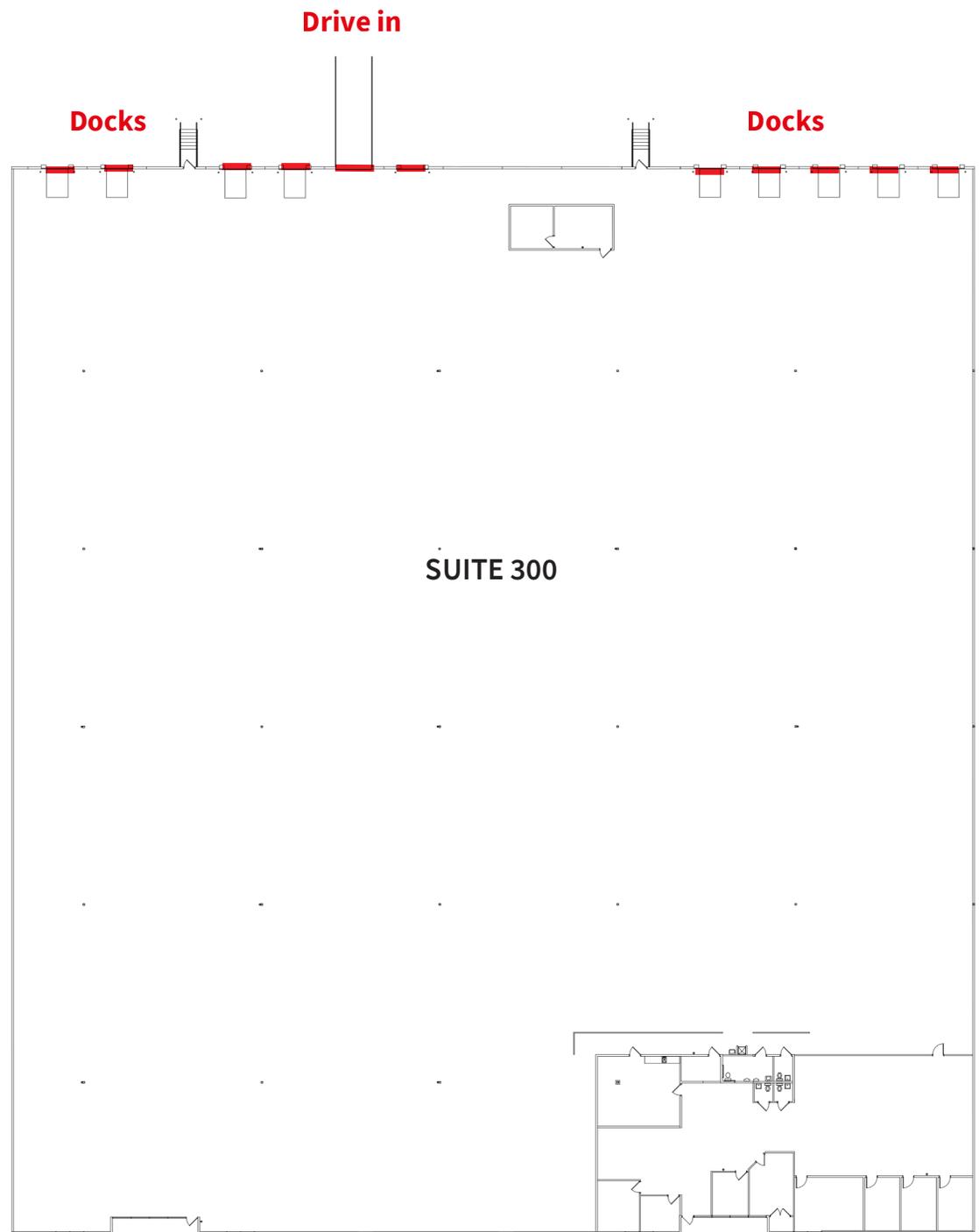
# Suite 100

<b>Size</b>	54,000 SF
<b>Office</b>	2,686 SF
<b>Clear Height</b>	28'
<b>Docks</b>	10 w/ levelers and seals (9'x10')
<b>Drive Ins</b>	1 (12' x 14')
<b>Power</b>	3,000 amp and 600-amp, 480V switchgear
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50' x 50'
<b>Building Depth</b>	300'
<b>Parking</b>	Ample Auto   12 Trailer
<b>Fans</b>	(3) HVLS fans (3) exhaust fans interlocked with louvers



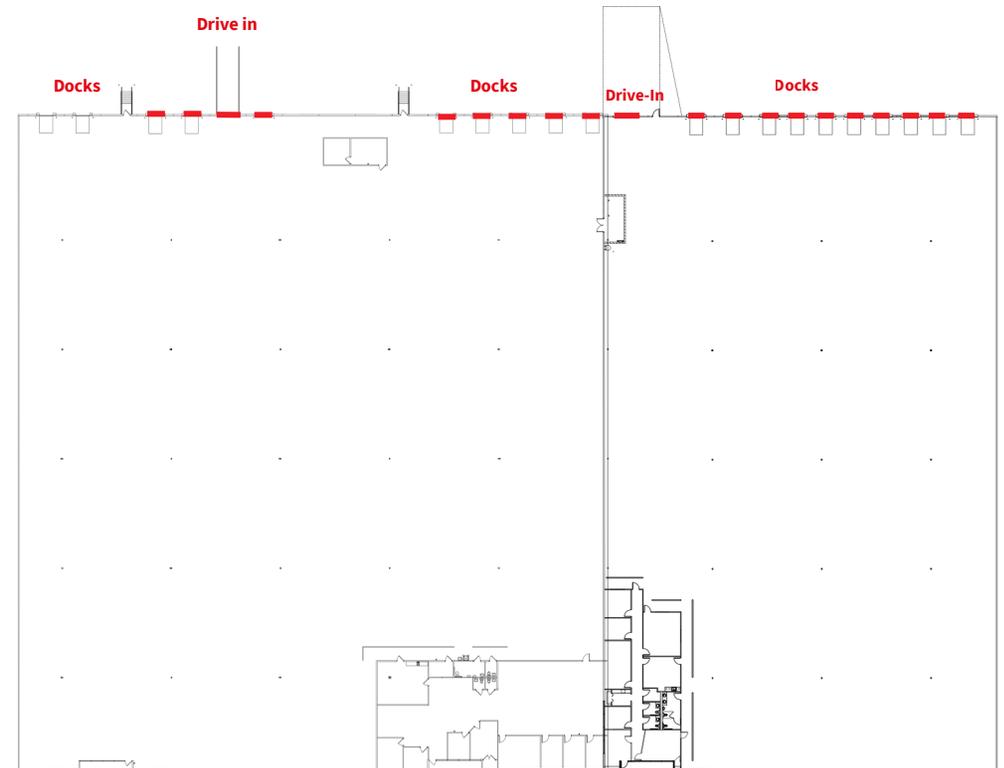
# Suite 300

<b>Size</b>	81,000 SF
<b>Office</b>	5,200 SF
<b>Clear Height</b>	28'
<b>Docks</b>	10 w/ levelers
<b>Drive Ins</b>	1
<b>Power</b>	400 amps 480v
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50' x 50'
<b>Building Depth</b>	300'



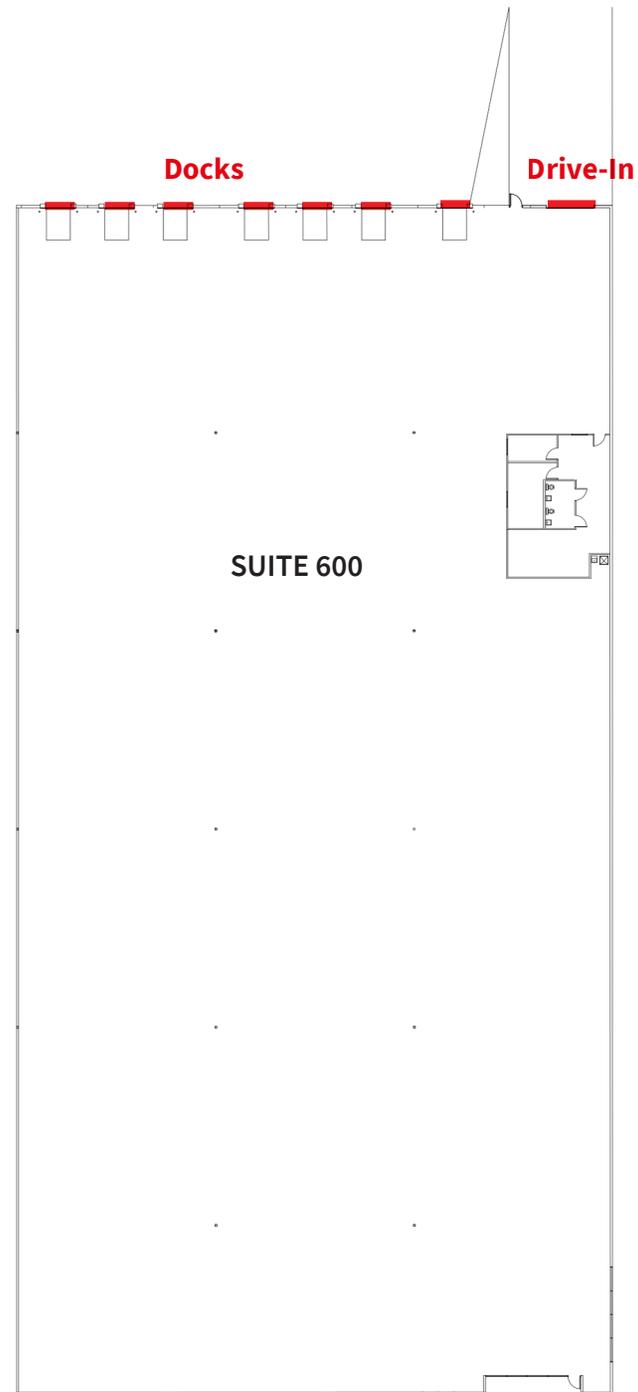
# Suite 100 & 300

<b>Size</b>	135,000 SF
<b>Office</b>	7,886 SF
<b>Clear Height</b>	28'
<b>Docks</b>	20
<b>Drive Ins</b>	2
<b>Power</b>	3,000 amp and 600-amp, 480V switchgear
<b>Lighting</b>	LED
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50' x 50'
<b>Building Depth</b>	300'
<b>Parking</b>	Ample Auto   12 Trailer
<b>Fans</b>	(3) HVLS fans (3) exhaust fans interlocked with louvers



# Suite 600

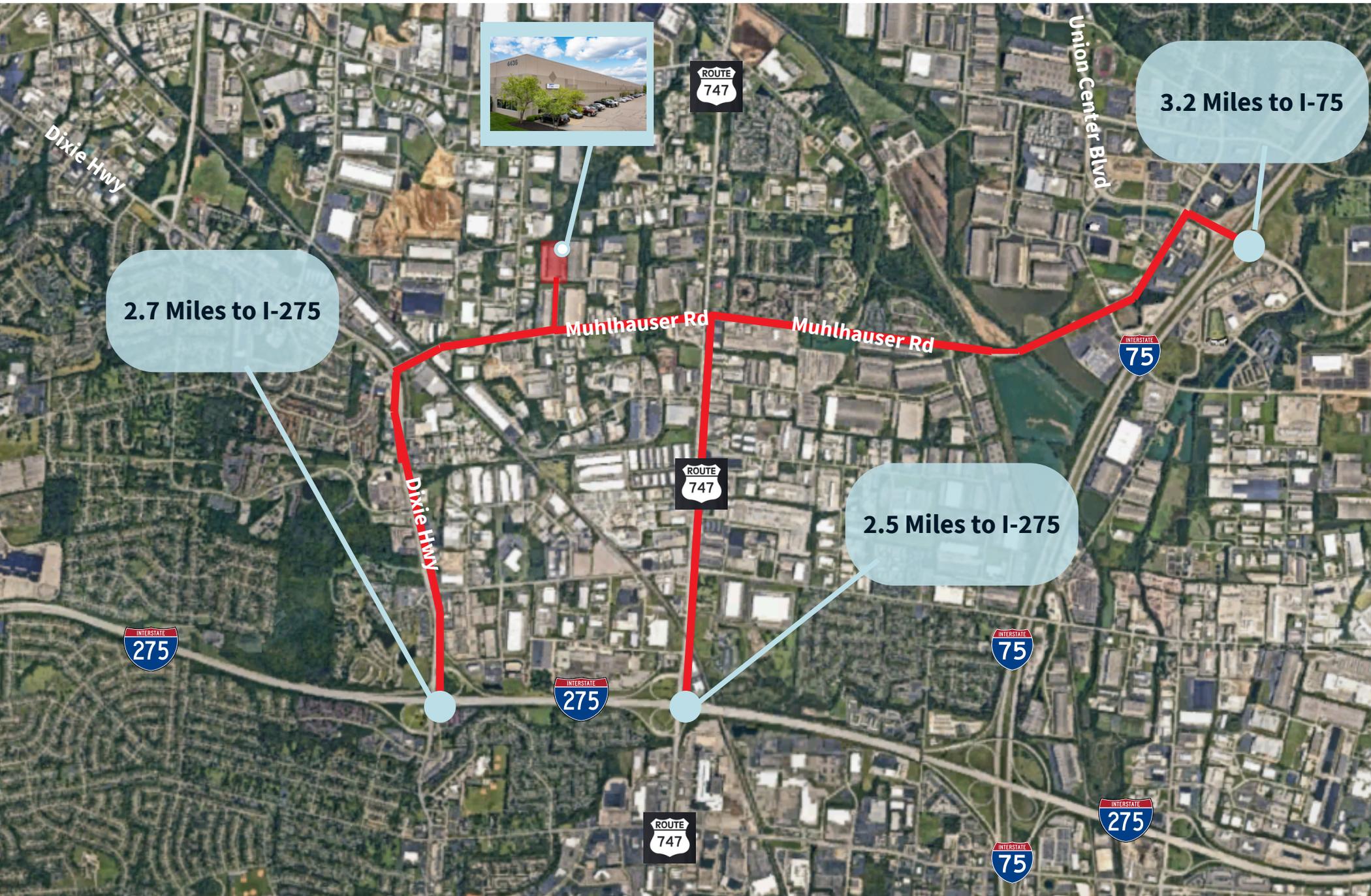
<b>Size</b>	45,000 SF
<b>Office</b>	925 SF
<b>Clear Height</b>	28'
<b>Docks</b>	7 w/ 35,000 lb. levelers
<b>Drive Ins</b>	1
<b>HVLS Fans</b>	2
<b>Power</b>	225 amps, 480 v
<b>Lighting</b>	T-5 Hi Bay Lights
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50'
<b>Building Depth</b>	315'

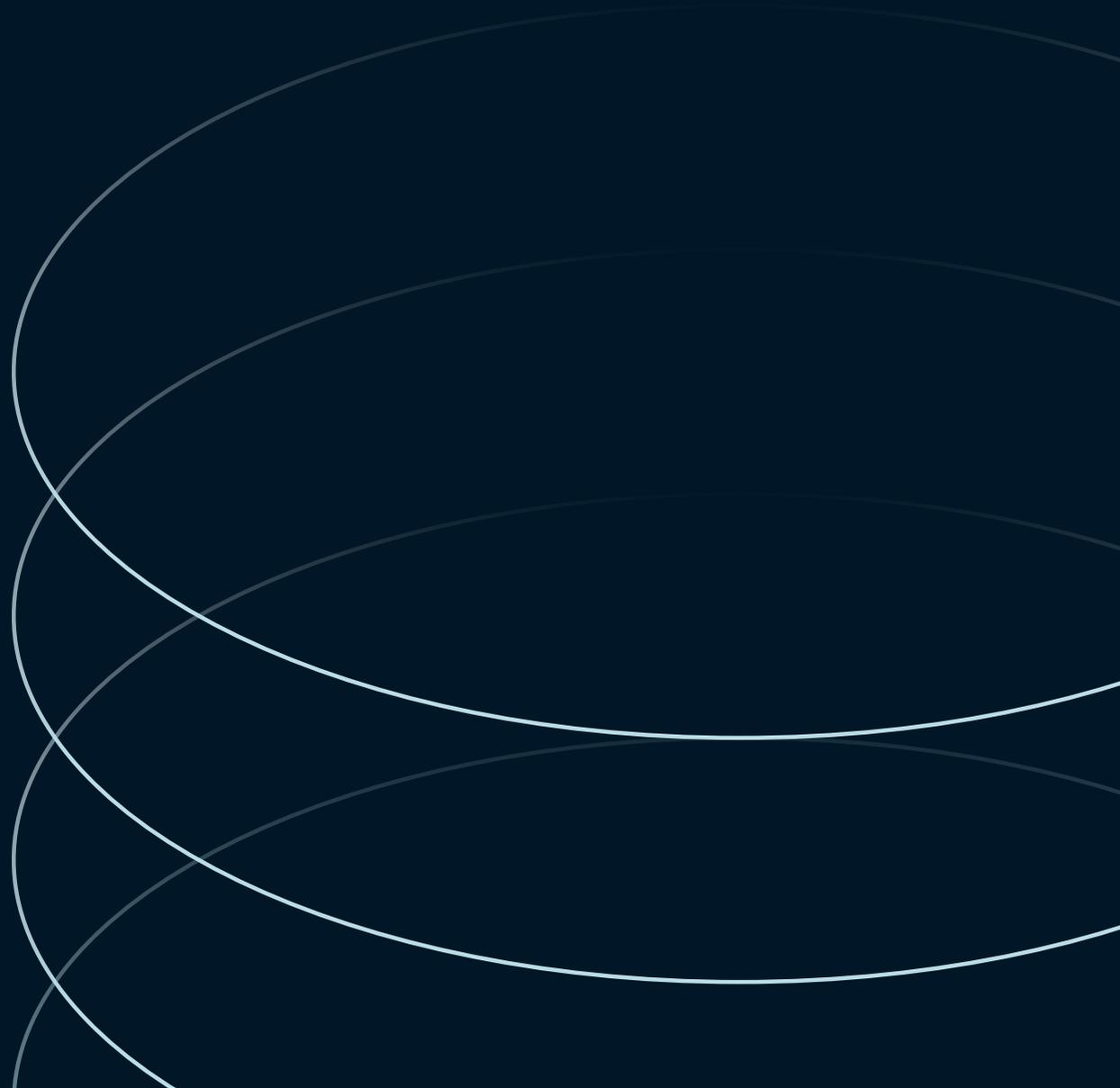


# Site Plan



# Drive Time





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