

FOR SALE

218,500 SF Available

9300 Allen Rd, West Chester, OH 45069



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KBCADVISORS

WEST CHESTER, OHIO
Property Specifications



INTERCHANGE

UNION CENTRE BLVD

TRAILER PARKING
(60 SPACES)

TEMP CONTROLLED/COOLER
(28'-30' CLEAR)

FREEZER COOLER
(50' CLEAR)

OFFICE SPACE

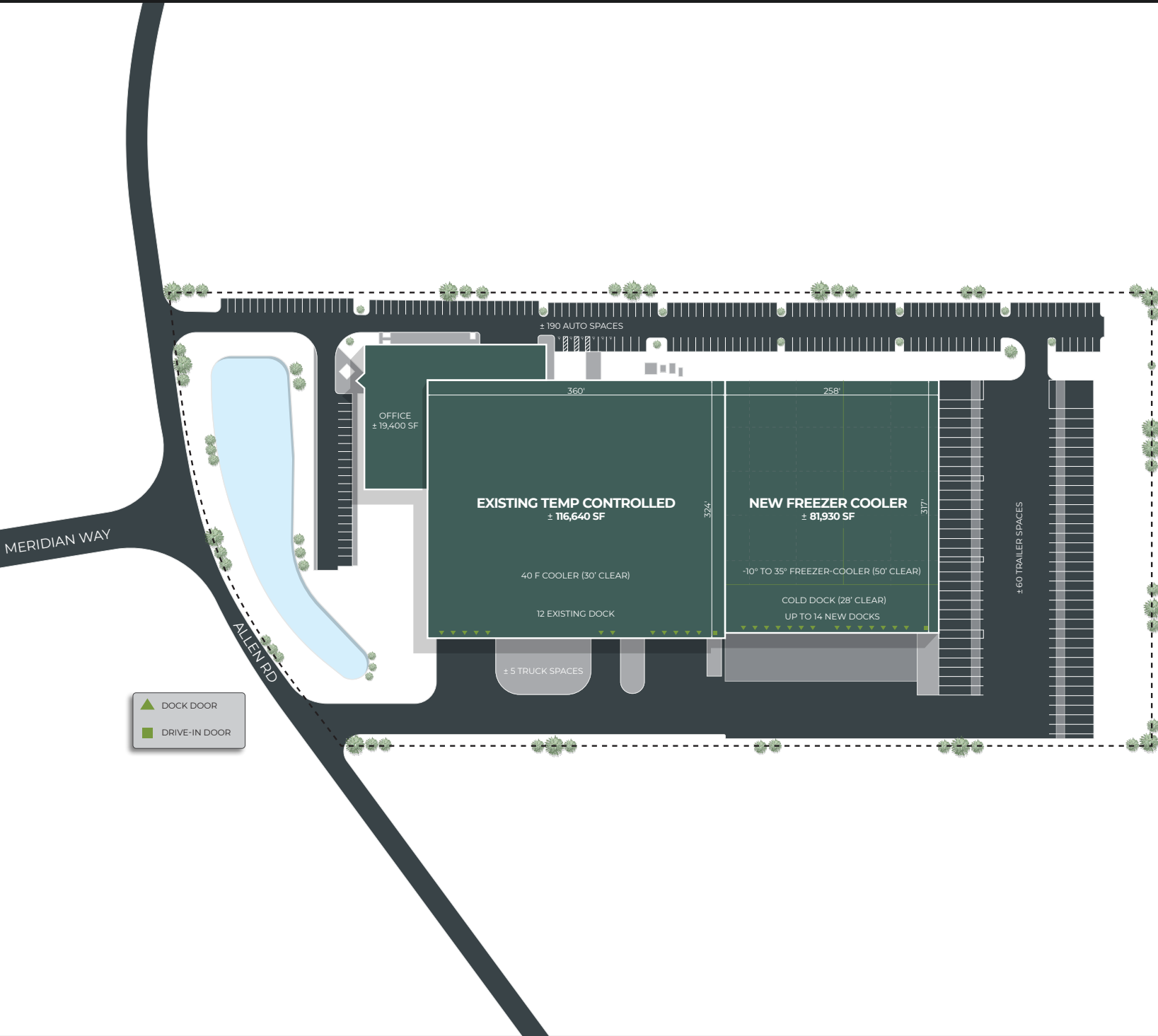
COLD DOCK
(28' CLEAR)

10 NEW DOCKS

ALLEN ROAD



WEST CHESTER, OHIO
Property Specifications



218,500 SF
 Tri-Temp

116,640 SF
 Existing Temp Controlled
 (All Convertible to Cooler)

81,930 SF
 Freezer/Cooler Expansion

±19,400 SF
 Existing Office

26
 Docks

2
 Drive In Doors

26' - 50'
 Clear Height
 (50' in Freezer Cooler)

56' X 56'
36' X 40'
 Column Spacing

190
 Auto Spaces

60
 Trailer Parking

ESFR
 Wet

QUELL
 Dry

CO2
 Freezer Refrigerant Available

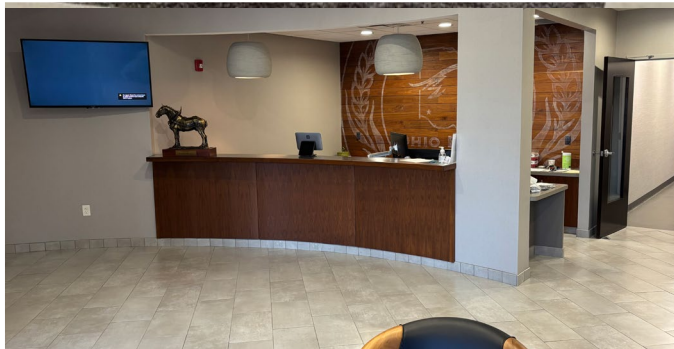
WEST CHESTER, OHIO
Existing Property Photos



OFFICE EXTERIOR



**EXISTING OFFICE
CONFERENCE ROOM**



EXISTING OFFICE LOBBY



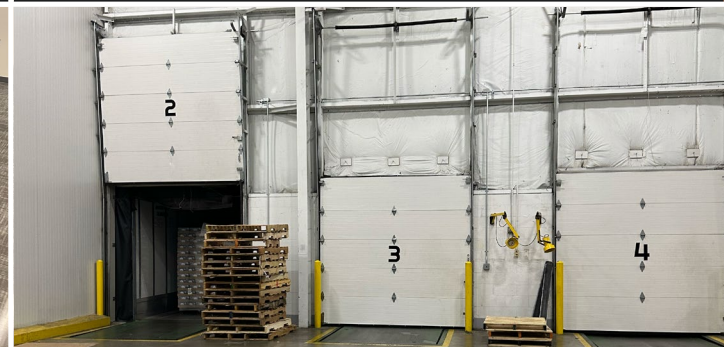
EXISTING CHARGING AREA



**EXISTING TEMP CONTROLLED
SPACE**



EXISTING OFFICE



EXISTING TEMP CONTROLLED SPACE

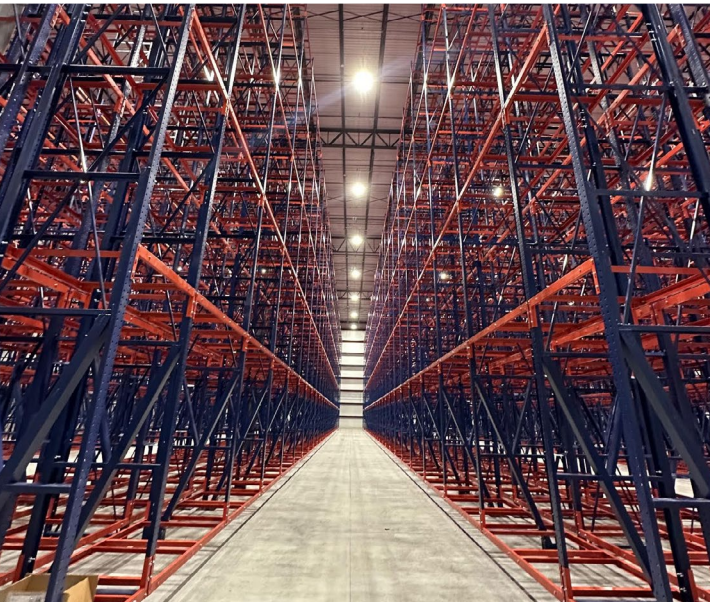
WEST CHESTER, OHIO
Proposed Property Photos



PROPOSED DOCK EXTERIOR



PROPOSED LOADING DOCK



PROPOSED RACK



**PROPOSED 50' CLEAR
FREEZER/COOLER EXPANSION**



**PROPOSED 50' CLEAR
FREEZER/COOLER EXPANSION**

Corporate Neighbors & Access Map



SCHOLASTIC

Sales and Service

LATITUDE 36
FOODS

REPUBLIC WIRE INC.

WestRock

A

WestRock

OTC
INDUSTRIAL TECHNOLOGIES

9300 ALLEN RD

I-75
1.2 MILES

747
2.5 MILES

TAYLOR
SINCE 1850

INDUSTRY LAB

Valvoline

75

MULHAUSER RD

WEST CHESTER, OHIO

Immediate Workforce



POPULATION REACH

1,269,511 | 3,057,209 | 14,833,282 | 57,621,869
 30 Min | 60 Min | 3 Hr | 6 Hr

LABOR POOL

WAREHOUSE WORKERS



\$18.76

Avg Hourly Earnings

30 MIN

27,393

8%

5,753

60 MIN

79,022

11%

5,097

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

FORKLIFT DRIVERS



\$21.61

Avg Hourly Earnings

30 MIN

3,375

23%

1,123

60 MIN

9,098

20%

686

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters

MANUFACTURERS & FABRICATORS



\$21.90

Avg Hourly Earnings

30 MIN

7,460

-3%

2,569

60 MIN

20,813

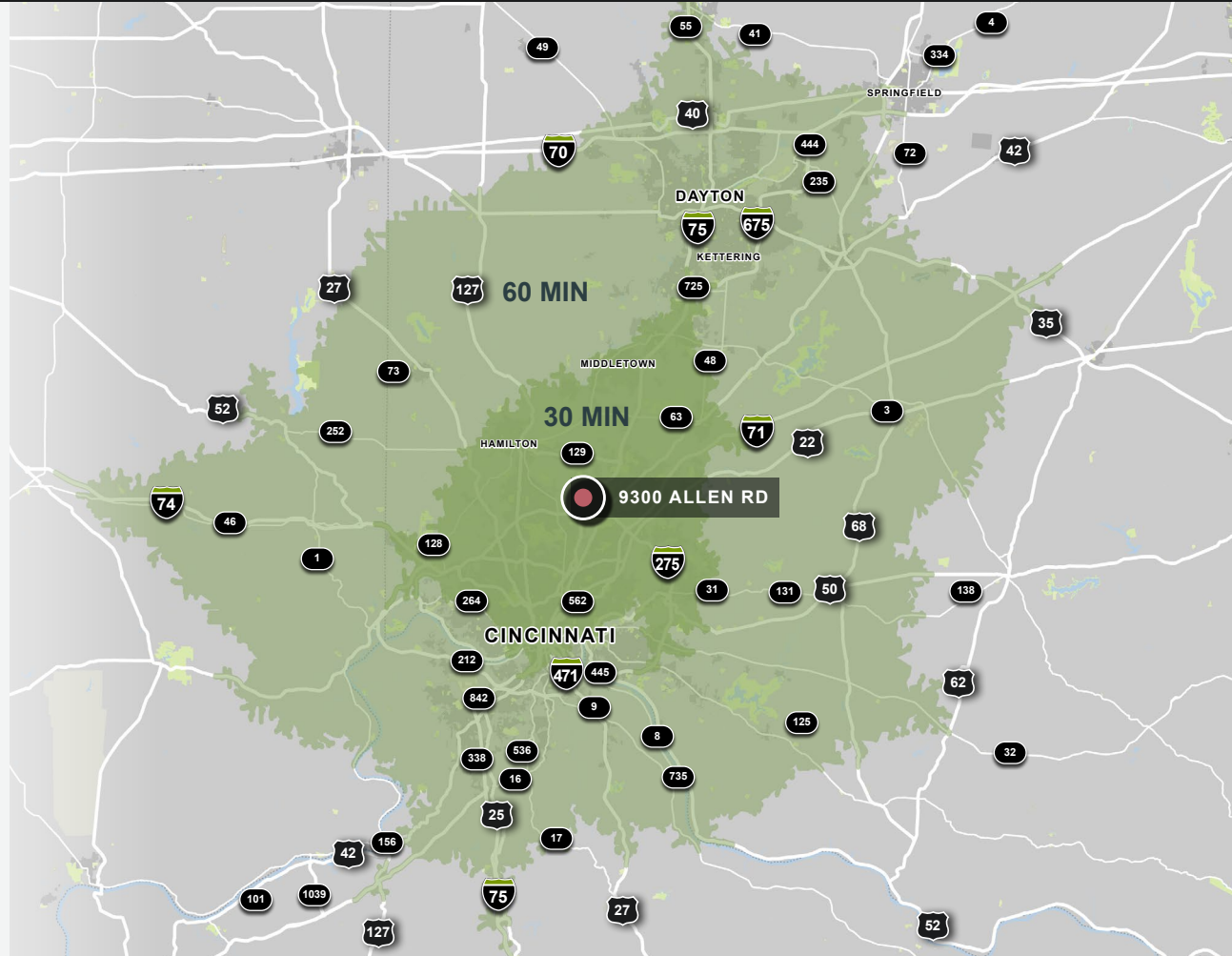
-1%

460

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters



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