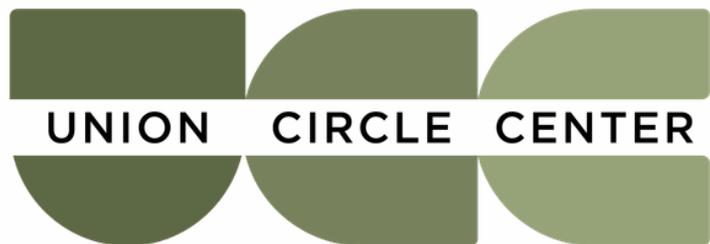




Flex Space For Lease



30-74 Carnegie Way
West Chester, OH 45246

Property Details

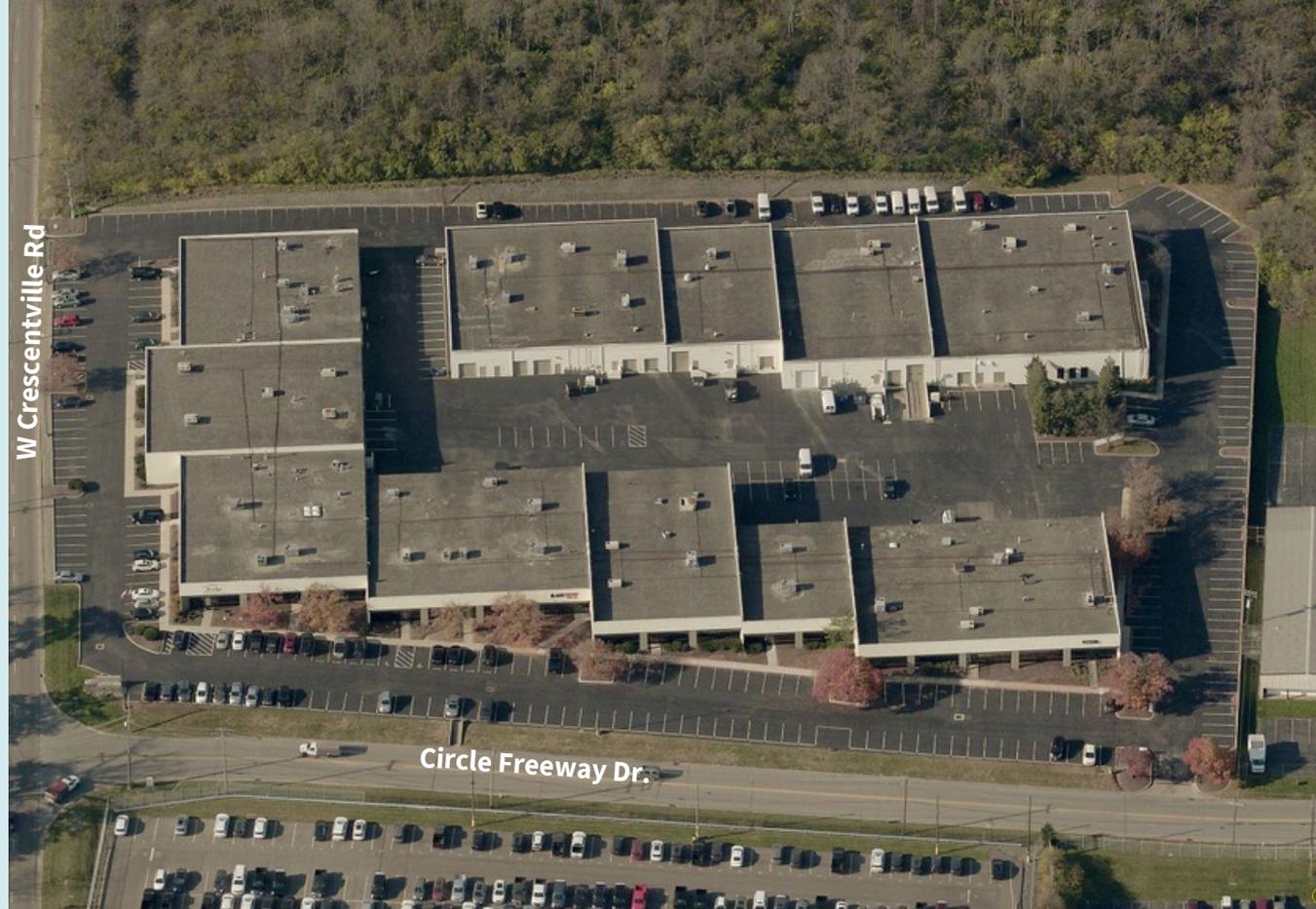
Premier office/warehouse space in the heart of West Chester Township, Featuring 16' - 19' clear heights, dock & drive-in doors, and easy access to I-275. Benefit from no local earnings tax and a prime location between Route 4 and SR-747.

Property specifications

- 128,266 Total Building SF
- 7.538 AC
- Built in 1986
- 350 Spaces
- 16' - 19' Clear Height
- Wet Sprinkler System

Advantages and amenities

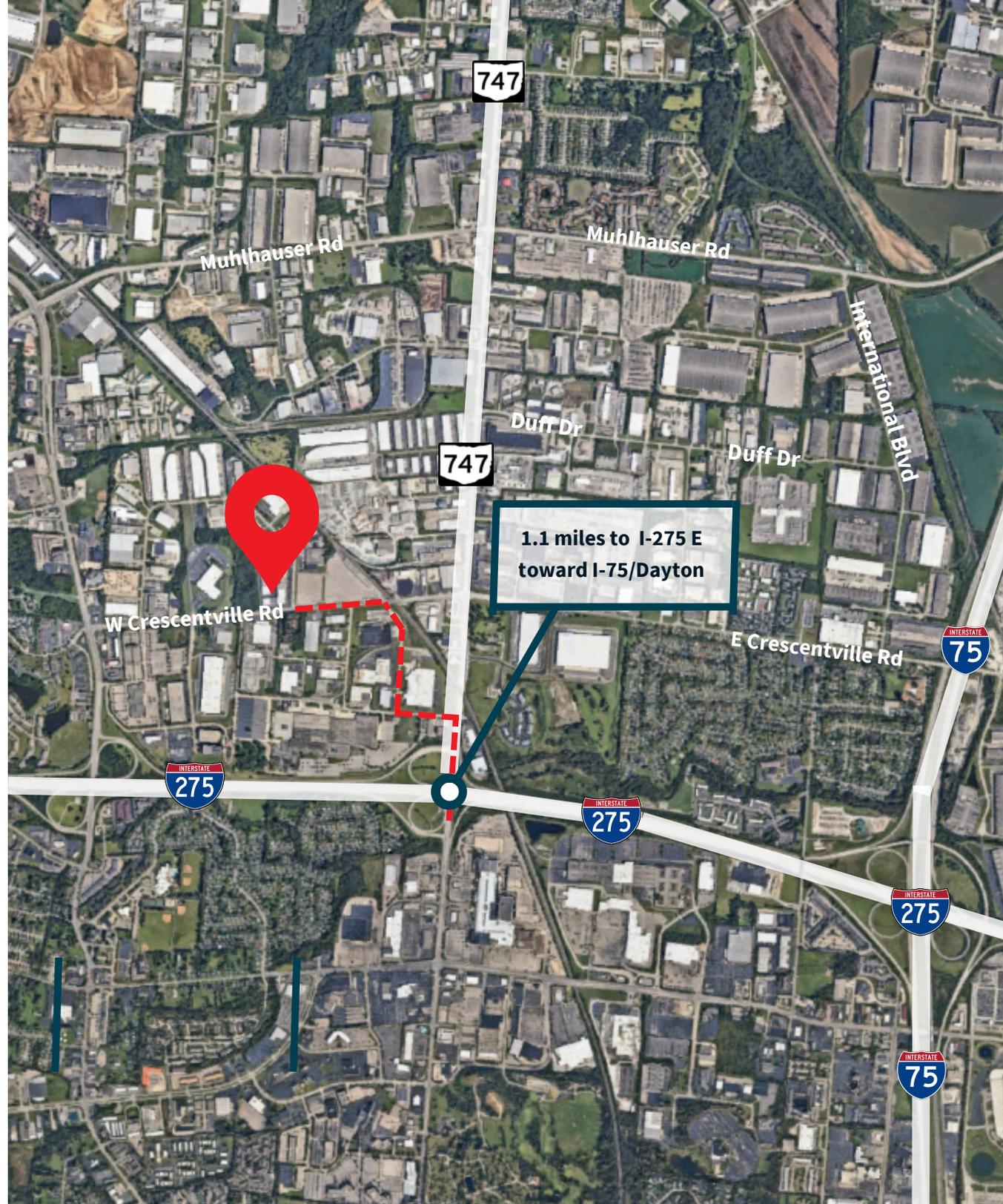
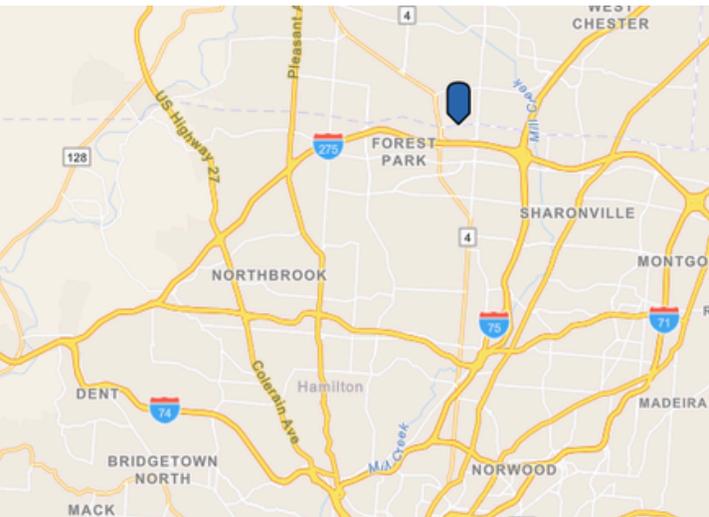
- West Chester Township (0% earnings tax)
- Great access to I-275 & I-75
- Numerous amenities in immediate area
- Professionally managed
- Newly renovated spaces
- \$2.25/SF estimated OpEx



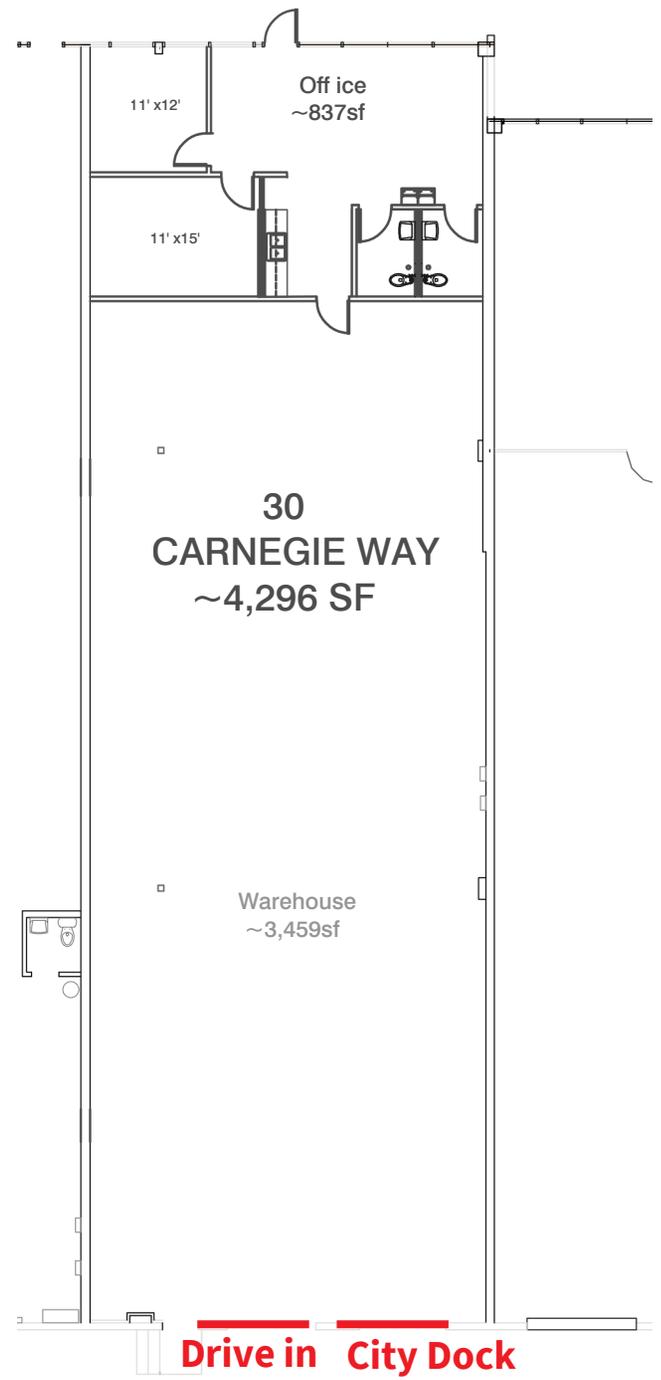
Location

Strategically located in the Cincinnati-Dayton metroplex, West Chester, Ohio, offers excellent connectivity via I-75, making it ideal for industrial leasing. Benefit from a skilled workforce, strong infrastructure, and economic incentives in this thriving industrial hub.

1.1 Miles to I-275 E

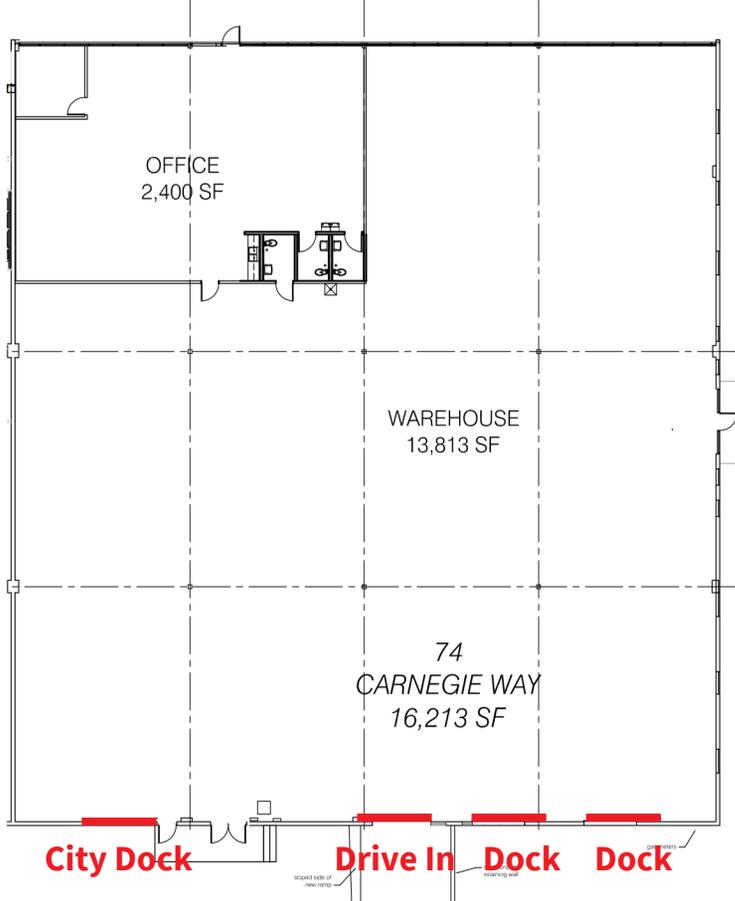


30 Carnegie Way - 4,296 SF

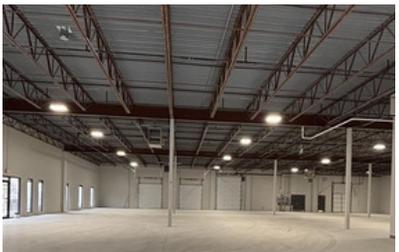


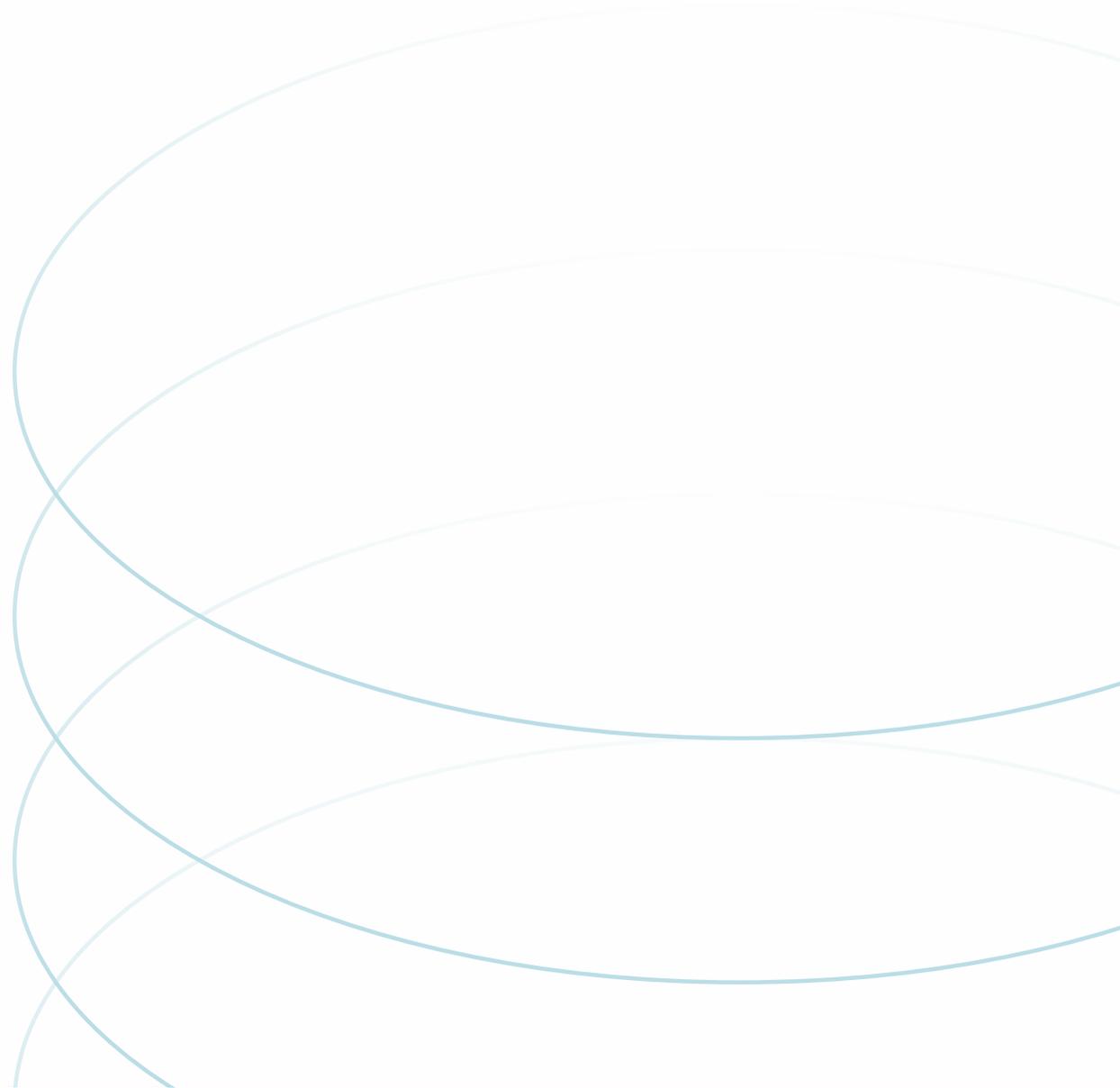
Total SF	4,296 SF
Office SF	+/- 837 SF
Docks	1 City Dock
Drive Ins	1
Clear Height	18'
Sprinkler	Wet
Power	3 Phase/480V

74 Carnegie way - 16,213 SF



Total SF	16,213 SF
Office SF	2,400 SF
Drive In	1
Docks	2
Clear Height	18'
Sprinkler	Wet
Power	3 Phase/480V





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