

Industrial | For Lease

CBRE

West Chester Trade Center

Building 4 - 8511 Trade Center Drive, OH 45011



AVAILABLE FOR OCCUPANCY - APRIL 2027



Building 4 - 8511 Trade Center Drive

Building Size +/- 284,015 SF

Available Sq. Ft. +/- 62,755 SF

Office +/- 2,893 SF

Building Dimensions 260' x 1,064'

Building Configuration Rear-load

Column Bay Spacing 52' x 50' (end bay at 64')
Loading Bay: 52' x 60'

Clear Height 36'

Power 800 amps
480v/277 V

Dock Doors 8 (9'x10'); 45,000 #
Mechanical Pit levelers
with 7'x8' platform, 16"
lip, operating range toe
guards, night locks, brush
weather seals, and two (2)
10"x4" projection laminated
rubber bumpers. Swing
arm lights.

Drive Ins 1 (12'x14')

Parking 59 Auto

Truck Court 130'

Fire Protection ESFR

Lighting LED w/motion sensors, 36"
FC average; measured at
30" AFF

Construction 100% Pre-cast Concrete

Floor Slab 7" non-reinforced con-
crete, 4000 PSI

HVAC 50°F at -0°F, 0.25 ACH

**Forklift Charging
Stations** 4 w/ ventilation and epoxy
flooring

63K

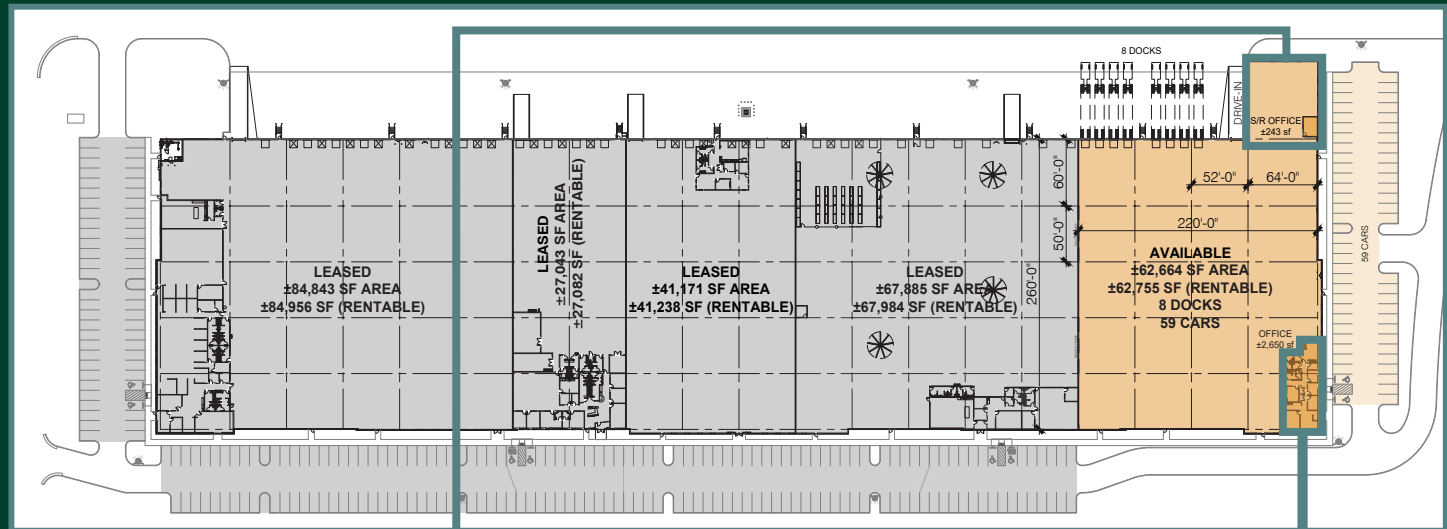
SF AVAILABLE

36'

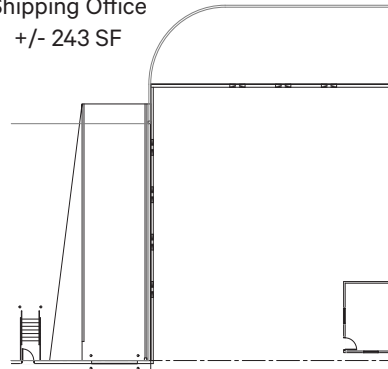
CLEAR HEIGHT

2020

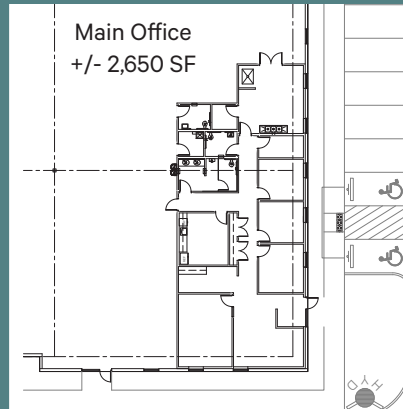
YEAR BUILT



Shipping Office
+/- 243 SF



Main Office
+/- 2,650 SF







Park is located in Ohio's most populous township, West Chester Township, featuring superior labor diversity & costs, and affordable housing.



Excellent Midwest location for local, regional and national distribution & e-commerce support.



The Park's location in pro-business Butler County, Ohio is within a 1-day drive of 60% of the U.S. & CA populations.



Additional incentives may be available through Jobs Ohio and West Chester Township.



With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.

Contact Us:

Doug Whitten

Executive Vice President

+1 513 369 1332

doug.whitten@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.