

FOR LEASE



4400 Port Union Road, West Chester Township, OH 45011
Port Union Industrial Park - Office, Flex, Storage, and Land

42,625 SqFt Office | 33,980 SqFt Flex | 17,209 SqFt Storage | 18.40 Acres



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Port Union Industrial Park

Port Union Road, West Chester Township, OH 45011

Pesola Advisors Group presents a dynamic mixed-use industrial park and data center, featuring flexible office, warehouse, storage, and event spaces. Situated at 4400 Port Union Road in West Chester Township, this premier location provides excellent access to major highways, thriving businesses, and nearby amenities.

4400 PORT UNION

PROPERTY HIGHLIGHTS:

- Rental Range - \$7.50 SqFt - \$14.00 SqFt (NNN)
- Square Footage - 7,265 SqFt - 93,814 SqFt
- Combination of Flex, Office, and Storage Spaces
- West Chester Township
- Located in the Port Union Industrial Park cluster
- To Interstate 75 at Exit 19 (Union Centre Blvd): ~ 4 miles
- To the interchange of I-75 and Interstate 275 (Exit 16 on I-75): ~ 3.5 miles
- Parking- Multiple Surface Lots



4400 PORT UNION

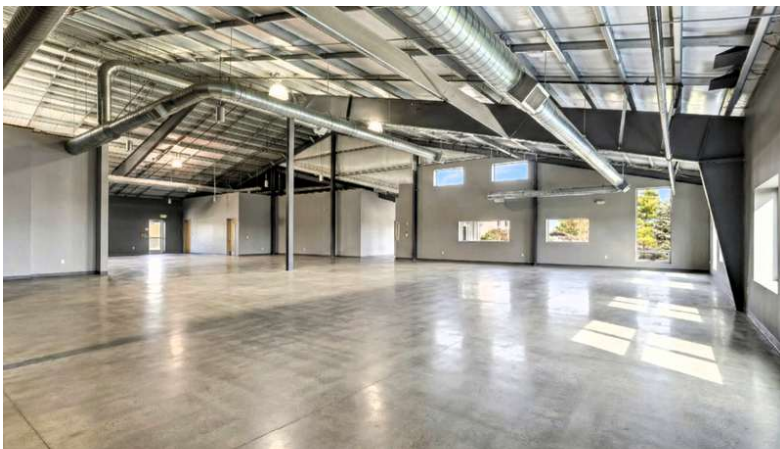
AVAILABLE SPACES

Space	Asset Type	Square Feet	Rate	Additional Rent	Notes
Flex Spaces		8,245-33,980 SF			
Flex 1	Office/Flex	17,490 SF	\$14.00	\$3.00	Rendering
Flex 2	Office/Flex	17,490 SF	\$14.00	\$3.00	Drive-in/Dock Door
Office Spaces		8,480-42,625 SF			
Office 1	Office/Event Space	8,480 SF	\$10.00	\$3.00	Furnished
Office 2	Office	7,265 SF	\$10.00	\$3.00	Furnished
Office 3	Office	13,440 SF	\$10.00	\$3.00	Furnished
Office 4	Office/Flex	13,440 SF	\$10.00	\$3.00	Furnished
Storage Spaces		8,484-17,209 SF			
Storage 1	Dry Storage	8,484 SF	\$7.50	\$3.00	Dry Storage
Storage 2	Dry Storage	8,725 SF	\$7.50	\$3.00	Dry Storage
Totals		93,814 SqFt		\$3.00 SqFt/Year	



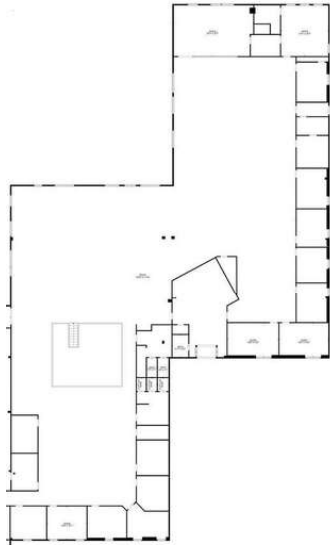
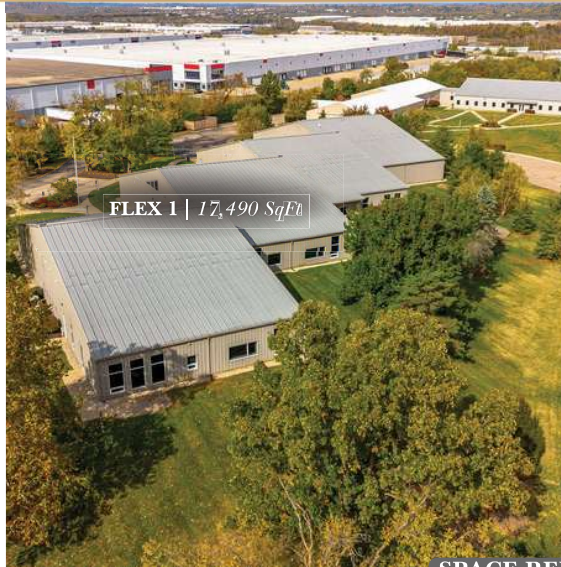
Proposed Plan - Office to Flex/Warehouse Conversion

- Two (2) spaces of approximately 17,490 square feet each, each featuring a drive-in and/or dock door. Can be combined.
- Landlord to remove all existing office equipment and restore the property to a true flex configuration.
- All work to be completed by the Landlord as leasehold improvements prior to rent commencement.

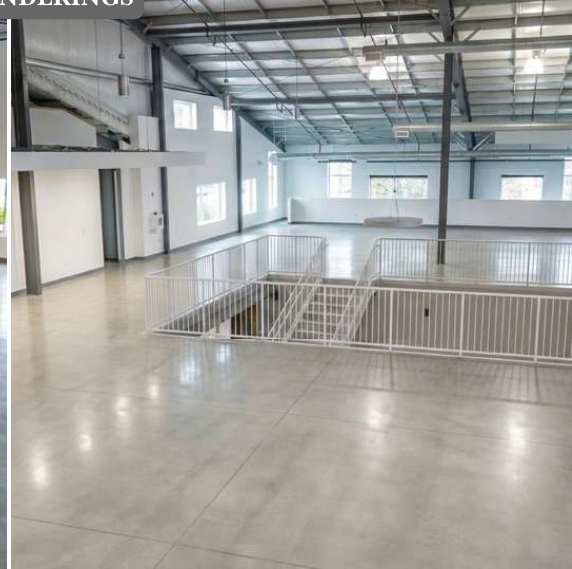
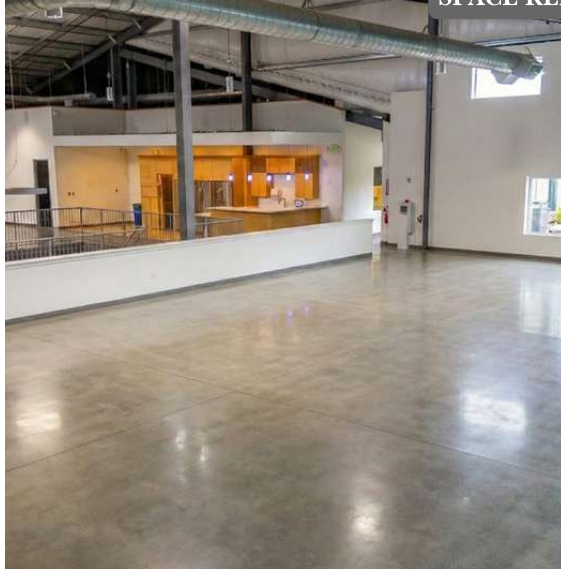


FLEX SPACE (1)
17,490 SqFt

- \$14.00/SF/year + NNN
- Includes a 1,000 SF lower-level data center
- Lease term negotiable
- Clear height: 12'-20'
- Furniture included
- Private office spaces
- Can be combined for up to 33,980 SF or demised into two separate suites



SPACE RENDERINGS

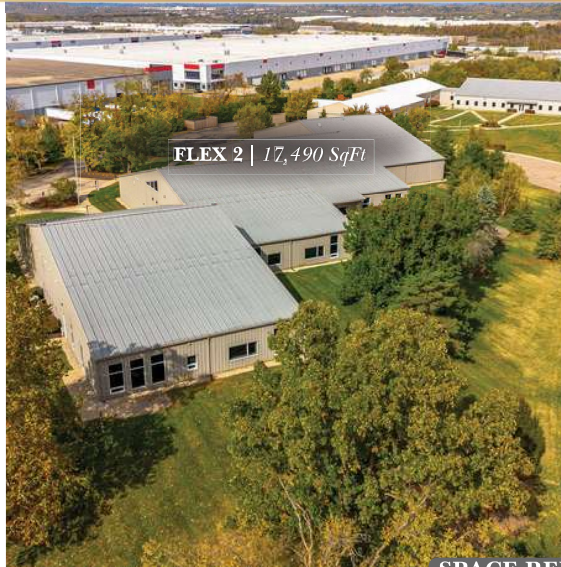


FLEX 2

7

FLEX SPACE (2) 17,490 SqFt

- \$14.00/SF/year + NNN
- Lease term negotiable
- Fully built out as corporate office space.
- Clear height: 12'-20'
- One drive-in door
- One dock door
- Can be combined for a total of up to 33,980 SF



SPACE RENDERINGS



4400 PORT UNION ROAD | FOR LEASE

OFFICE 1

9

OFFICE SPACE (1) 8,484 SqFt

- \$10.00/SF/year + NNN
- Flexible lease terms
- Suitable for event space or office use
- Features: private gym, full kitchen, private rooms
- Surface parking lot
- Combine spaces for up to 42,625 SF



4400 PORT UNION ROAD | FOR LEASE

OFFICE 2

10

OFFICE SPACE (2) 7,265 SqFt

- \$10.00/SF/year + NNN
- Flexible lease terms
- Fully furnished workspace
- Expansive open layout ideal for offices or corporate meeting areas
- Private entrance
- Dedicated private office suites
- Combine spaces for up to 42,625 SF

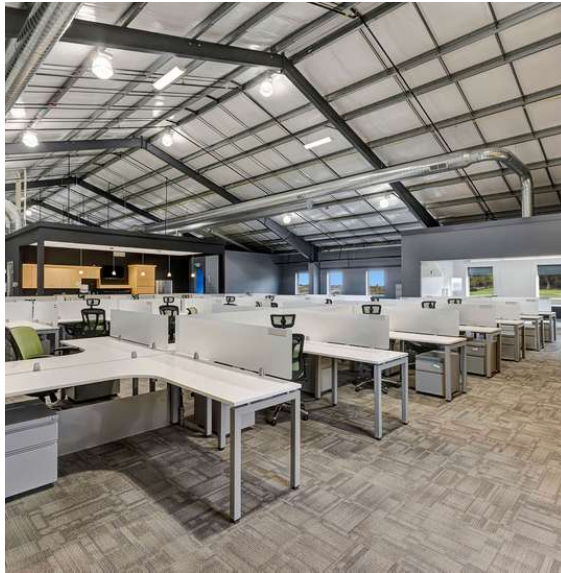


4400 PORT UNION ROAD | FOR LEASE

OFFICE 3

OFFICE SPACE (3) 13,440 SqFt

- \$10.00/SF/year + NNN
- Flexible lease terms
- Clear height: 12'
- Furniture included
- Ground-level access
- Expansive open-concept layout with private offices and conference rooms
- Can be combined for a total of up to 42,625 SF



4400 PORT UNION ROAD | FOR LEASE

OFFICE 4

12

OFFICE SPACE (4) 13,440 SqFt

- \$10.00/SF/year + NNN
- Lease term negotiable
- Furniture included
- Convertible to Industrial/Flex use
- One (1) loading dock truck well
- Partially below grade
- Can be combined for a total of up to 42,625 SF



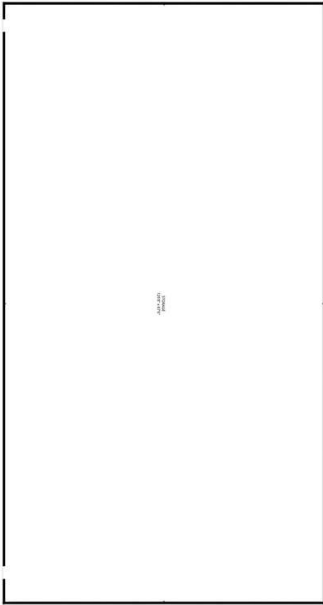
4400 PORT UNION ROAD | FOR LEASE

STORAGE 1

13

STORAGE (1) 8,484 SqFt

- \$7.50/SF/year + NNN
- Flexible terms
- Dry storage/warehouse space with a wide open layout
- Heated Warehouse
- Surface parking
- Port Union Road visibility
- 14' clear height



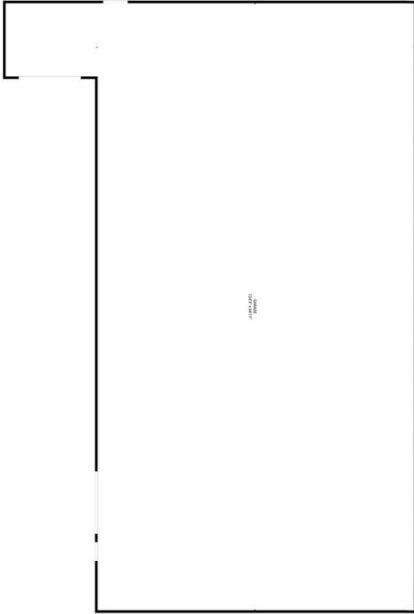
4400 PORT UNION ROAD | FOR LEASE

STORAGE 2

14

STORAGE (2) 8,725 SqFt

- \$7.50/SF/yr + NNN
- Flexible terms
- Wide open dry storage/warehouse
- 14' clear height
- (1) dock door
- (1) drive-in door



4400 PORT UNION ROAD | FOR LEASE



4400 Port Union Road
18.40 ACRES

DATA & POWER

4400 PORT UNION ROAD

POWER LOAD:

Property Total Electrical Service: 3-Phase, 480V, 800Amp

The property is serviced by a transformer at the Port Union Rd. side of the property. It is then fed to each of the buildings from this main service point. Additional amperage is available from the utility provider if needed.

DATA NETWORKS:

4400 Port Union is served by multiple major fiber-optic carriers. These include Altafiber, AT&T, Lumen (formerly Level 3), Zayo, and Spectrum. Businesses at this location have access to a variety of high-speed fiber connectivity options from several competitive providers.

- **Altafiber:** A regional fiber provider in certain U.S. markets.
- **AT&T:** A major nationwide telecommunications company offering fiber and other services.
- **Lumen (formerly Level 3):** A global provider of enterprise fiber and data services. Level 3 was acquired by Lumen Technologies.
- **Zayo:** Specializes in fiber-optic network infrastructure for enterprises, data centers, and carriers.
- **Spectrum (Charter Communications):** Provides cable and fiber-based internet services in many areas.

4400 PORT UNION

AVAILABLE FOR SALE

4400 Port Union is also available for sale, presenting a rare opportunity to acquire the entire property as a fully turn-key asset. The site features fully furnished office areas, versatile flex and storage spaces, and additional buildable acreage ideal for future development or expansion. This combination of move-in-ready facilities and growth potential makes 4400 Port Union an exceptional choice for owner-users or investors seeking a high-quality, adaptable property in a prime location.



OFFERING PRICE:

\$12,750,000



ACREAGE:

18.40 ACRES



PARCEL ID

M5610008000058



OF BUILDINGS:

9 BUILDINGS



ZONING:

(M2) GENERAL INDUSTRIAL DISTRICT



4400 PORT UNION ROAD | FOR SALE

PORT UNION

INDUSTRIAL PARK

PRIME LOGISTICS LOCATION:

- Prime Logistics Location: The Port Union Road Industrial Park area in West Chester Township is strategically positioned near major transportation corridors, including State Route 747, I-75, and I-275, providing excellent regional and national distribution access.

MODERN INDUSTRIAL INFRASTRUCTURE:

- The park features state-of-the-art Class A industrial and warehouse facilities with high clear heights, ESFR sprinkler systems, multiple dock doors, and expansive truck courts designed to accommodate large-scale logistics and manufacturing operations.

BUSINESS-FRIENDLY ENVIRONMENT:

- West Chester Township offers a favorable economic climate with no local earnings tax, strong industrial occupancy rates, and a proactive approach to business development and infrastructure investment.

INTEGRATED BUSINESS CORRIDOR:

- Port Union Industrial Park is a fully integrated business corridor, strategically designed to support a diverse mix of industrial, office, and commercial operations. With convenient access to major transportation routes, the park provides an ideal environment for businesses seeking connectivity, visibility, and operational efficiency in a cohesive, well-planned setting.

4400 PORT UNION ROAD | FOR LEASE



	3 MILE	5 MILE	10 MILE
POPULATION	52,248	164,228	570,767
AVERAGE HOUSEHOLD INCOME	\$94,263	\$98,230	\$101,431
NUMBER OF HOUSEHOLDS	20,847	63,126	220,001
MEDIAN AGE	37.5	39.1	40.0
TOTAL BUSINESSES	3,582	9,430	32,119
TOTAL EMPLOYEES	57,702	124,386	351,003



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PESOLA
ADVISORS GROUP

COMMERCIAL REAL ESTATE

Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.