



5257-5265 E PROVIDENT DR., WEST CHESTER, OH  
Prologis World Park 4



## SPACE HIGHLIGHTS

- 325,300 SF distribution warehouse with 4,790 SF office available
- 45,360 SF expansion space available
- Multiple interstate access points via Union Centre Interchange at I-75, State Route 747 and Mosteller Road
- 0% local income tax
- Built in 1997, expanded in 2016
- Remote warehouse restrooms
- Cross-docked
- 30' clear height
- 50' d x 54' w column bay spacing
- 600' building depth
- (31) 9' x 10' docks with levelers and seals
- (1) 12' x 14' drive in door
- 130' truck court
- 60' concrete apron
- 115 auto parking spaces
- 40 trailer parking spaces
- T-5 warehouse lighting
- ESFR sprinkler system
- 7" concrete floor
- Zoning: M-2 General Industrial
- Gas & Electric: Duke Energy
- Water & Sewer: BCDES
- Tel/Data/Fiber: CBTS/Spectrum

# Class A Industrial in West Chester



SIZE

325,300 SF



EXPANSION SPACE

45,360 SF



DOCK DOORS

31



TRUCK COURT

130'

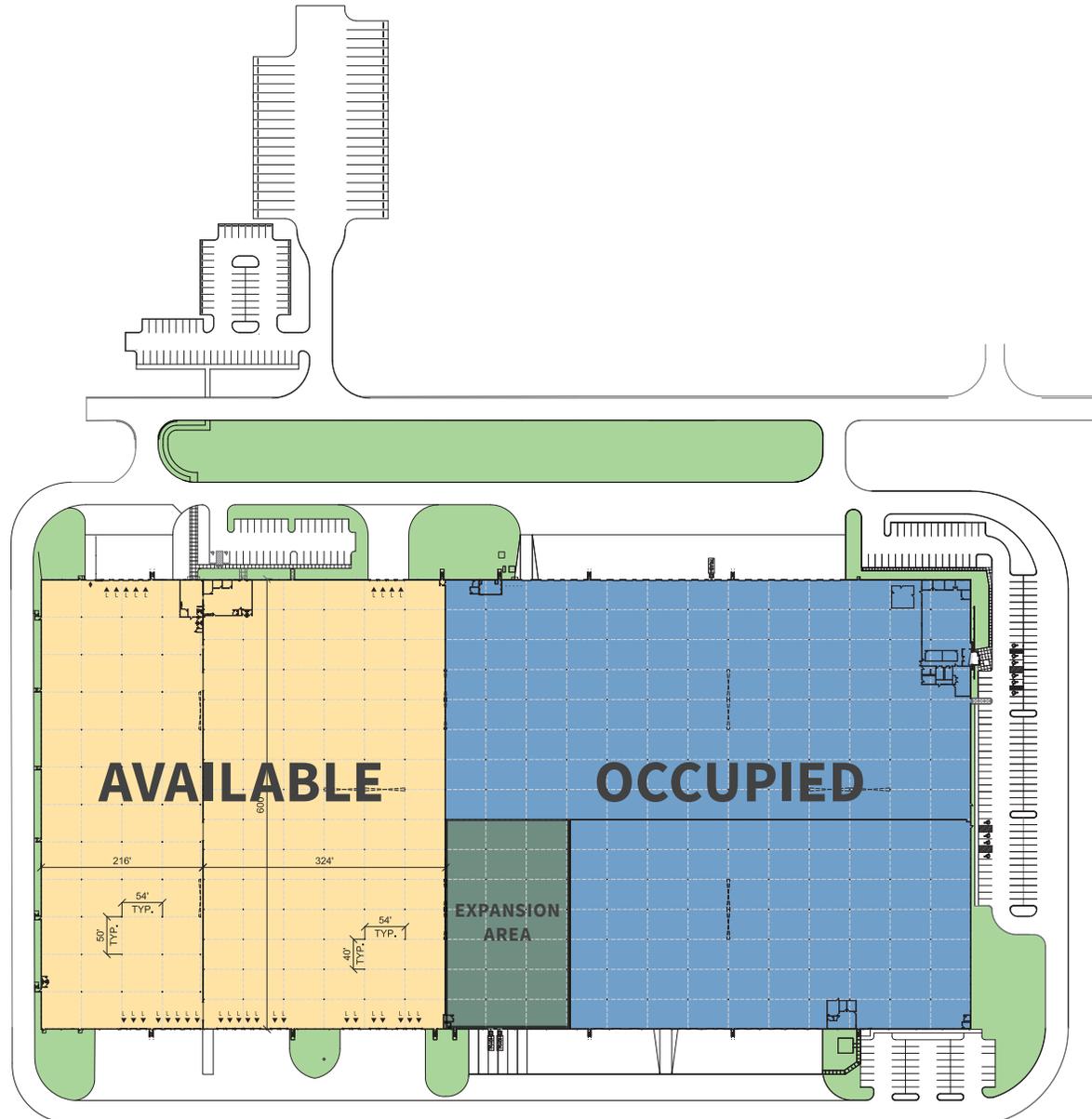


BUILDING DEPTH

600'

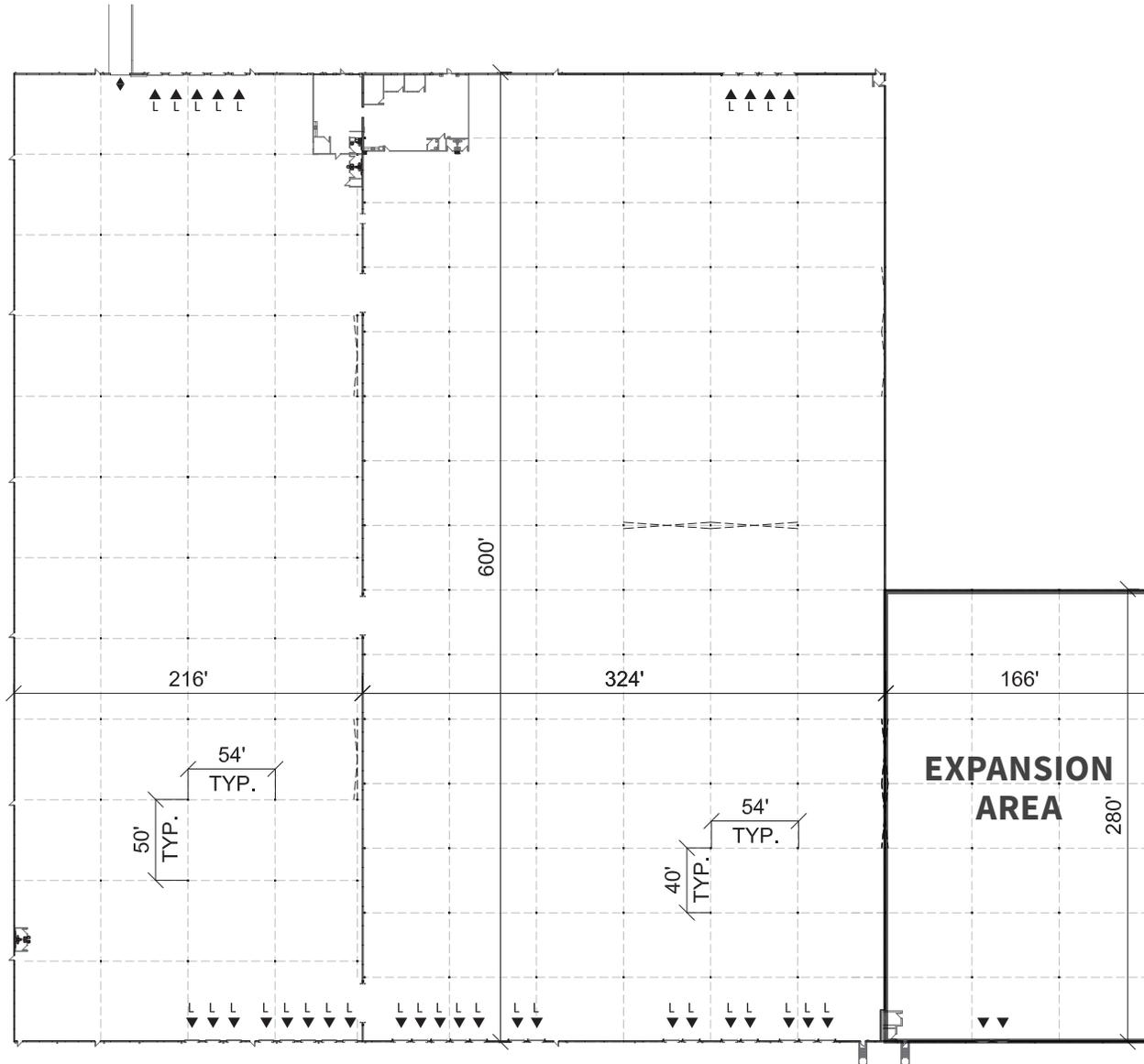


# Site Plan



- |                           |            |                       |           |
|---------------------------|------------|-----------------------|-----------|
| • Building area (gross)   | 745,428 SF | • Drive up dock doors | 69 Docks  |
| • Parking                 | 241        | • Clear height        | 30'       |
| • Drive in overhead doors | 3 Doors    | • Column spacing      | 50' X 54' |

# Space Plan



• 325,300 SF

• 4,790 SF office

4

747

kate spade  
NEW YORK

gm

P&G

P&G

SANMAR

FRONTGATE

Schneider  
Electric

SCHOLASTIC

WestRock

Smurfit  
Westrock

INTERSTATE  
75

5257-5265 E Provident Dr.

E Provident Dr

MAERSK

TAYLOR  
SINCE 1886

Beiersdorf

totes ISOTONER

Verst  
LOGISTICS



ISUZU

Honeywell  
Intelligent

GE Aerospace

Baxter

TREW

Humana

XPO

LUXOTTICA

US  
FOODS

cti

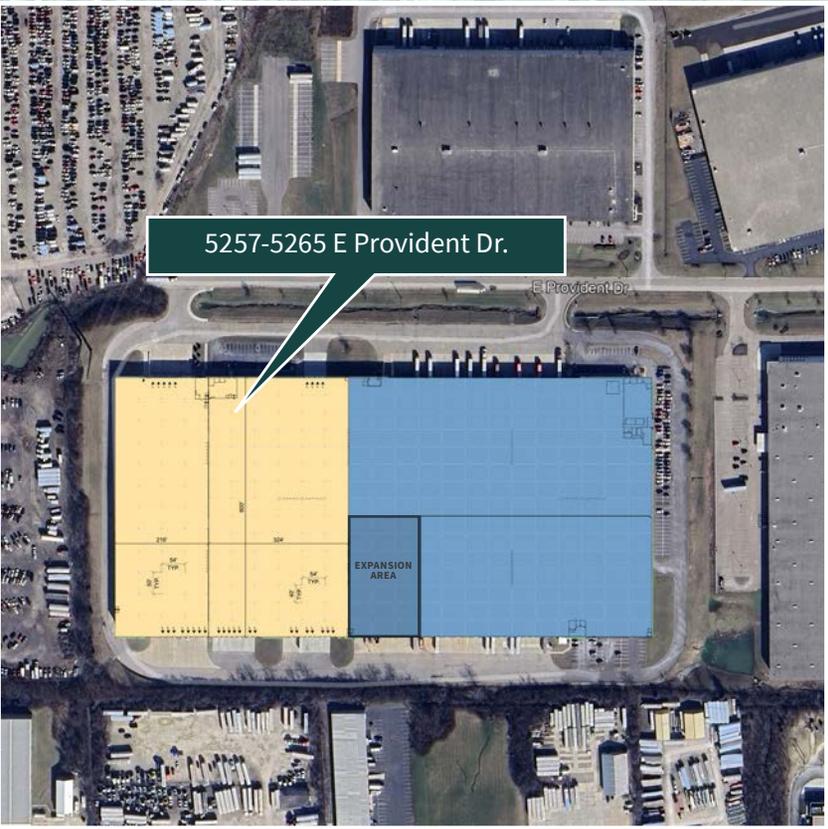
CardinalHealth

INTERSTATE  
275

YRC  
FREIGHT

CINTAS

TREW



# Prime Location

Prologis World Park 4

 Cincinnati/Northern Kentucky International Airport



2 miles to I-75



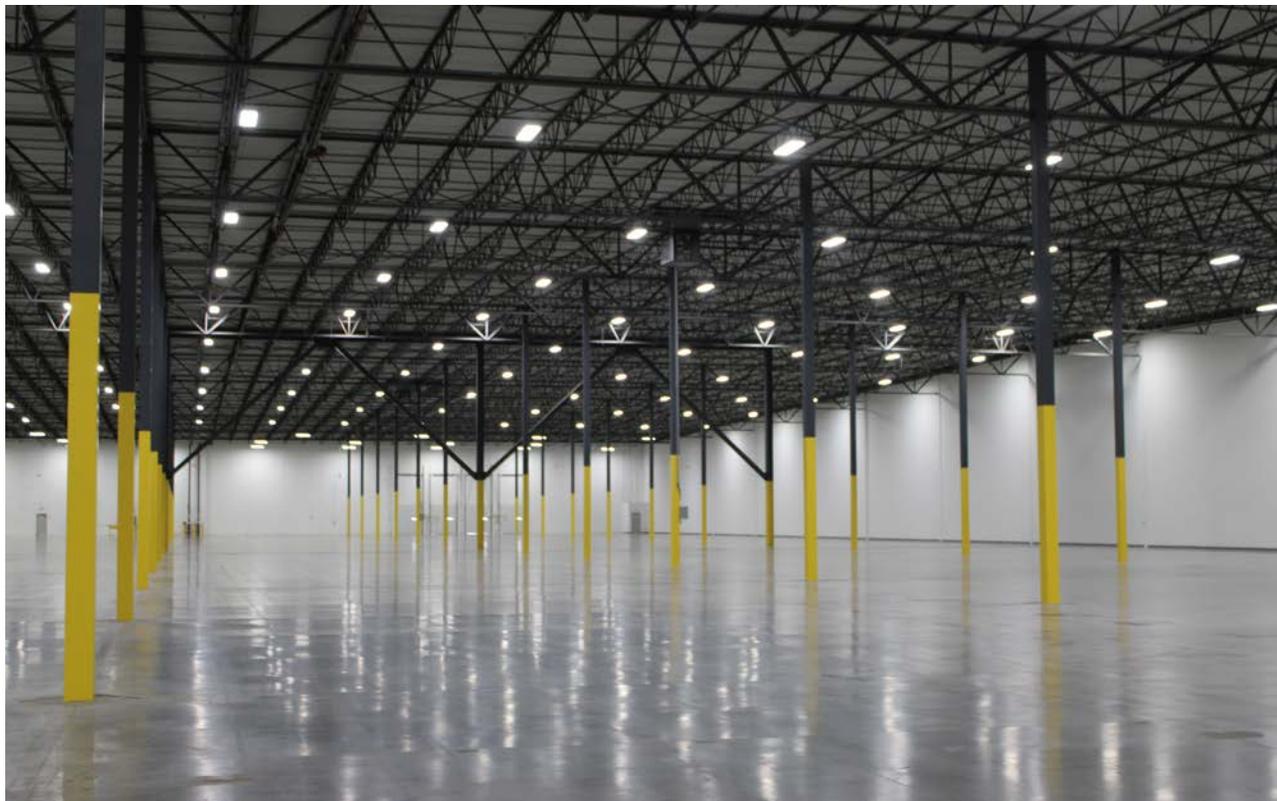
3 miles to I-275



32 miles to CVG



21 miles to Downtown Cincinnati







**Mark Volkman**

mark.volkman@jll.com  
+1 513 252 2123

**Brian Leonard**

brian.leonard@jll.com  
+1 513 252 2131

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.