

**PROLOGIS**<sup>®</sup>  
NORTHPARK 3

9449 Glades Drive  
West Chester Township, Ohio 45011

**168,000 SF**  
**Industrial Property**  
**For Lease**



**CBRE**

 **PROLOGIS**<sup>®</sup>

# Exceptional Single Tenant or Headquarter Opportunity at Prologis NorthPark 3

Prologis NorthPark 3 is located in West Chester, Ohio's most populous township, which boasts superior access to an abundant, diverse workforce with affordable housing options nearby. The building's location in pro-business Butler County is within a 1-day drive of 60% of the populations of the US and Canada. With easy access to I-75, I-275 and Route 4, Prologis NorthPark 3 is at the center of Cincinnati's proven manufacturing and distribution hub.

The property enjoys the services of a dedicated Prologis Customer Experience Team and Prologis Essentials Team so that tenants can leverage the space to their fullest advantage.

**UNLOCK THE FULL POTENTIAL OF YOUR WAREHOUSE WITH ONE STRATEGIC, SINGLE-SOURCE PARTNER.**

Learn More About the Customer Experience Team



Learn More About the Essentials Team



**168,000 SF AVAILABLE - FULL BUILDING  
DIVISIBLE TO 67,200 SF & 100,800 SF**



**9,188 SF**  
Office Space



**28'**  
Clear Height



**1,600 Amps**  
480/277 Electrical



**125**  
Car Parking Spaces



**40'x47'**  
Column Spacing



**No Earnings**  
Tax



**16**  
Dock Doors  
with levelers



**1**  
Drive-In Door



**Multiple**  
Entries



**LED Motion Sensor**  
Lighting



**Zoning M**  
General Industrial



**ESFR**  
Fire Suppression  
System

# 168,000 SF Available March 2026

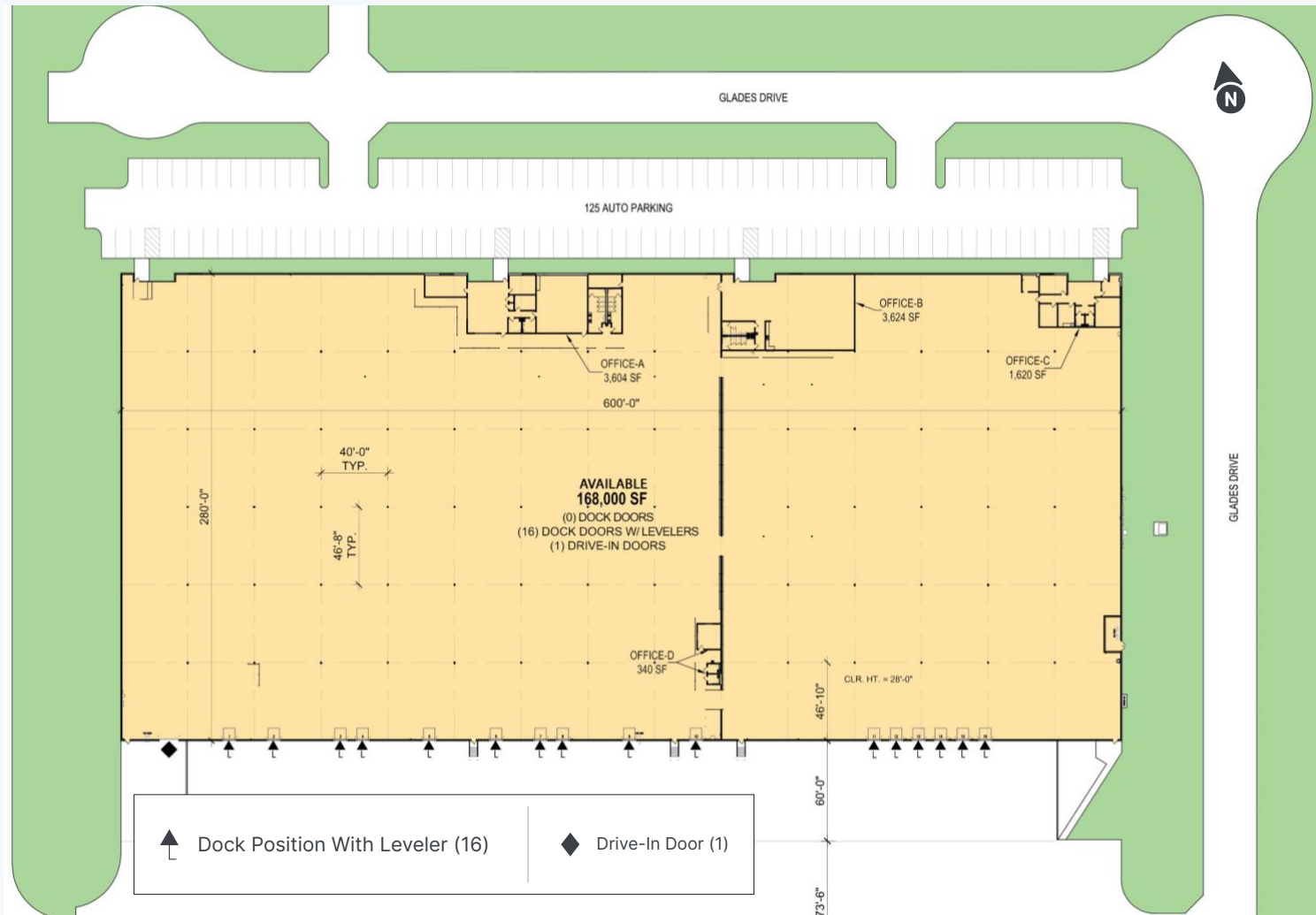
DIVISIBLE TO 67,200 SF & 100,800 SF

9,188 SF Office

28'  
Clear Height

280'  
Building Depth

40'x47'  
Column Spacing



# The Company You'll Keep



## CLOSE PROXIMITY TO MAJOR ROADWAYS

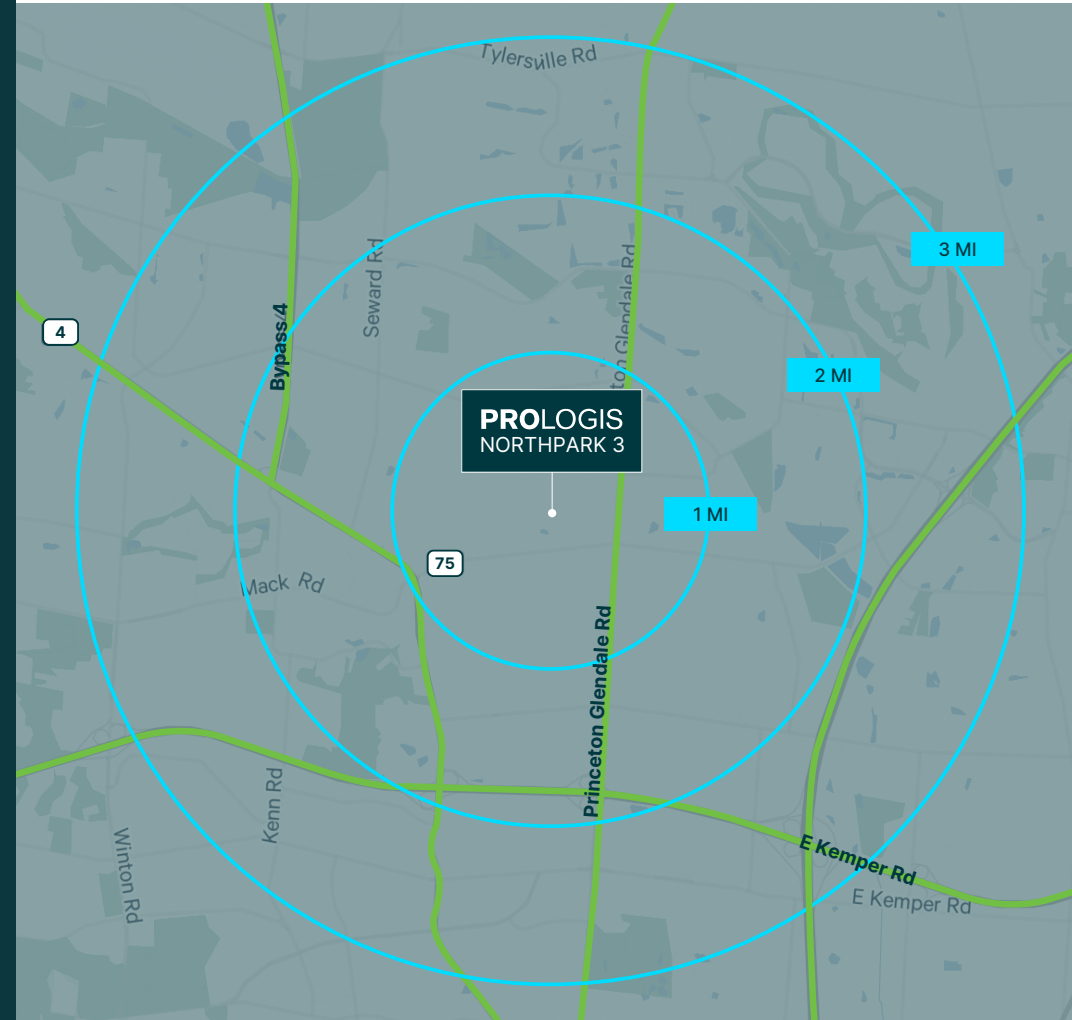
1.4 Miles  
to Route 4

2.5 Miles  
to I-275

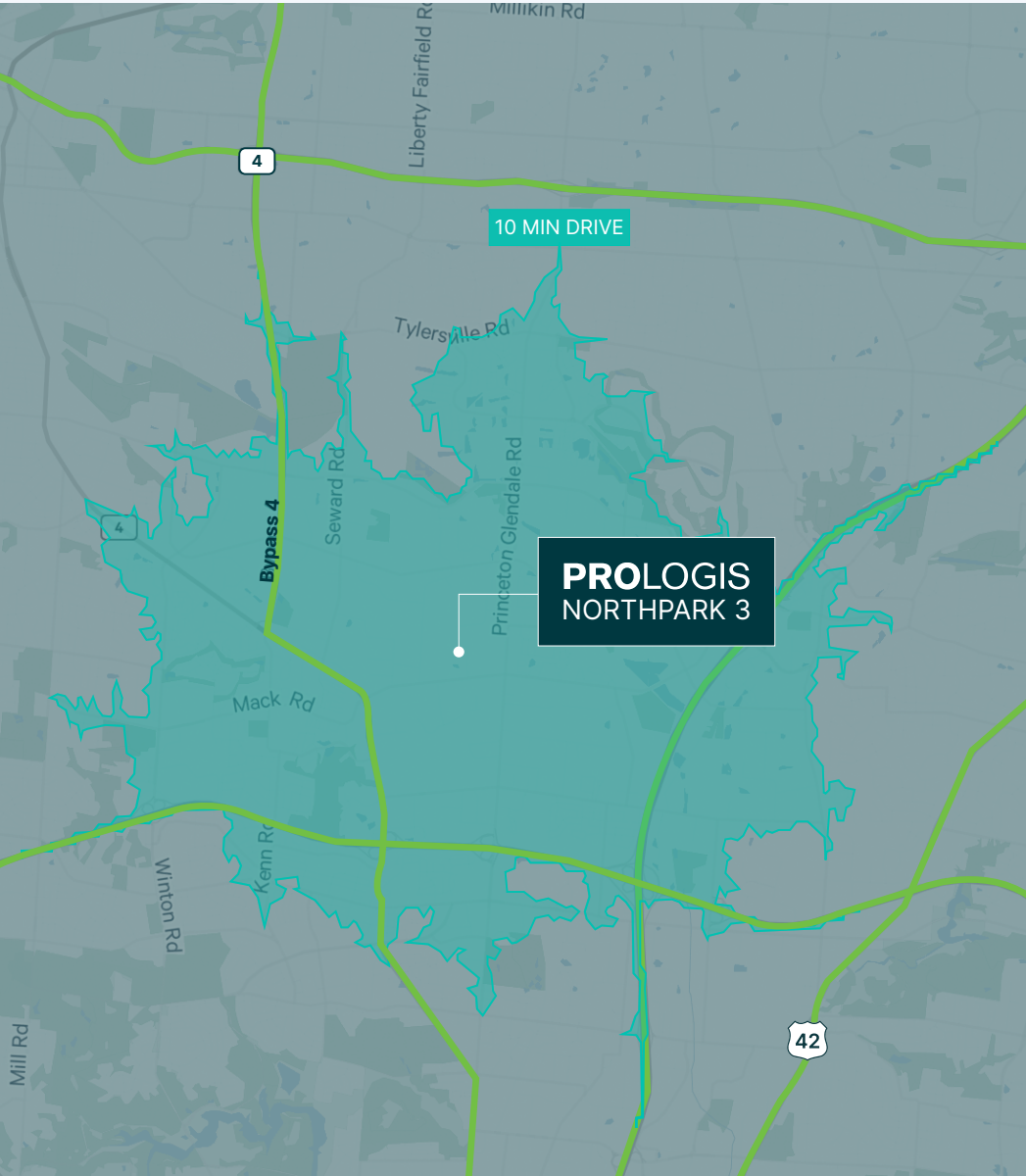
3.2 Miles  
to I-75

20.5 Miles  
to Downtown Cincinnati

32.3 Miles  
to Cincinnati International Airport / Prime Air / DHL Superhub



With a wide array of retail and food & beverage offerings within just a 10-minute drive, the options are plentiful to meet both business and personal employee needs. Whether you need to pick up a quick coffee on the way to work, have a full-team lunch, run errands on your way home, or pick up last-minute materials for essential work functions, Prologis NorthPark 3 is ideally situated for your convenience.



# Amenities to Elevate Your Everyday



DUNKIN'



FIVE GUYS



Aladdin's



tropical CAFE



Graeter's



sam's club <>



SMOKEY BONES



CRIMSONCUP COFFEE & TEA

& MANY MORE!

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NORTHPARK 3

**168,000 SF**  
**Industrial Property**  
**For Lease**



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