

For Sale or Lease

8611 Beckett Rd., West Chester, OH
187,690 RSF available

JLL SEE A BRIGHTER WAY

8611 Beckett Road, West Chester, OH

- Building SF: 187,690
- Office SF: +/-74,000
- Clear Height: 28'
- Zoning: M-2 General Industrial
- Parcel ID: M5610003000025
- Annual Taxes: $323,286 / $1.70 psf
- Jurisdiction: West Chester Twp./Butler County
- Construction Type: Concrete wall panel
- Docks: four 9' x 10'
- Drive Ins: one 12' x 14'
- Power: 6,600 amps/ 480 v; backup generator
- Fire Suppression: ESFR
- HVAC: 100% temp controlled
- Column Spacing: 50' x 50'
- Building Dimensions: 340'w x 360'd & 193'd
- Year Built: 2001
- Auto Parking: 257 spaces
- Roof: Ballasted EPDM
- Roof Warranty: Firestone - through 2034

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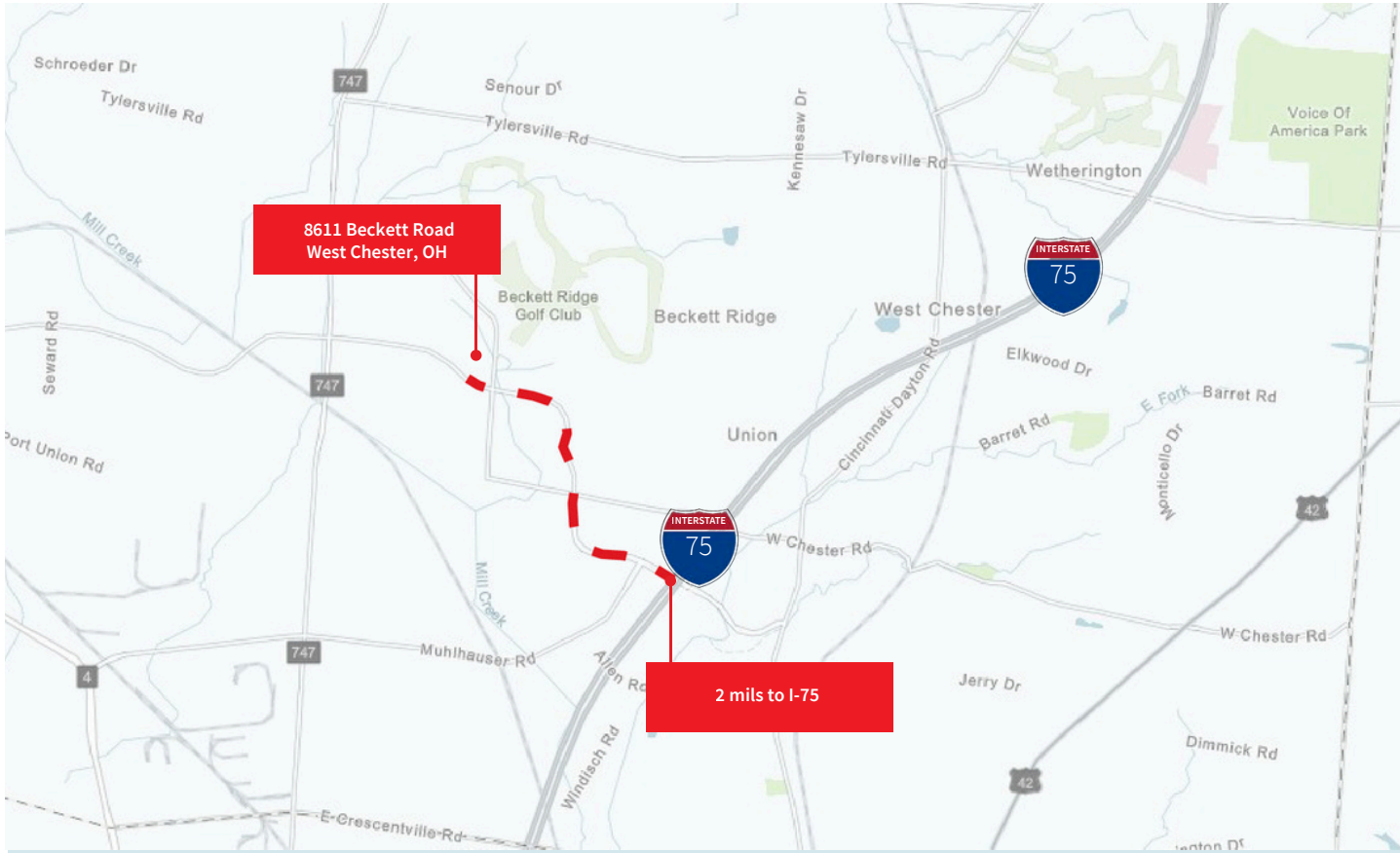
Situated at 8611 Beckett Road in West Chester, Ohio, this premier 187,690 RSF industrial facility features +/-74,000 SF of high-quality office space. The property sits strategically on the high-growth I-75 corridor just two miles from Interstate 75, providing seamless, direct logistics access to both the Cincinnati and Dayton metropolitan markets. Located within Butler County - one of Ohio's fastest-growing counties - the site offers access to a deep and specialized talent pool of over 154,172 industrial sector employees and a robust consumer base of 1.6 million residents within a 20-mile radius.



Strategic Location:
Positioned on the I-75 Growth Corridor, providing direct access to the Cincinnati and Dayton markets.

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

Features a median household income of $110,485, which is 1.6 times the Ohio average.



154,172

Total employees in the Manufacturing, Wholesale Trade, and Transportation & Warehousing sectors within a 20-mile radius, indicating a strong industrial labor force

17.2%

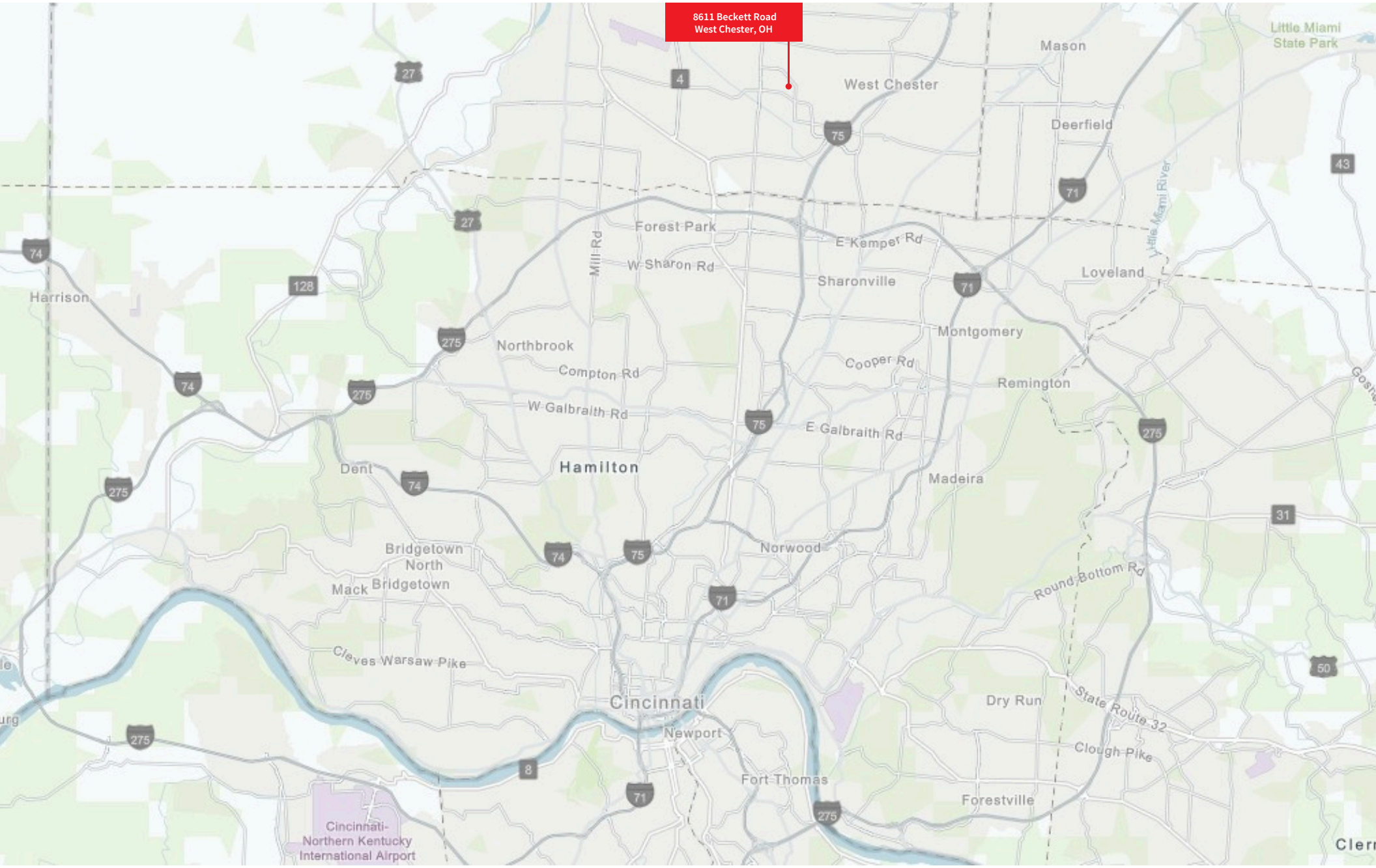
Percentage of the area's total workforce (within 20 miles) employed in key industrial sectors, ensuring a deep and specialized talent pool for logistics and manufacturing operations

1.6M

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

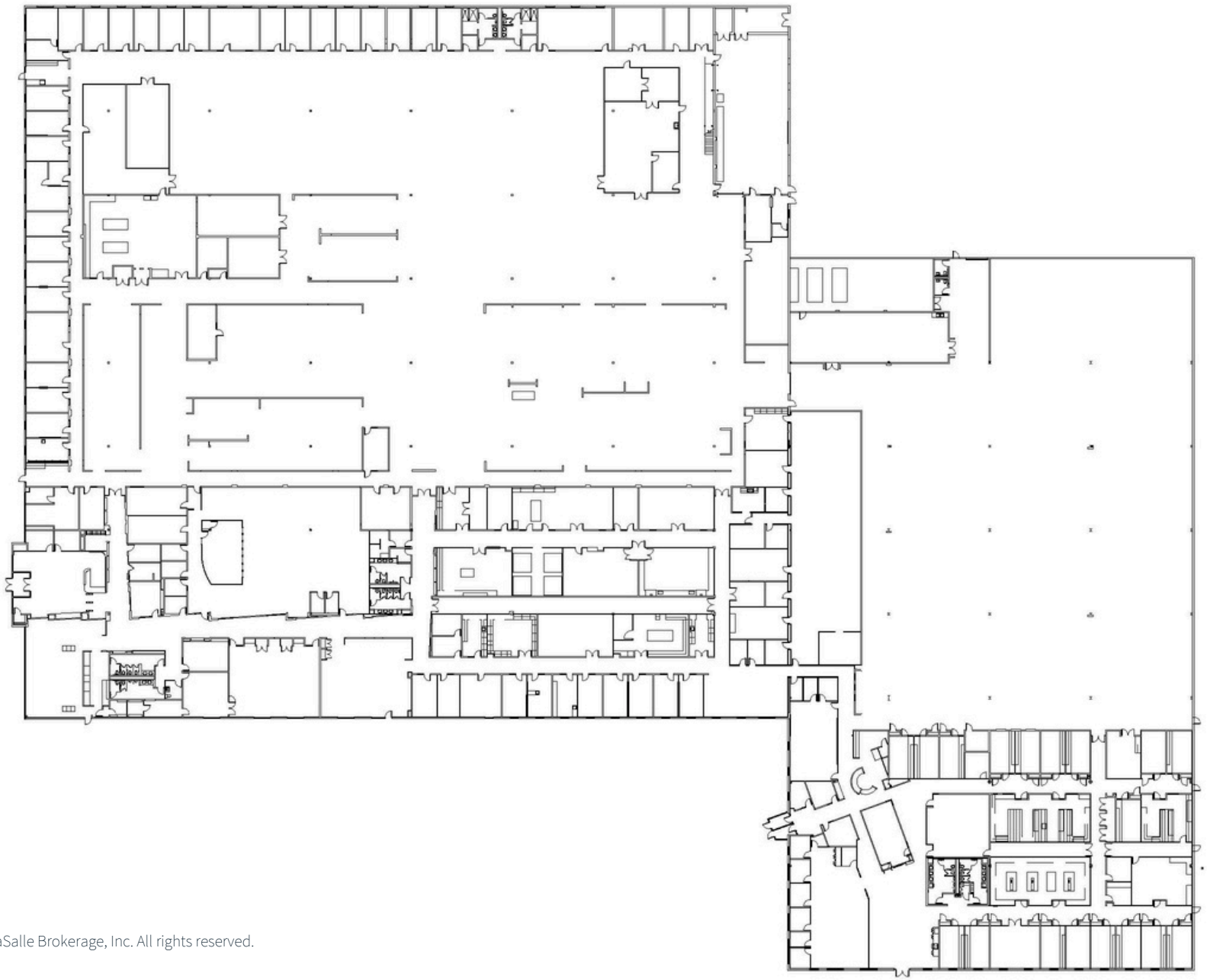
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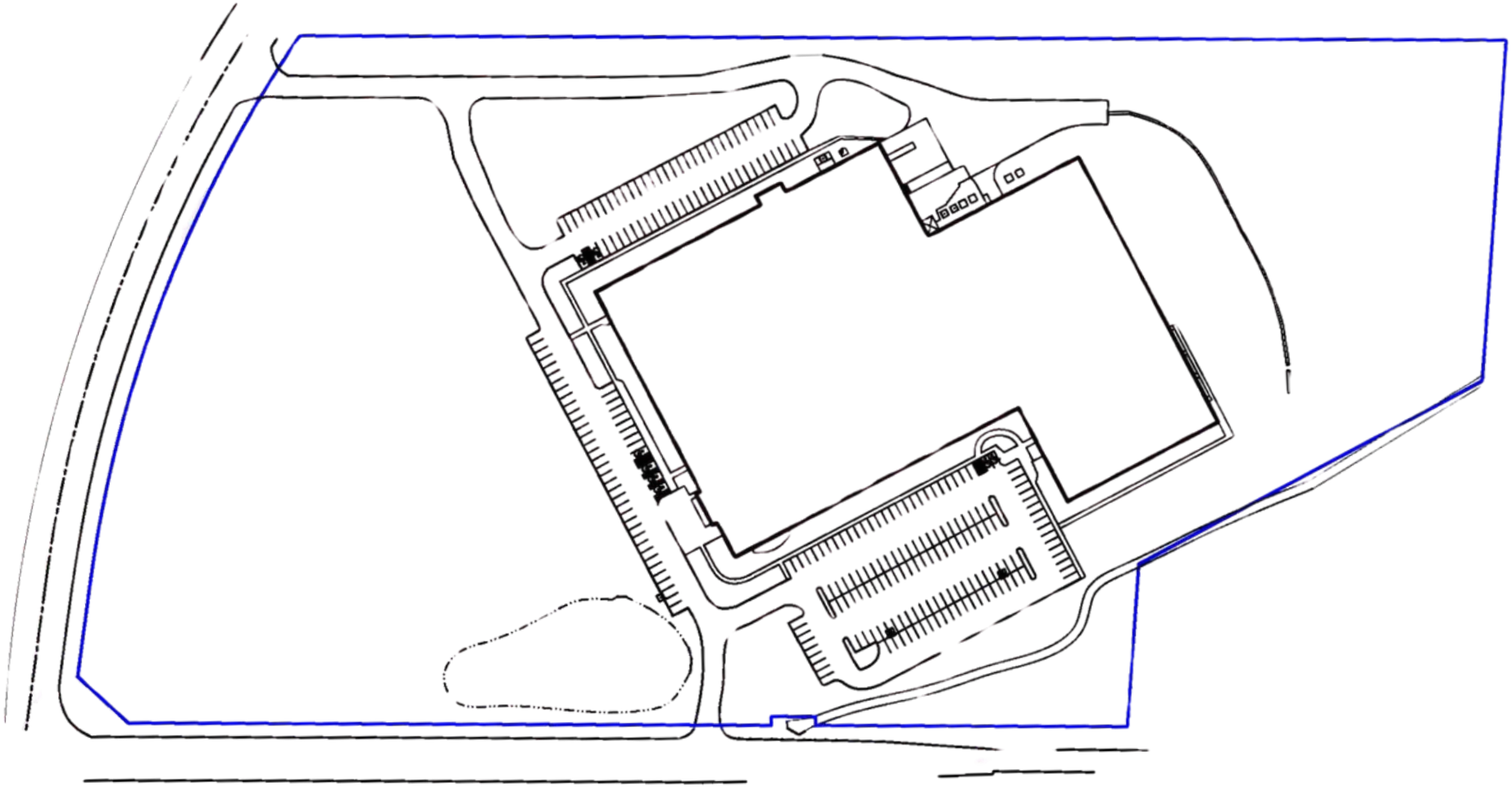
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Floorplan



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Site Plan



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