



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



SPACE HIGHLIGHTS

- 323,700 SF distribution warehouse with 4,678 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
- LED 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

323,700 SF



EXPANSION SPACE

45,360 SF



DOCK DOORS

31



TRUCK COURT

130'

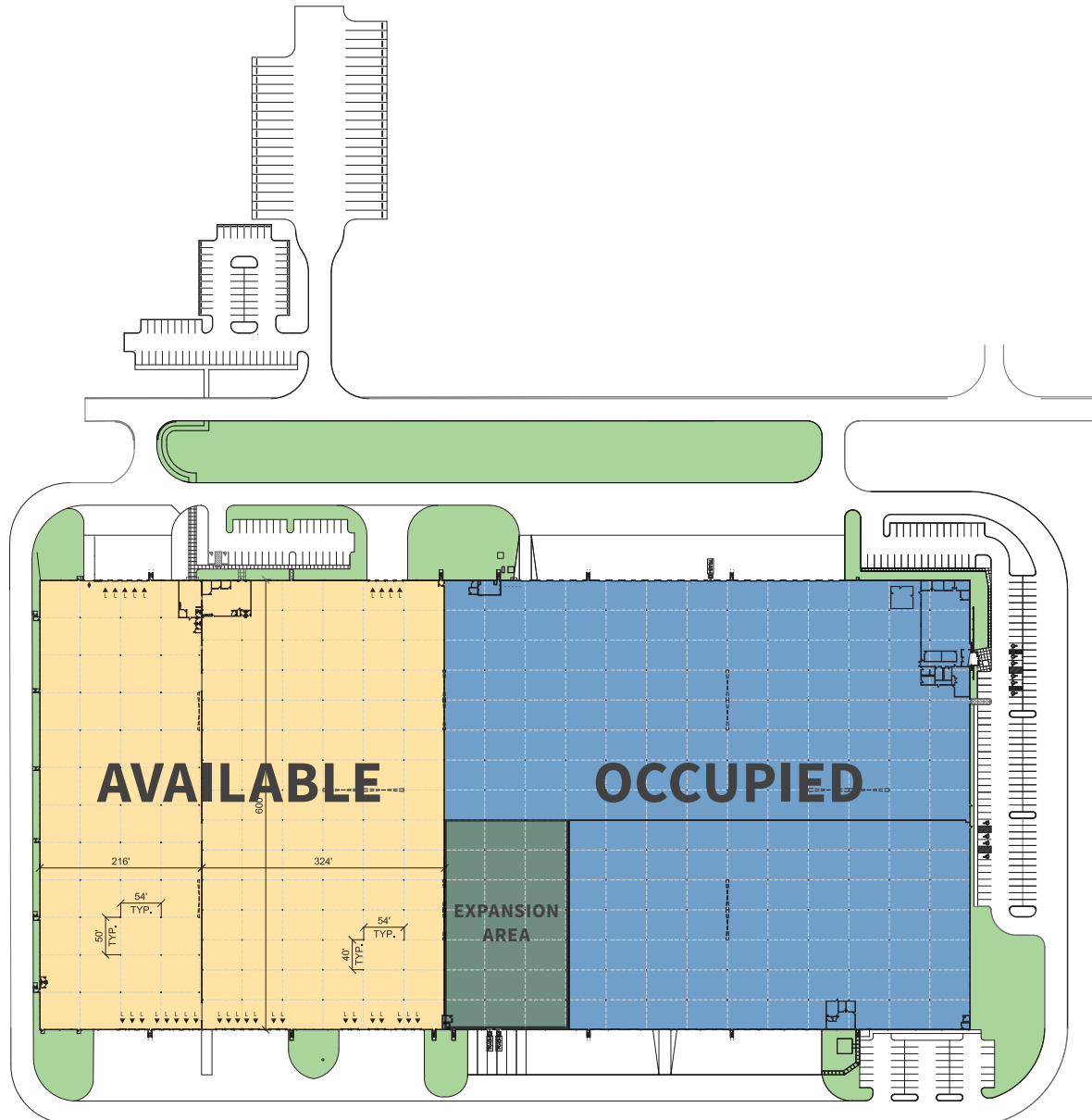


BUILDING DEPTH

600'

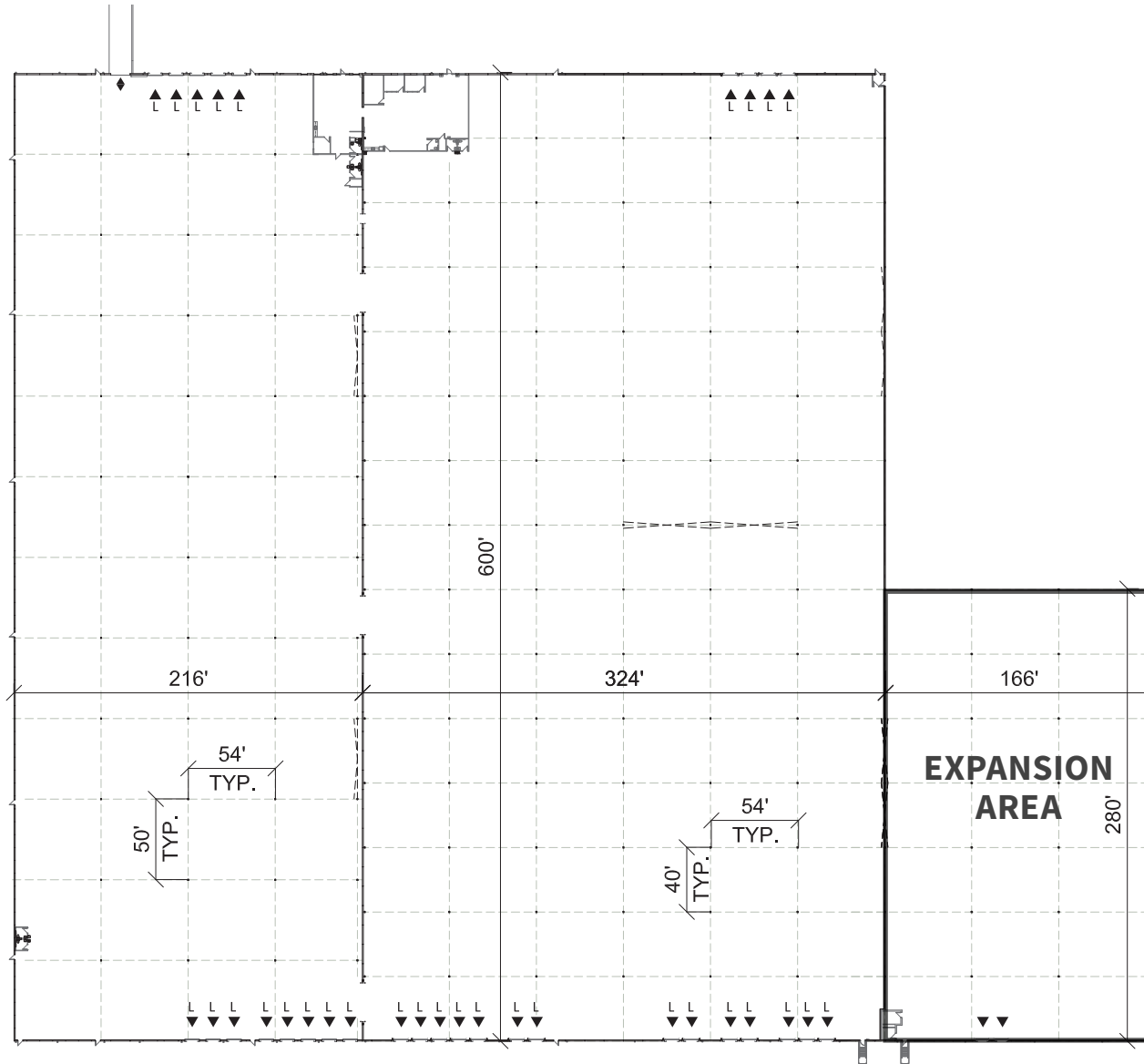


Site Plan



- | | | | |
|-------------------------|------------|------------------|-----------|
| • Building area (gross) | 744,530 SF | • Dock doors | 69 Docks |
| • Parking | 241 | • Clear height | 30' |
| • Drive in doors | 3 Doors | • Column spacing | 50' X 54' |

Space Plan



• 323,700 SF

• 4,678 SF office

4

747

P&G

P&G

kate spade
NEW YORK

gm

SANMAR

FRONTGATE



Schneider
Electric

SCHOLASTIC

WestRock

Smurfit
Westrock

INTERSTATE
75

MAERSK

TAYLOR
SINCE 1886

Beiersdorf

totes ISOTONER

Verst
LOGISTICS



ISUZU

Honeywell
Intelligent

GE Aerospace

Baxter

TREW

Humana

XPO

LUXOTTICA

cti

US
FOODS

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





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