

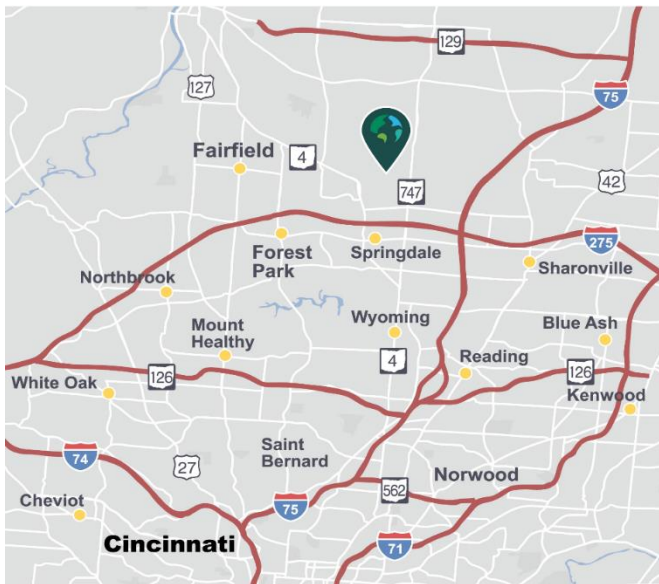
60,000 SF

Industrial Space For Lease



Prologis NorthPark 2

4440 Muhlhauser Road, Suite 100
West Chester, OH 45011



LOCATION

- West Chester submarket
- Immediate access to I-75 and I-275

FACILITY

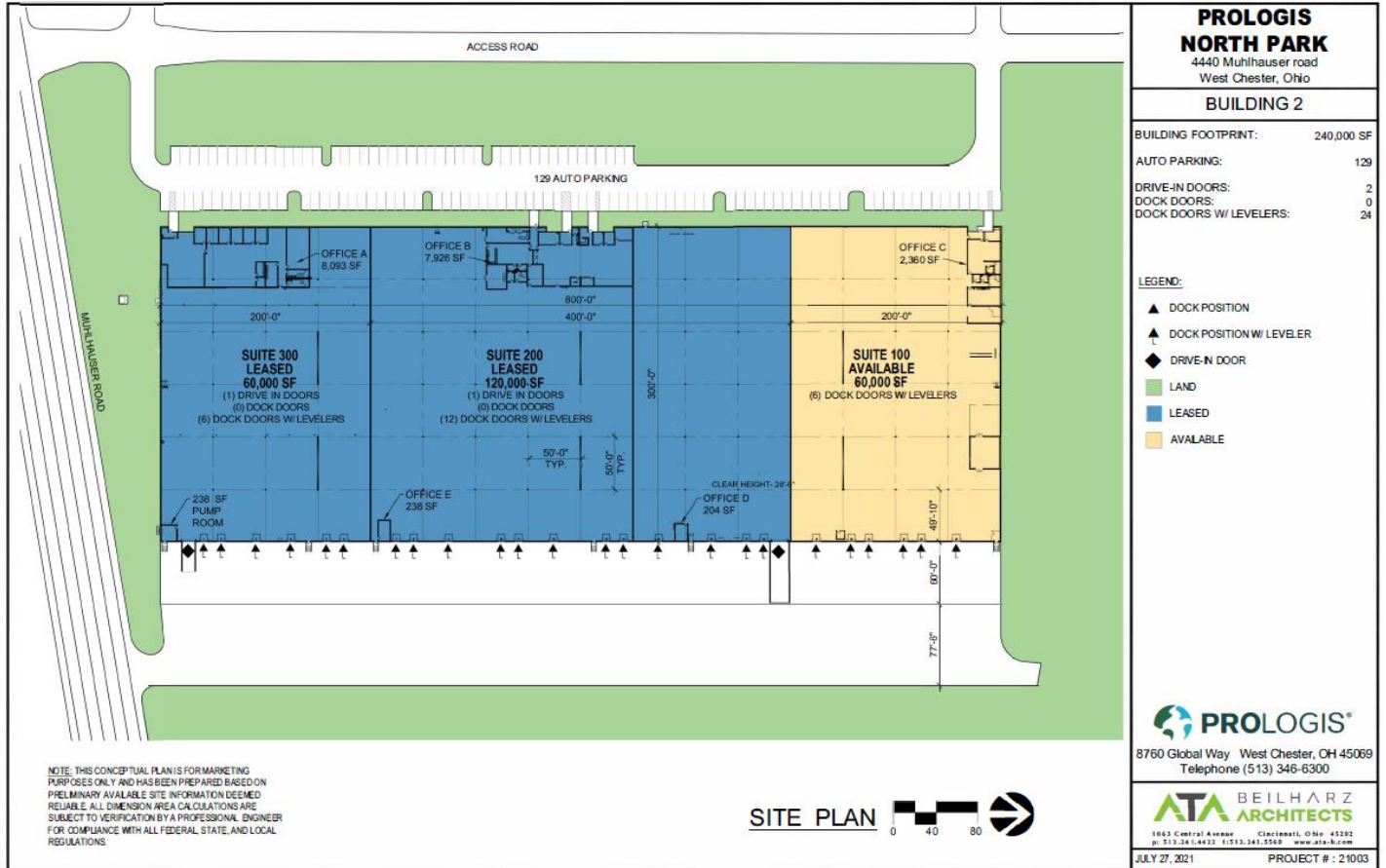
- 240,000 sf building
- 60,000 sf available
- 2,360 sf office
- 28' clear height
- 50' x 50' bay sizes
- (6) dock doors with levelers
- 137' truck court depth
- Driver containment area on dock wall
- Demountable shipping/receiving office on dock wall
- New LED lighting
- New office finishes to allow immediate occupancy
- 480/277V 3-phase 600 amps of power
- ESFR Fire Suppression System

ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials
- 0% local earnings tax in West Chester Township

60,000 SF

Industrial Space For Lease



CBRE

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