



For Lease

54,000 RSF Available

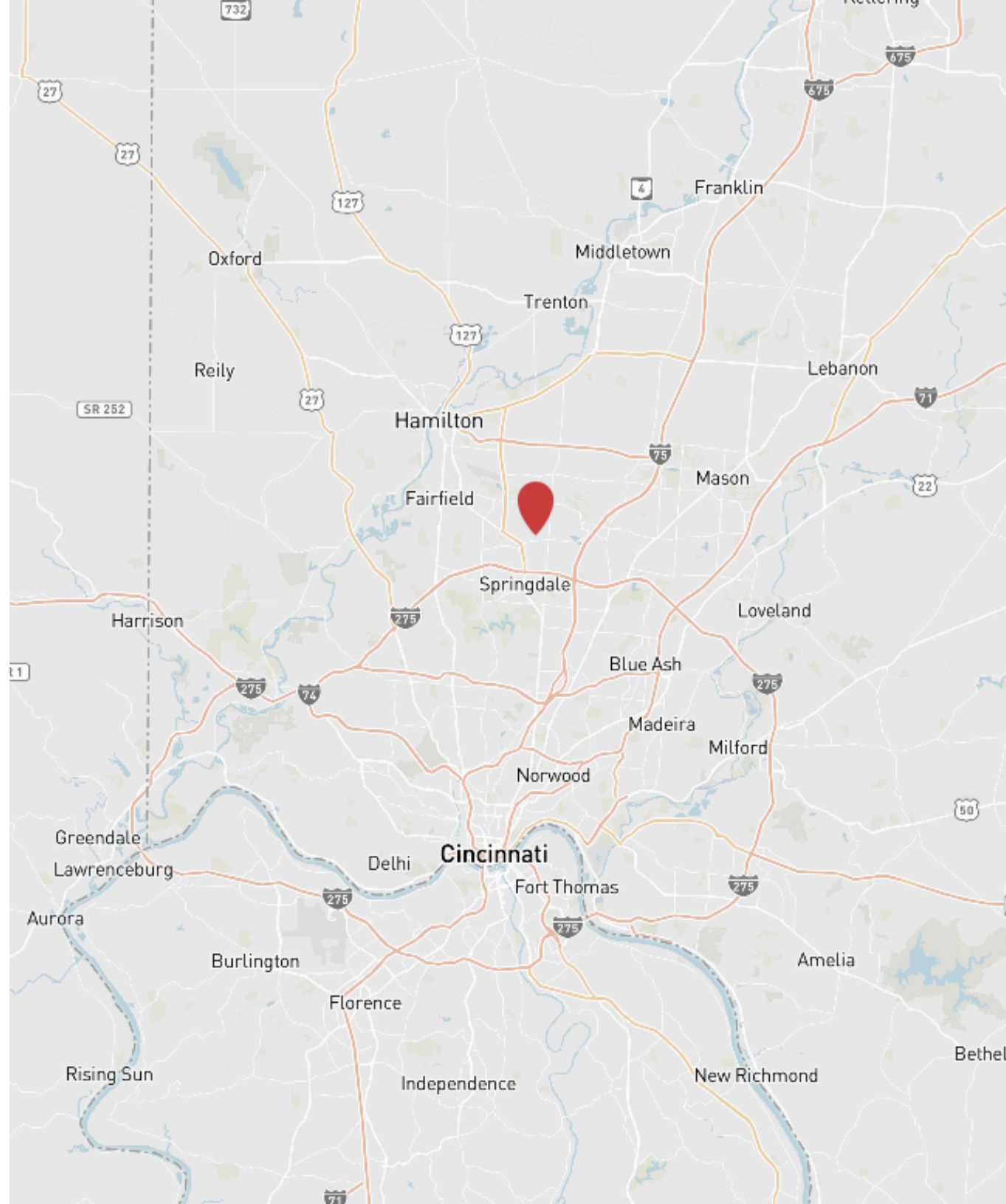
4436 Muhlhauser Rd | Suite 100 | West Chester, OH 45011

 **JLL** SEE A BRIGHTER WAY

West Chester, OH

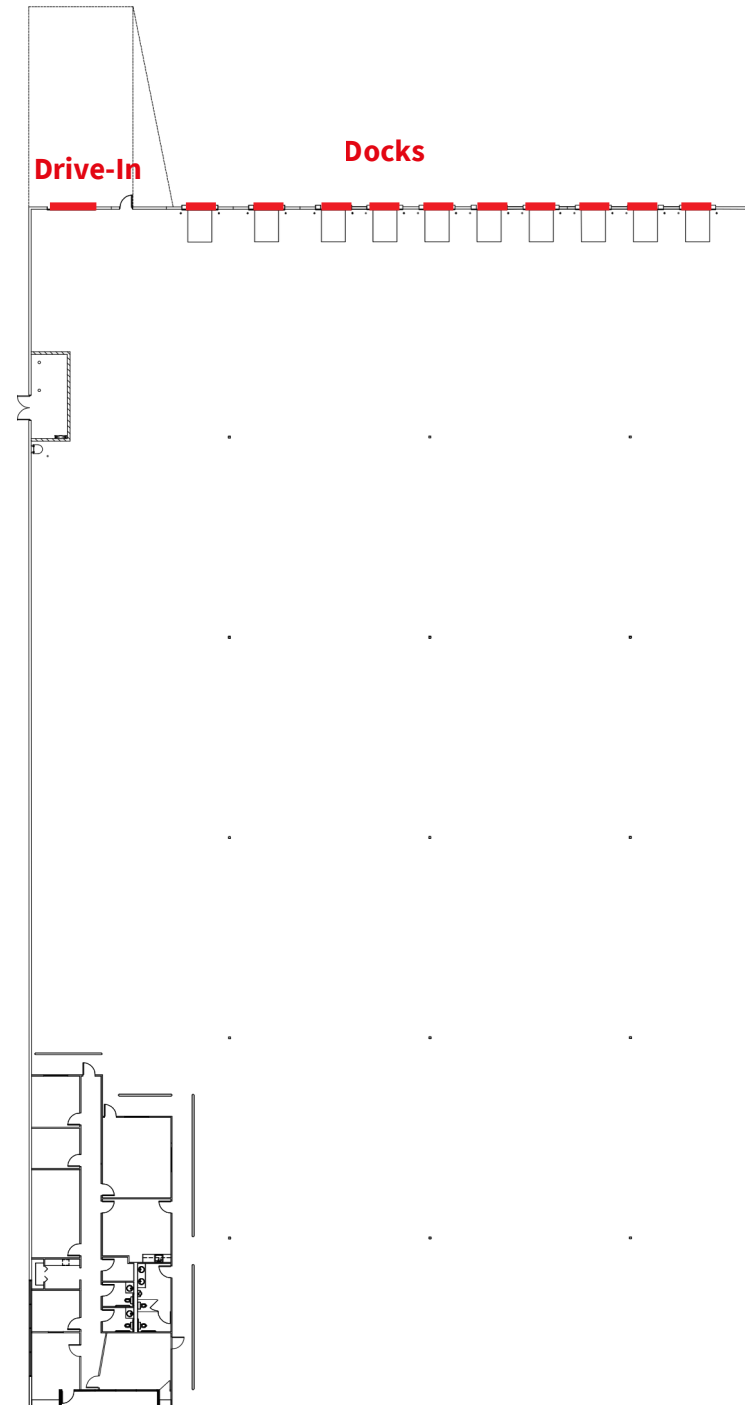
West Chester, Ohio provides industrial operations with an exceptionally strategic location, combining premier highway connectivity, cost efficiencies, and access to a skilled regional workforce. Located within West Chester Township—where businesses benefit from no municipal taxes—the site delivers meaningful long-term savings. It also offers unparalleled logistical advantages, positioned just 2.1 miles from I-275 and 2.9 miles from I-75, ensuring seamless distribution and supply chain operations throughout the Midwest corridor.

Strategic location near major highways

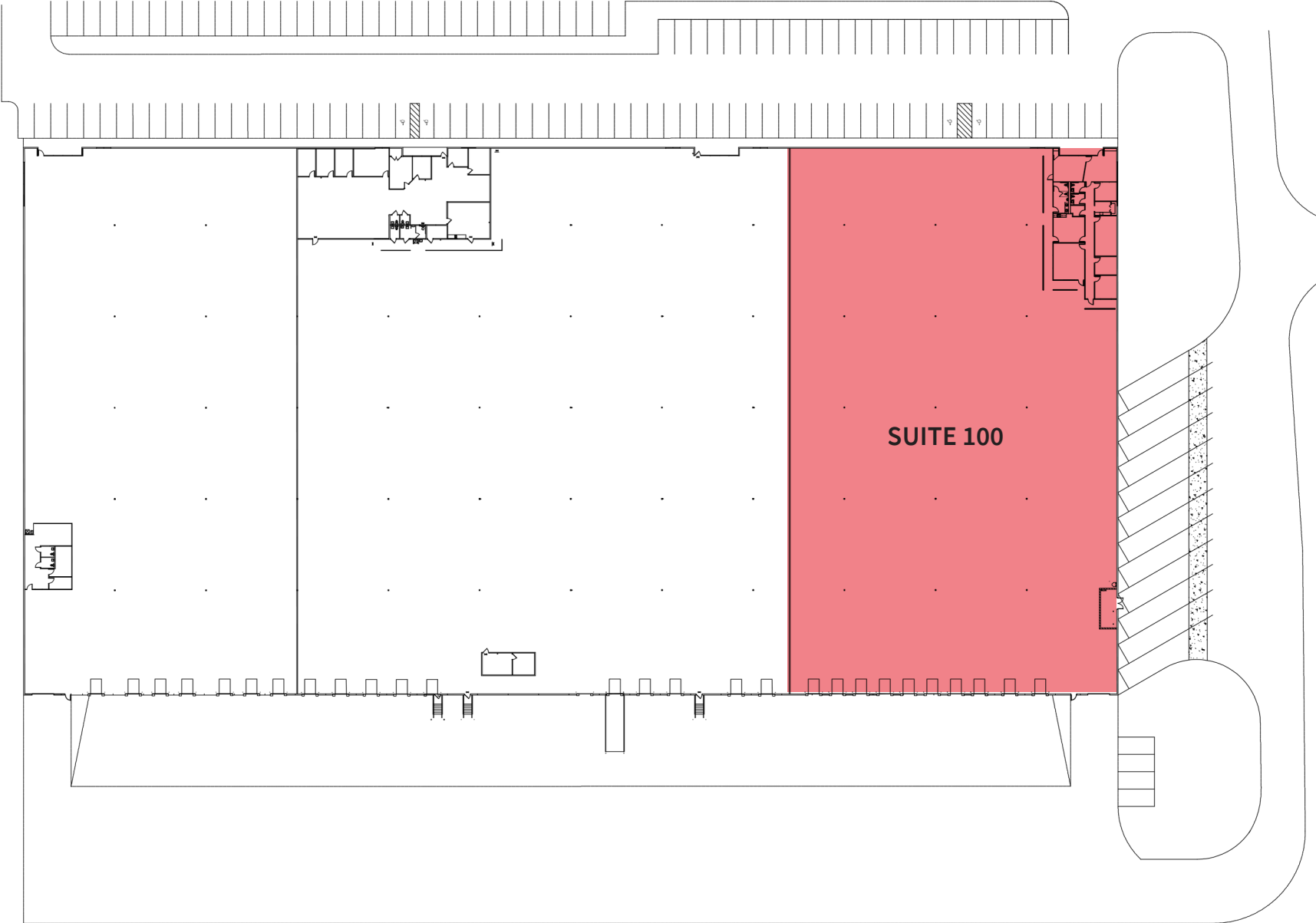


Suite 100

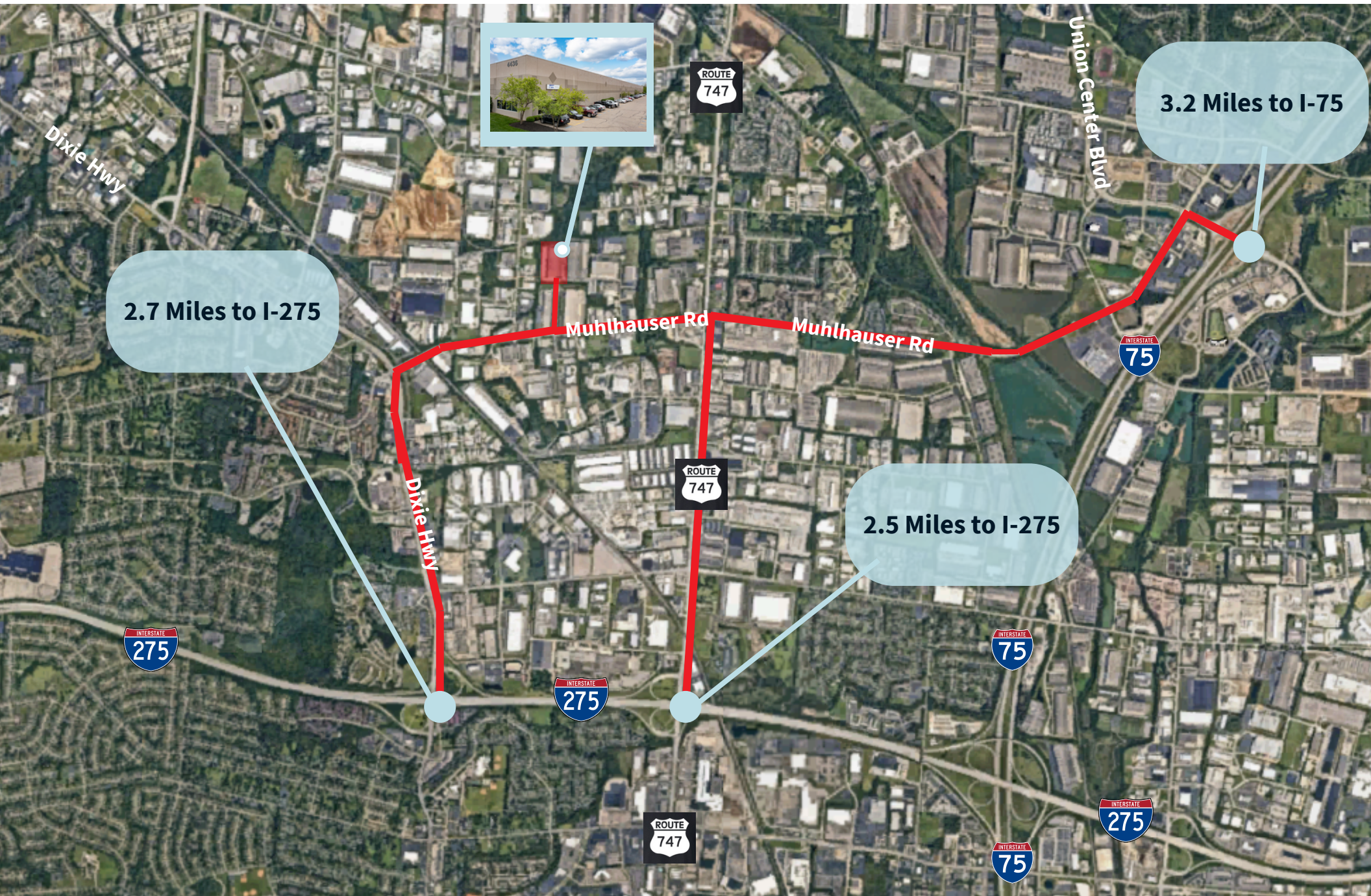
Size	54,000 SF
Office	2,686 SF
Clear Height	28'
Docks	10 w/ levelers and seals (9'x10')
Drive Ins	1 (12' x 14')
Power	3,000 amp and 600-amp, 480V switchgear
Lighting	LED
Sprinklers	ESFR
Column Spacing	50' x 50'
Building Depth	300'
Parking	Ample Auto 12 Trailer
Fans	(3) HVLS fans (3) exhaust fans interlocked with louvers

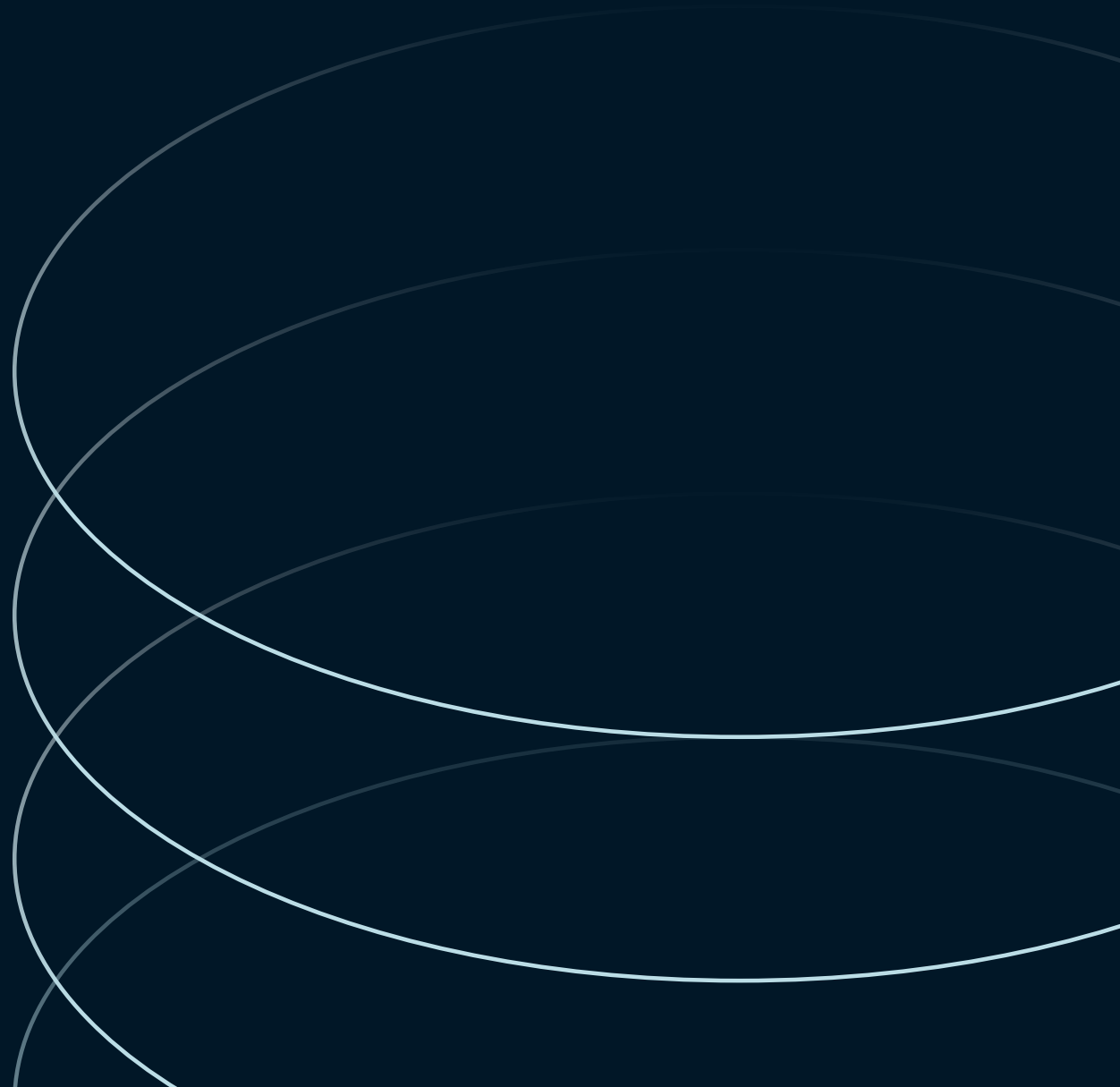


Site Plan



Drive Time





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