



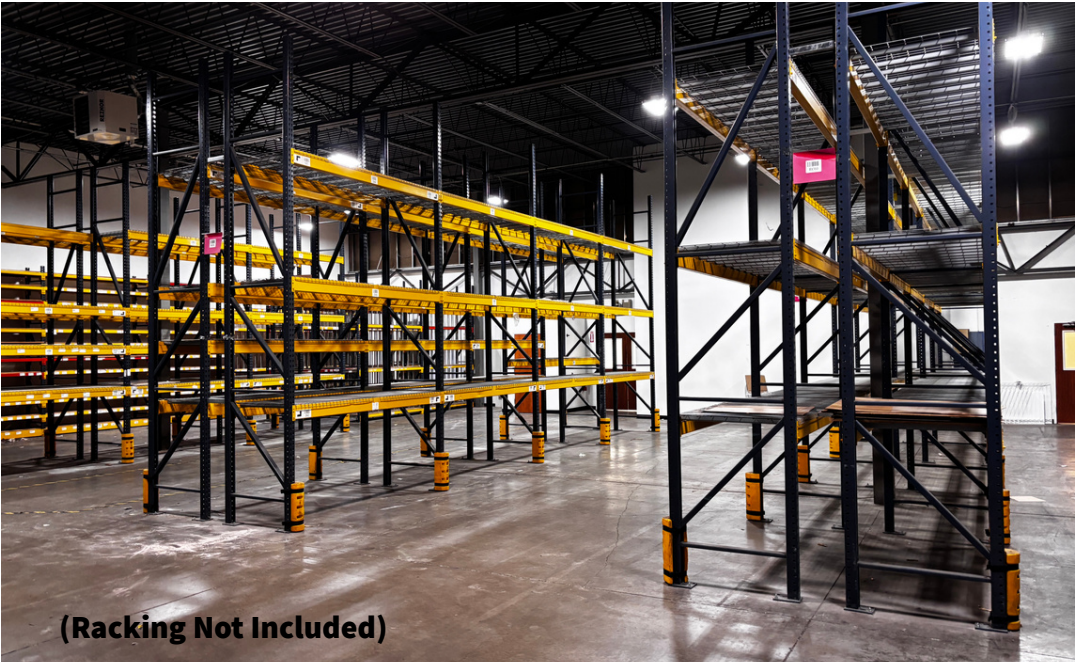
For Sublease

5651 Union Centre Dr, West Chester, OH
7,689 RSF available

5651 Union Centre Dr, West Chester, OH

Subject to Offer

Building SSize	34,972
Warehouse SF	5,384 SF
Office SF	2,305 SF
Docks	2 (8' x 10')
Clear Height	19'
Power	100a/208v
Column Spacing	30'w 40'd
Sprinkler System	ESFR
Signage	Building fascia
Construction	Tilt-up concrete on slab
Utilities	Separately metered
Real Estate Taxes	\$1.51
Operating Expenses	\$1.31
Year Built	1994
Earnings Tax	0%



5651 Union Centre Dr, West Chester, OH



Strategic Location:
High visibility on Union Centre Drive with convenient I-75 access to Cincinnati and Dayton markets.



Sustained Growth:
Located in Butler County, one of Ohio's fastest-growing counties with an expanding labor force.



Prime Business Hub:
West Chester offers no earnings tax and excellent connectivity within the Cincinnati-Dayton corridor.



154,827

Total employees in the Manufacturing, Wholesale Trade, and Transportation & Warehousing sectors within 20 miles, including strong industrial labor force

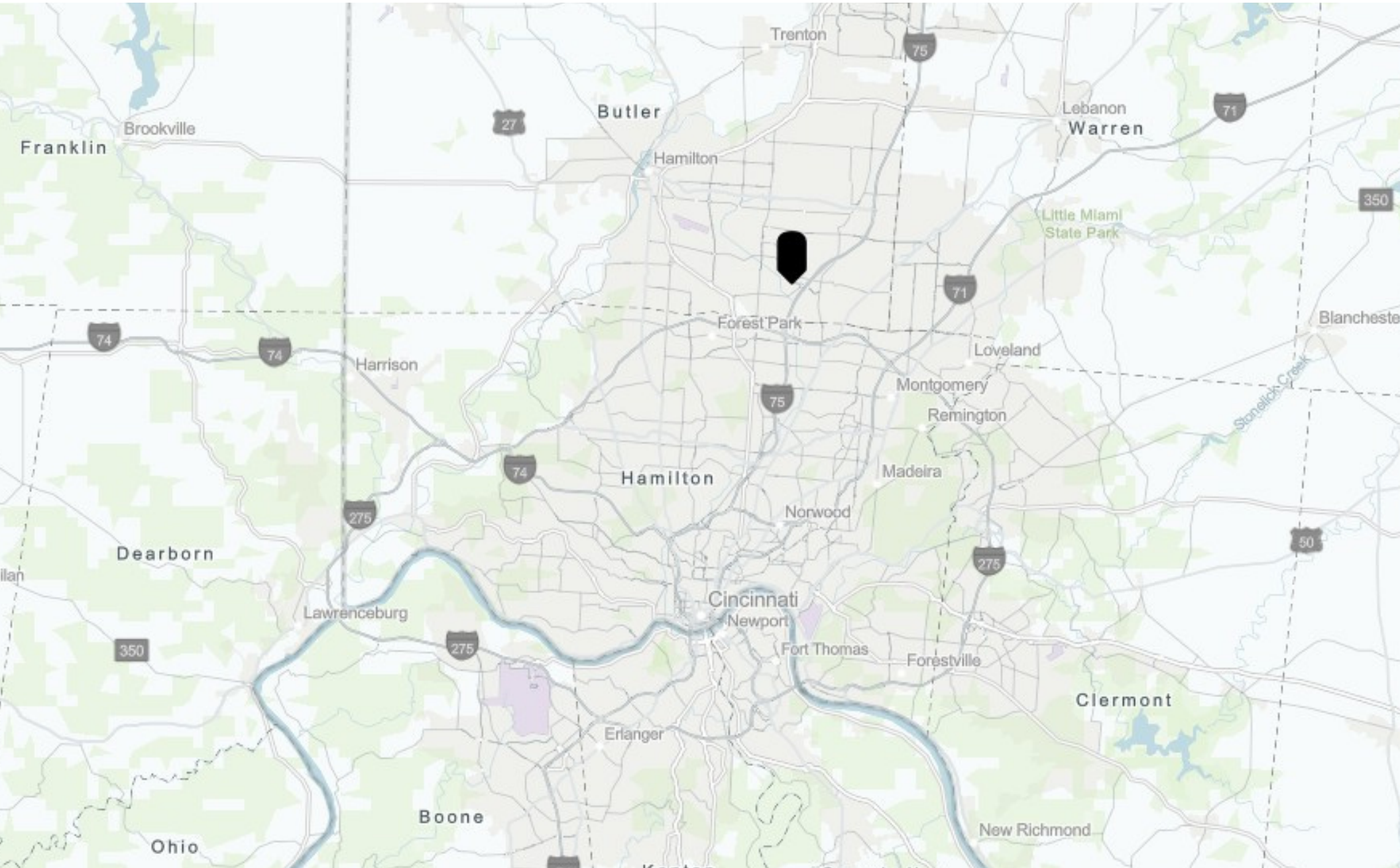
17.1%

Percentage of the area's total employment in key industrial sectors (Manufacturing 11.0%, Wholesale Trade 4.2%, Transportation & Warehousing 2.0%), specialized talent pool for logistics and manufacturing operations

1.66M

Over 1.6 million people within a 20-mile radius, offering a substantial consumer market and extensive labor force

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For more information, contact:

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