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WestChesterDevelopment.com



DEVELOPERS SHOW CONFIDENCE IN WEST CHESTER WITH ADDITION OF NEW SPECULATIVE BUILDINGS

Speculative construction presents a risk that developers are willing to take in West Chester, a proven market with low vacancy rates in office and industrial markets.

The practice of constructing new office and industrial buildings without a defined tenant was commonplace nationwide when the economy was strong and businesses were booming. As the recession took hold, however, this speculative construction slowed across the region with the potential for greater risk of extended vacancies.

This trend is changing in West Chester, where developers are again investing in the community that has sustained more than 3,000 businesses and maintained the highest occupancy in the Greater Cincinnati area.

"Speculative construction is a sign that private investors have confidence in West Chester as a sustainable market for economic development," said Aaron Wiegand, Business Attraction & Expansion Manager for West Chester Township. "West Chester's occupancy rates, continued investment in infrastructure, 'no earnings tax' environment and unprecedented access continue to draw investors."

Nearly 700,000 square feet of new industrial space recently opened in two of West Chester's premier industrial parks and plans were recently announce for development of as many as three Class A office buildings at West Chester's North Pointe campus.

West Chester's occupancy rates in nearly all development sectors have remained the highest in the Greater Cincinnati area, adding more fuel to decisions regarding private investment in speculative buildings.

3Q-2015

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Looking for Space?



West Chester ...
Built With You In Mind!

>71,690 sq.ft. Class A Office space available Downtown

>7,500 sq.ft. Medical Office space available

>97,450 sq.ft. Industrial space available

While specific plans for the Class A office buildings by developer David Kubicki have not been released, West Chester's strong showing in this market is apparent with a 94.3% occupancy rate, according to Xceligent. Medical office space in the community is nearly 99% occupied.

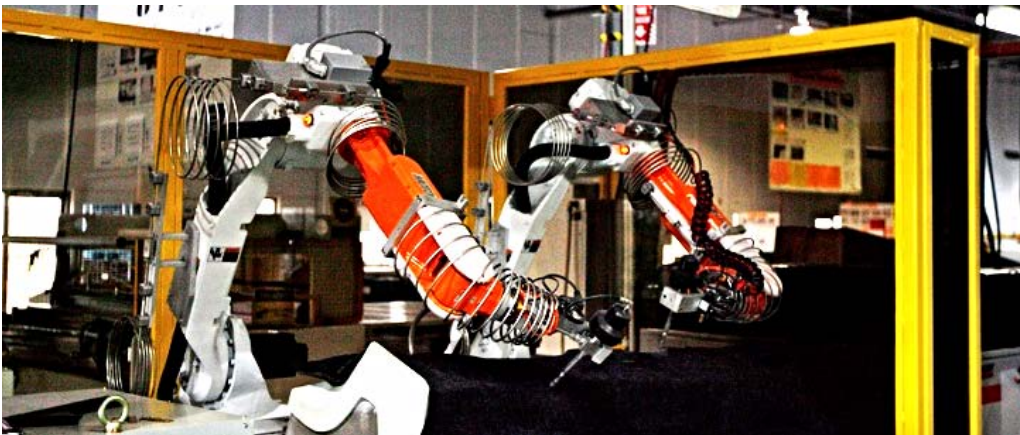
In the industrial sector, West Chester has 95.4% occupancy with more than 13 million square feet of existing industrial space throughout the Township.

OPUS recently opened a new 547,093 square-foot industrial spec building in the Port Union Commerce Park. The facility was completed in early October and is ready for immediate occupancy. The site features 32-foot clear height ceilings, 60 dock doors, four drive-in doors, and parking for 285 automobiles and up to 55 trailers. This property is ideal for industrial users looking for modern space in the Cincinnati region.

Duke Realty is nearing completion of a new 129,600 square-foot spec building at World Park Building 30 at 5265 E. Provident Drive. This new building adds to a 615,000 square-foot existing building. This new facility is Class A industrial space with cross-docks and 30-foot clear heights. With industrial zoning already in place, this facility is suited for a variety of manufacturing operations.

Whether looking for a new facility or an existing facility to suit your company's needs, West Chester's portfolio offers diverse options to consider. Contact the West Chester Community Development Department at (513)777-4214 to discuss your location options.

Manufacturing/Industrial Developments



VisTech Manufacturing Solutions, a comprehensive, full-service manufacturing organization serving the automotive industry, opened a 53,280 square-foot facility at 4274 Thunderbird Lane off Port Union Road. VisTech Manufacturing Solutions prides itself on working with customers to continually find ways to meet or exceed needs while offering ideas to reduce costs and improve quality. www.vistechmfg.com

>94,244 sq.ft. Retail space available

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Aaron Wiegand,
Business Attraction &
Expansion Manager for
personalized assistance
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Siegwerk Environmental Inks, an international, market-leading manufacturer of printing inks for packaging of any kind as well as newspapers, magazines and catalogs, relocated its existing West Chester business to a 3,500 square-foot facility at 298 Crescentville Road. Siegwerk Environmental Inks, headquartered in Germany, is a family-owned business with more than 180 years of experience. Siegwerk Environmental Inks commands a profound product knowledge and expertise for many printing methods. www.siegwerk.com



Skidmore Sales and Distributing, a full-service supplier of quality industrial food ingredients, announced an 85,436 square-foot expansion to its existing 152,000 square-foot corporate headquarters at 9889 Cincinnati Dayton Road. Skidmore Sales and Distributing is a second generation, family-owned company that has been in West Chester for more than 17 years. www.skidmoresales.com

Stay On Top of New
Developments...





Schneider Electric, a global leader in sustainable energy management and industrial automation, leased a 100,849 square-foot facility at 9701 Windisch Road off Allen Road. Schneider Electric's expertise in energy management, automation, and software and services allows the company to integrate and connect operational technologies in ways not possible just a few years ago. Schneider Electric has operations in more than 100 countries across multiple market segments. Schneider Electric operates three facilities in West Chester Township. www.schneider-electric.com



Stanley Black and Decker, a Fortune 500 American manufacturer of industrial tools, household hardware, security products and locks, relocated to a 10,000 square-foot facility at 9466 Meridian Way off West Chester Road (Downtown). Since 1943, Stanley Black and Decker's goal has been to provide tools and solutions that make life easier. www.stanleyblackanddecker.com



Commerce Bank, a diversified financial services provider for business and personal banking, relocated its existing Ohio Regional Commercial Banking Office in West Chester to a 5,568 square-foot Class A office space at 9078 Union Centre Boulevard in Schumacher Dugan's new Union Centre Office Park II. Commerce Bank provides a full range of financial products to consumers and commercial customers including lending, payment processing, trust, brokerage and capital market services. www.commercebank.com



Dr. Patrick O. Flannery, DDS, specializing in family and cosmetic dentistry, relocated his existing West Chester practice to a 1,921 square-foot medical office at 8250 Beckett Park Drive near Princeton-Glendale Road/SR747. Dr. Flannery offers convenient appointment times, the latest in dental technology, and patient education for individuals and families. Cincinnati Magazine has listed Dr. Flannery as one of the "TOP DENTISTS" in the region. www.patrickflannerydds.com



Inland Home Mortgage, a division of Inland Bank & Trust which is a full-service, start-to-finish mortgage brokerage firm, opened a 2,471 square-foot office at 8764 Union Centre Boulevard in Lakota West Professional Buildings (Downtown). Inland Home Mortgage officers have access to a full range of mortgage sources and all of its lending specialists are dedicated to finding the right loan with the best rates, terms and costs to meet customers' unique needs.

www.jclark.inlandhomemortgage.com

Commercial Developments



Main Event Entertainment, a Dallas-based company specializing in family destination entertainment centers, has begun construction on a 50,000 square-foot entertainment facility in The Streets of West Chester (Downtown). The Main Event will include state-of-the-art bowling lanes, billiards, karaoke, a multi-level laser tag arena, a gravity ropes course, and more than 100 interactive and virtual games. Main Event also offers dining experiences ranging from fast-casual to chef-inspired casual along with creative cocktails, beer and wine. The West Chester Main Event represents the first Ohio and Kentucky location for the company. The project is slated for completion in the summer of 2016 and will have approximately 100 employees when it opens. www.mainevent.com



Premier Shooting and Training Center, a new indoor shooting range and self-defense training facility is near completion on a 28,400 square-foot building at 4845 Premier Way off of Princeton-Glendale Road/SR747. Offering the area's finest shooting facilities, retail store, and a selection of self-defense classes for all ages, Premier Shooting and Training Center is aiming for a February 2016 target date for its grand opening. www.premiershootingandtraining.com



TAO Float Loft, a new floatation therapy center, announced it will open a 1,312 square-foot facility at 7334 Tylers Corner Drive off Tylersville in November. TAO Float Loft uses large float pods to help its customers achieve deep mental relation and total physical relief. The float pods are equipped with vivid lighting and calming music which the customer can control. The customer also has the option to plug in their own music device. www.taofloatloft.com

Additional Developments

Bagger Dave's Burger Tavern, a full-service, family-friendly restaurant, began construction on a new 5,114 square-foot facility at 9415 Civic Centre Boulevard adjacent to AMC Theaters in The Streets of West Chester (Downtown). www.baggerdaves.com



Budina Noodle and Rice, a casual, contemporary restaurant that

specializes in Thai, Chinese and other Asian cuisines, relocated its existing West Chester restaurant to a 1,995 square-foot space at 8179 Princeton-Glendale Road/SR747. www.noodleandrice.com



Diet Center Cincinnati, offering programs designed to meet the nutritional needs of men and women, opened a 1,171 square-foot center at 7745 Cox Lane (Uptown). Diet Center Cincinnati offers exclusive chewable supplements, one-on-one support and life style guidance, and a pain-free way to take off stubborn fat with its LipoGenics treatments. www.dietcentercincinnati.com

Dog Day, Every Day, providing dog boarding and doggy daycare services in the Cincinnati and surrounding areas, relocated its existing West Chester business to a 4,249 square-foot facility at 4790 Dues Drive and Princeton-Glendale Road/SR747. Dog Day, Every Day has a team of professional, experienced and confident caregivers who love what they do and it shows. The team is devoted to making sure its guests are well balanced and healthy through proper mental and physical exercises. www.dogdayeveryday.com

Drinko's, an alcohol delivery service, opened a 1,950 square-foot facility at 7652 LeSourdsville-West Chester Road. With a computer or a smartphone, a credit card and a valid ID, customers can order beer, wine and low-proof liquor and have it delivered to their front door. Drinko's also delivers cigars, candy and snacks. Drinko's promises delivery in 60 minutes or less. www.drinkos.com



Einstein Bros. Bagels, neighborhood bagel shop, opened a 3,041 square-foot restaurant at 9216 Allen Road at Union Centre Boulevard. Einstein Bros. Bagels provides guests with freshly baked bagels, breakfast and lunch sandwiches, homemade snacks, and a variety of beverages such as coffees, smoothies, lattes and much more. www.einsteinbros.com

Fit Body Boot Camp, an indoor boot camp and personal training center, opened a 2,986 square-foot facility at 7334 Tylers Corner Drive in Tylersville Square (Uptown). Fit Body Boot Camp delivers personal trainers designed to lead fitness and fat loss workouts in a fun, safe, and high intensity group training workout program. www.cincinnati.fitbodybootcamp.com

Glove Specialties, one of the largest suppliers of Private Label and GSI branded gloves in the United States, leased 5,694 square-foot warehouse facility at 8914 Beckett Road (Downtown) for product storage. Glove Specialties' corporate headquarters is also located in West Chester on Union Centre Drive. www.glovespecialties.biz



Lakota Self Storage, a new multi-building self-storage facility, completed construction on a 2,927 square foot-the first of three buildings to be constructed at 7686 Cincinnati-Dayton Road (Midtown). www.lakotastorage.com

Mike's Car Wash, a family-owned car wash business since 1948, announced it will open a 7,467 square foot facility at 8651 North Pavilion Drive near Union Centre Boulevard and Princeton-Glendale Road/SR747. Mike's Car Wash is one of the largest exterior-only carwash chains in the nation. Mike's Car Wash features the most advanced technology available, specially formulated detergents, soft cloth, computer-controlled equipment and its special touchless hot air dryers. www.mikescarwash.com

NVogue MediSpa and Wellness Center, a premier medical spa offering a broad line of skin, body and health care services, relocated and expanded to a nearly 1,000 square-foot facility at 8988 Cincinnati-Dayton Road in Olde West Chester. NVogue MediSpa and Wellness Center's vision is to help people get healthy, inside and out. www.nvoquemedispa.com

Peru's Tree Service, specializing in all aspects of tree care, opened a 2,400 square-foot facility at 8999 Princeton-Glendale Road/SR747 at Port Union Road. Peru's Tree Service offers a variety of services including storm damage repairs, tree reductions, insurance work, lot and brush clearing, cabling and bracing, drought services, bed and shrub maintenance, mulching, drainage solutions, and clearance for power lines. www.perustreeservice.com

StoneMart, a leading distributor of exquisite natural stones such as granite, marble, quartzite and Hanstone Quartz, opened a 19,100 square-foot facility at 4434 Muhlhauser Road. StoneMart's warehouse has more than 200 color choices from around the world. www.stonemartmarblegranite.com



Tap and Barrel Tavern, a full-service bar and grill, announced it will open a 3,110 square-foot tavern at 7741 Tylers Place Boulevard (Uptown). Tap and Barrel is slated to open November 6th. www.tapandbarreltavern.com

Thoma and Sutton Eye Care, specializing in state-of-the-art technology for comprehensive eye exams, announced it will open a 2,583 square-foot medical office at 7849 Tylersville Road (Uptown). Thoma and Sutton offer a large selection of fashionable eyeglasses, sunglasses and contact lenses. Thoma and Sutton was founded in 1949 by two of Cincinnati's finest opticians, Bud Thoma and Ralph Sutton. Today, Thoma and Sutton operate 19 offices located throughout Greater Cincinnati. www.thomasutton.com

Welling and Co. Jewelers, a trusted name in jewelry for more than 94 years, announced it will expand and relocate to a 2,000 square-foot facility at 8992 Cincinnati-Dayton Road in Olde West Chester. Welling and Co. Jewelers has served generations of families and has grown with the community from a small store to a multiple brand jewelry retailer. Welling and Co. Jewelers is slated to open at its new location late November. www.wellingsjewelers.com



West Chester Antique Center, a new multi-vendor, antique shopping

destination, will open in the 70,000 square-foot former Biggs store at 4924 Union Centre Pavilion Drive. West Chester Antique Center will offer high quality antiques, vintage items and art in its 250 booths, 300 showcases and 50 display towers. West Chester Antique Center will also offer free layaway, gift cards and delivery services. www.wantiquecenter.com

Yummy Bowl, specializing in Chinese and Thai cuisine, opened a 1,460 square-foot restaurant at 9336 Union Centre Boulevard in the U.S. Bank Centre building (downtown). Yummy Bowl is a family-operated business dedicated to serving great food, fast and fresh. www.myummybowl.com

NOW OPEN!

- GE Aviation Additive Development Center
- Butler Tech Bioscience Center
- DRT Medical-Morris
- Impact Fleet
- Cabela's
- Einstein Bros. Bagels
- Holiday Inn at Centre Park
- Johnny's Italian Steakhouse
- Homewood Suites by Hilton
- Christian Brothers Automotive
- Dunkin Donuts



New Spec Buildings



Duke Realty is finalizing construction of a new 129,600 square foot industrial spec-building at World Park Building 30 at 5265 E. Provident Drive in West Chester (adding to a 615,000 square-foot building). The new building is Class-A industrial space with cross-docks and 30 feet clear heights. This facility is the first post-recession speculative construction project by Duke Realty in the Cincinnati market.

Speculative construction is a sign of a strengthened market. A private broker choosing West Chester for this project continues to demonstrate the value offered for industrial users. www.dukerealty.com

Port Union Commerce Park , a new 547,093 square-foot industrial spec building is now complete and ready for occupancy at 4350 Port Union Road in West Chester. Developed by OPUS, this massive building has 60 dock doors, 4 drive-in doors, and parking for 285 automobiles and up to 55 trailers. For more information, visit www.cbre.com

West Chester Township | | veldridge@westchesteroh.org |
<http://www.westchesterdevelopment.com>

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