

Flex Space For Lease

UNION CIRCLE CENTER

30-74 Carnegie Way

West Chester, OH 45246

JLL SEE A BRIGHTER WAY

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.

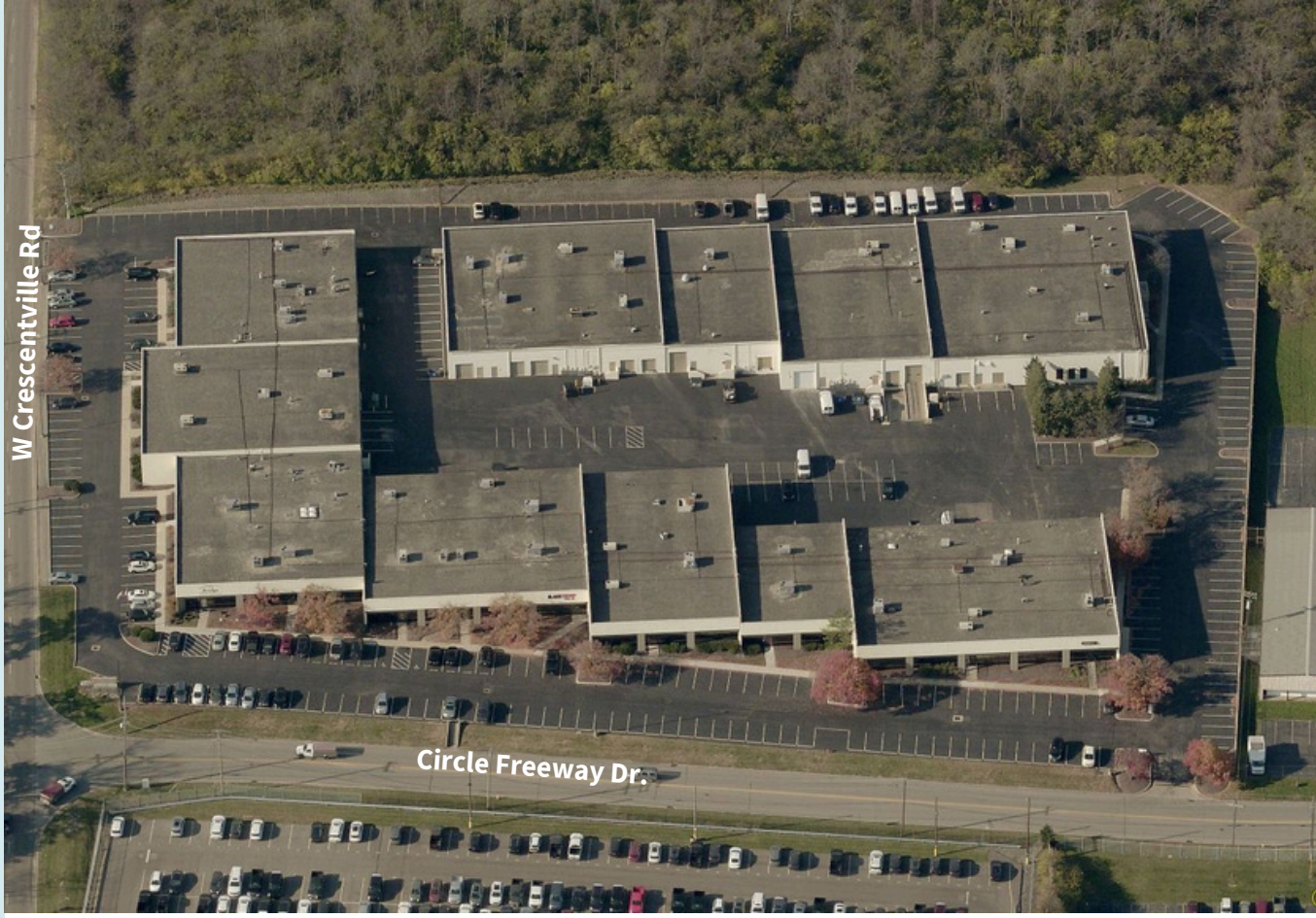
Property specifications

- 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

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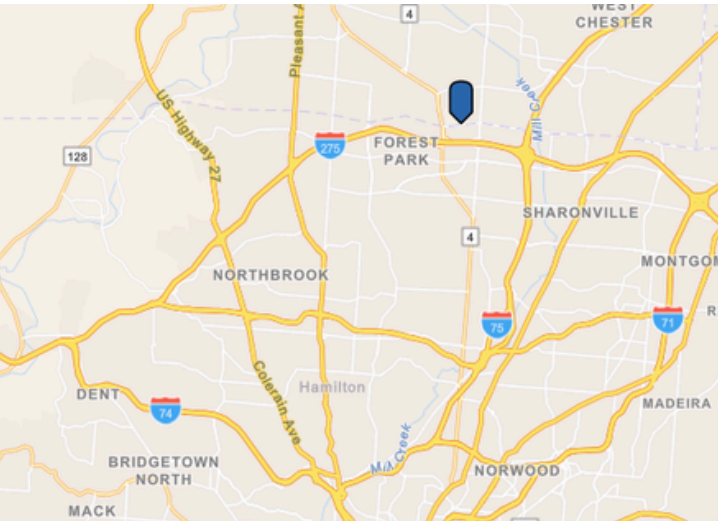


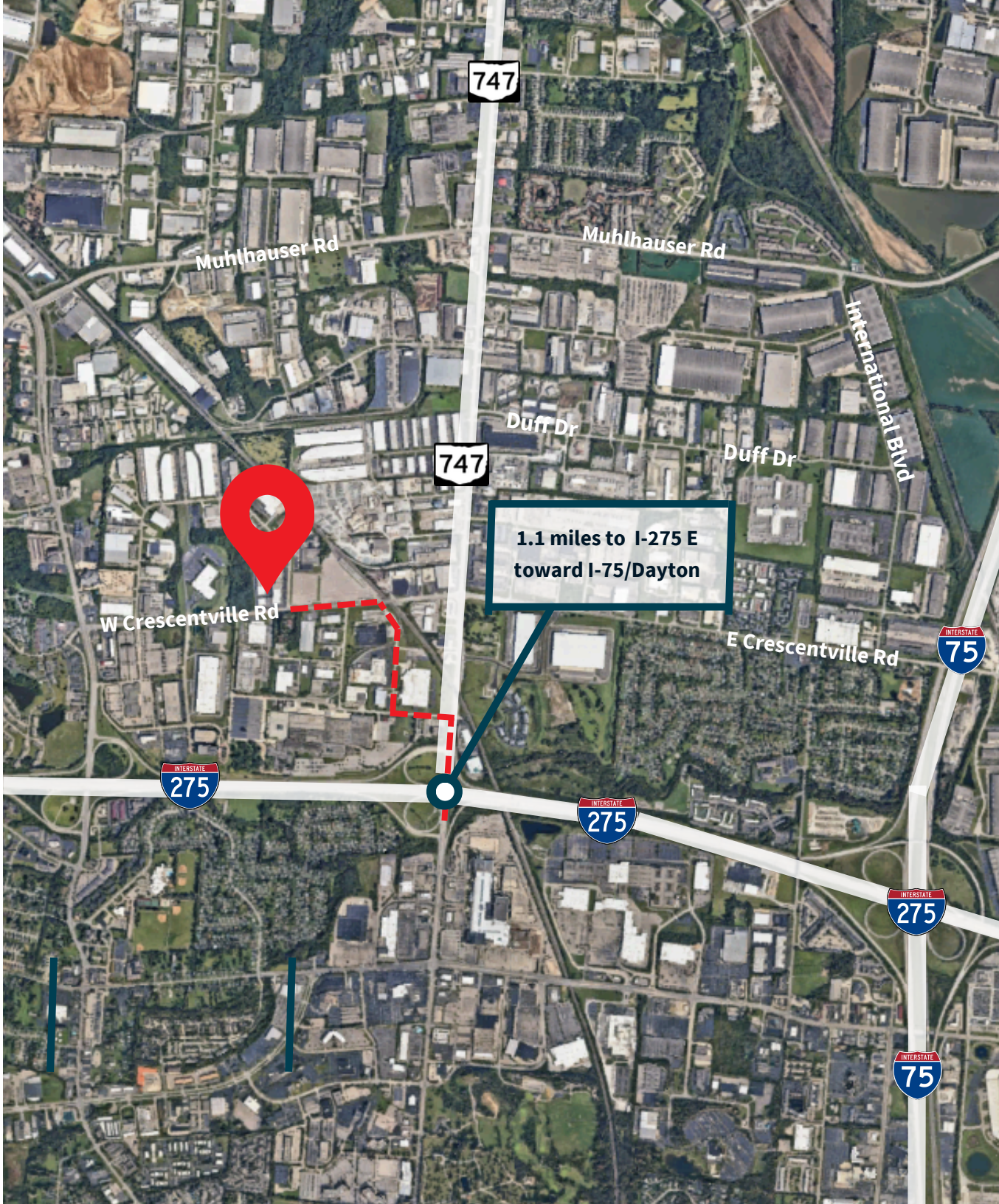


Location

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



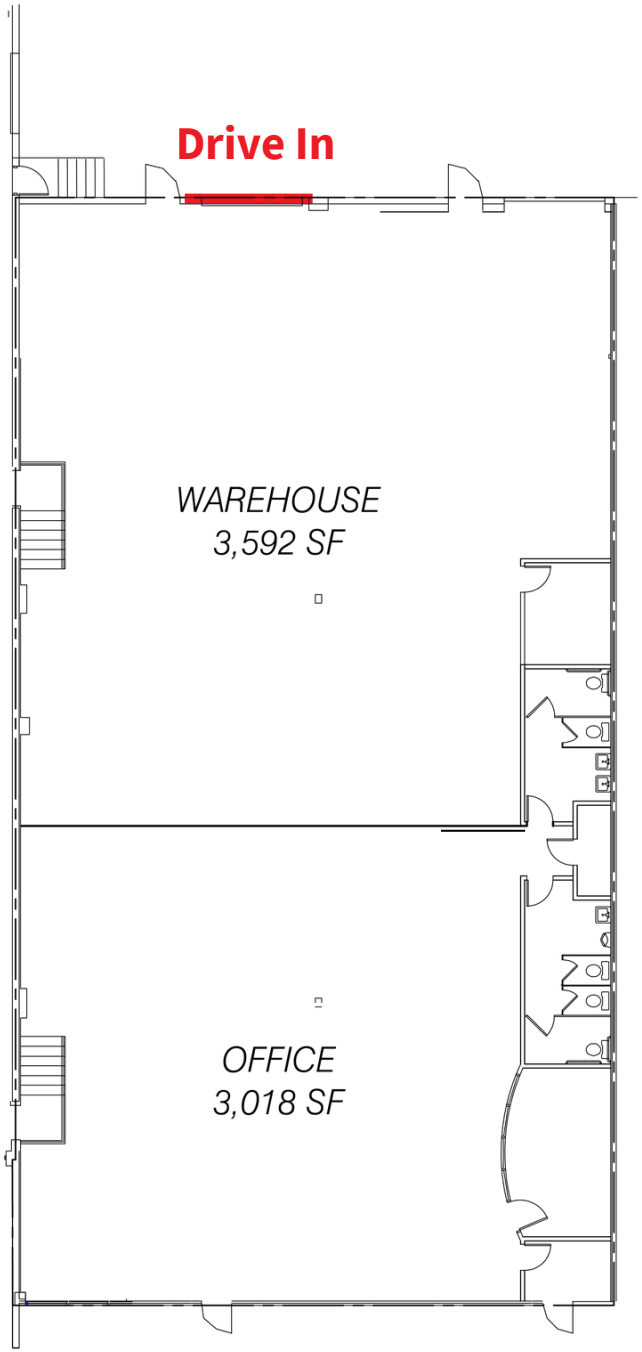


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10 Circle Freeway - 6,610 SF



Total SF	6,610 SF
Office SF	3,018 SF
Drive In	1
Clear Height	18'
Sprinkler	Wet
Power	3 Phase/480V



30 Carnegie Way - 4,296 SF

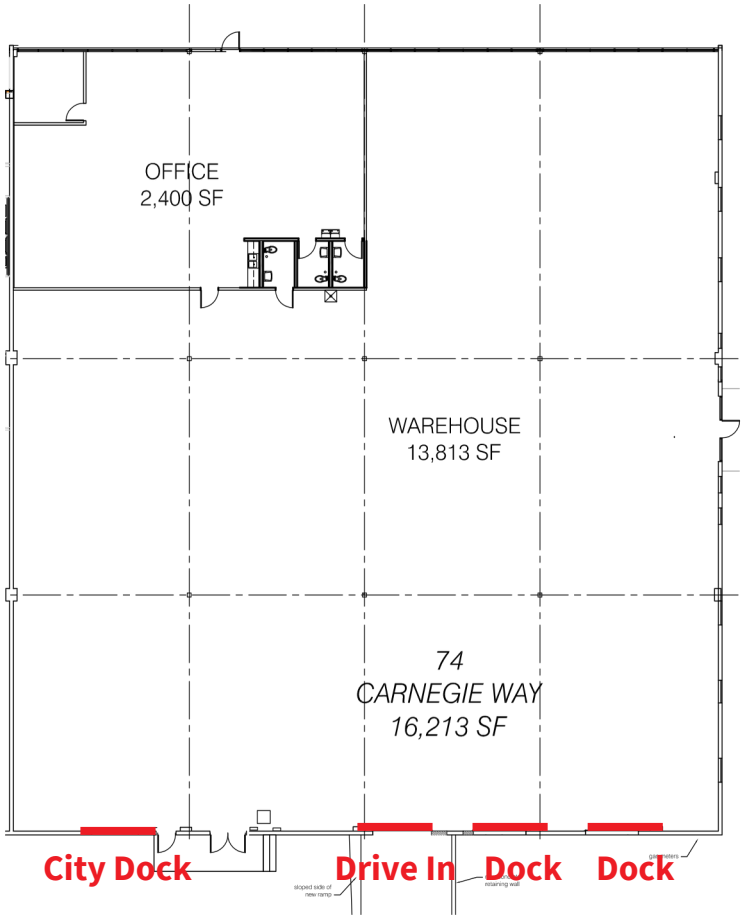


Total SF	4,296 SF
Office SF	+/- 837 SF
Docks	1 City Dock
Drive Ins	1
Clear Height	18'
Sprinkler	Wet
Power	3 Phase/480V



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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