

What's New in West Chester!



LONGTIME MANUFACTURER CONTINUES TO GROW IN WEST CHESTER

Republic Wire, a family-owned and operated leader in the copper wire manufacturing industry announced its fifth expansion in 26 years.

Republic Wire originally manufactured top quality bare copper wire and became known as “bare copper specialists.” Republic Wire now offers aluminum and copper wire for electrical wholesale distributors, utility distributors, utilities and municipalities with notable customers including the Kennedy Space Center and Disney World.

In 1994, Republic Wire relocated its corporate headquarters to a 44,384 square-foot facility at 5525 Union Centre Drive, moving before the Union Centre Interchange was even completed. After four expansions, Republic Wire now has more than 350,000 square-feet of manufacturing space in West Chester at that same location, but they are not going to stop there.

Republic Wire has announced a fifth expansion—a new 400,000 square-foot building on a 15-acre site at 8341 Princeton Glendale Road/SR747 just north of the West Chester Trade Center development. Upon completion, Republic Wire will have a total of 750,000 square-feet of space in West Chester and become one of the Township’s largest manufacturers.

“In 1994, West Chester was still as much a dream as a built-out reality. Because of companies like Republic Wire who dared to dream with us, West Chester has grown into what we know today,” said Township Administrator, Larry D. Burks.

[Schumacher Dugan Construction](#) is the developer for this project.



IF YOU BUILD IT IN WEST CHESTER, BUSINESSES WILL COME

Developers know this to be true.

NorthPoint Development continues to invest in the township as the West Chester Trade Center prepares to add another building to its more than 1.8 million square-foot master-planned industrial development off Union Centre Boulevard. West Chester Trustees approved a zone change on a 24-acre adjacent site for NorthPoint to acquire the land adding a 240,000 square-foot building to what will become a 166-acre industrial park.

NorthPoint chose this site in West Chester because of easy access to I-75 and I-275, which is the center of Cincinnati's proven manufacturing and distribution hub within 60% of the U.S. population. West Chester Township's central location offers access to a workforce of 1.9 million within a 30-mile radius, a major attraction to many employers.

"West Chester Township has been very welcoming and a great partner through the development of our buildings," said Rich Goodman, Project Manager with NorthPoint Development.

West Chester Township Board of Trustees saw community value in this project from the start. The Township collaborated with Butler County officials and Butler County Port Authority to partner with NorthPoint Development and use Tax Increment Financing District (TIF) funds to make public infrastructure improvements in support of this project. In total, the Township invested \$6.1 million to fund the public infrastructure on this site, which includes pedestrian pathways connecting nearby residential paths.

Having the infrastructure in place allows the developer to bring the product to the market quicker and allows a company to get to the market quicker when they are looking for a place to locate.

NorthPoint began construction mid-2018. The original agreement with West Chester Township was to complete seven buildings within six years, but they are way ahead of schedule with five buildings already complete and two currently under construction now.

The development is projected to generate more than 2,000 new jobs and drive economic growth for Butler County. Tenants at the development include GE Aviation Additive Technology's 3-D manufacturing facility, Fameccanica North America, TSC Apparel, GexPro, Entrematic, Pipe Products, Amarr, MSI Surfaces, Image Solutions and more.

"It has been a pleasure working with NorthPoint Development and West Chester Township on this state-of-the-art development. So many great companies are now calling West Chester Trade Center home and we look forward to welcoming more. We can still accommodate 40,000 to 300,000 square-foot users, said Doug Whitten, Senior Vice President with [CBRE](#).

Even with all the new space coming online, speculative industrial space fills up as fast as they build it and occupancy rates confirm this. First quarter 2020 rates published by Colliers International confirm West Chester industrial buildings are 94% occupied. Fourth quarter 2019 industrial occupancy rates were 95.1% for the Township.

Also developing along Union Centre Boulevard by West Chester developers, Schumacher Dugan Construction is the new Mill Creek Logistics Center. Schumacher Dugan began construction in 2019 on two new, four-star industrial buildings on Jacquemin Drive bringing more than 353,000 square feet to the market. A long-time West Chester business and premier developer, Schumacher Dugan Construction is committed to quality construction and personalized service, and has completed thousands of square feet of new projects in West Chester Township. Schumacher Dugan Construction was instrumental in the public-private partnership established to create the Union Centre Boulevard interchange in 1997.



LOCAL COMPANY CENTER STAGE IN COVID-19 FIGHT

West Chester's local AstraZeneca plant takes on COVID-19.

The 460,000 square-foot biopharmaceutical manufacturing space, 8814 Trade Port Drive in West Chester, has received a Township permit to make equipment and building changes for the manufacture of a potential COVID-19 vaccine currently in clinical trials.

"Due to the obvious demand for a potential product to help protect the world population against this current threat, we are working to quickly make all necessary changes to the building to facilitate new equipment and process to support this important work," writes architect John Chapman in application to West Chester Community Development Department.

Having met all requirements, West Chester zoning officials approved the permits this week.

"West Chester is proud to be home to great innovators like AstraZeneca," said Township Administrator Larry D. Burks. "As the world wages war on COVID-19, AstraZeneca is committed to addressing the unprecedented challenges of the pandemic and West Chester is honored to be a small part of that."

One of West Chester's goals in developing the Union Centre interchange on Interstate 75 nearly 23 years ago was to attract companies of regional, national and global presence. In 2007, Amylin Pharmaceuticals moved to this site representing, at that time, the largest capital investment in a manufacturing project in West Chester history.

The original project took place in two phases. Amylin bought the building/property (43 acres) in December 2005. In 2007, Amylin began expansion of the second building. The combined value of these two buildings at the time of development were more than \$400 million.

AstraZeneca acquired Amylin in 2012.



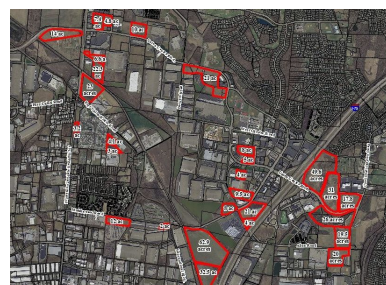
NEW \$20M UNION CENTRE INTERCHANGE NEARS COMPLETION

The Union Centre Boulevard diverging diamond interchange (DDI) project is set to transform West Chester's most visible corporate area. The \$20 million project, funded with TIF dollars, began in 2019 and is just days away from completion. The Union Centre Boulevard / I-75 interchange is now scheduled to open early August.

In coordination with West Chester Township, the BCEO will continue to keep the traveling public well informed as to the progression of the project for continued safe commuting until the improvement is complete. Importantly, educational video simulations were developed and are available for viewing on the websites and Facebook pages of [West Chester Township](#) and the [BCEO](#). Motorists are encouraged to visit www.bceo.org to become familiar with the new configuration on Union Centre Boulevard before driving it.

West Chester: Built With You in Mind

West Chester is a proven destination for corporate investment displayed by the expansive growth over the past two decades, yet development opportunities still exist throughout the township with commercial sites of 1 to 60 acres still available. Office, manufacturing, research and properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate



interchanges are available. Contact Cathy Walton, Business Attraction and Expansion Manager for personalized assistance at 513-759-7325 or cwalton@westchesteroh.org.

OFFICE/MEDICAL PROJECTS



Medex Pharmacy

Medex Pharmacy, a full-service independent and locally-owned community pharmacy focused on providing the most optimal care to its patients, opened a 2,724 square-foot medical facility at 7967 Cincinnati Dayton Road in Lakota Plaza near Tylersville Road. Medex Pharmacy's highly skilled staff offers a variety of services to its patients including compassionate, knowledgeable care, vaccinations and free home delivery of medications.



Compunet Labs

Compunet Labs, a full-service clinical laboratory, opened a 1,206 square-foot medical facility at 7743 Tylersville Road. Founded in 1986, Compunet Labs serves physicians, hospitals and healthcare industry organizations throughout Southwest Ohio as a trusted partner and expert resource providing complex and specialized testing capabilities.



Organize 365

Organize 365, a company founded in Cincinnati to help busy women finally get their home and paper organized in one year with functional organizing systems that work, opened an 8,000 square-foot facility at 5211 Muhlhauser Road. Organize 365 has over 8 million downloads on its podcast and has helped thousands of women get their homes and paper organized. Organize 365's products and programs include the patented Sunday Basket®, designed to organize your paper piles; exclusive Binders, with the purpose of "ditching your filing cabinet" and the hallmark 100 Day Home Organization Program with a lifetime membership that teaches women how to organize their home.

Provision Living at West Chester

Provision Living at West Chester, a new 88-unit senior living and memory care community, announced an 82,311 square-foot senior care facility at 5531 Chappell Crossing Boulevard at Barb's Way off Union Centre Boulevard. Provision Living at West Chester will meet the unique needs of older adults offering



both assisted living and memory care services. Private apartments will include emergency call response units, fire safety systems, housekeeping and laundry services. The community will also offer a restaurant-style dining room, social events, full-service salon, computer room, fitness center, on-site rehabilitation center and more.

Health With Heart Senior Services

Health With Heart Senior Services, a comprehensive healthcare concierge that provides specialized geriatric management services for individuals facing the question of how to care for aging friends, relatives or loved ones, relocated to a 1,660 square-foot office at 7368 Kingsgate Way off Tylersville Road. Health With Heart Senior Services works diligently to provide consistent, empathetic services to make sure that loved ones enjoy the best possible quality of life by providing comprehensive guidance and unsurpassed healthcare coordination in all aspects of geriatric care.

INDUSTRIAL PROJECTS



Fameccanica North America

Fameccanica North America, an international automation and robotics group for the consumer goods industry, relocated and expanded its existing West Chester North American headquarters to an 84,843 square-foot facility at 8511 Trade Center Drive in the West Chester Trade Center. Fameccanica, a division of the Italian-owned Angelini Group, develops high productivity systems and technologies in a wide range of applications such as disposable sanitary ware, personal and environmental hygiene products, and customizable production lines designed for the specific needs of large manufacturing companies.



Pipeline Packaging

Pipeline Packaging, a leading industrial container distributor in the United States, relocated its existing West Chester operations to a 62,664 square-foot facility at 8511 Trade Center Drive in the West Chester Trade Center. Pipeline Packaging was established in 1988 by Cleveland Steel Container Corporation. As a premier distributor, Pipeline Packaging offers its customers flexibility through modified stock packaging and palletizing, just-in-time delivery, custom packaging design and competitive pricing.



Barnes Aerospace

Barnes Aerospace, an international manufacturer of precision machined and fabricated components original equipment (OEM) turbine engines, airframes and industrial gas turbine builders throughout the world and for the military, announced a 3,520 square-foot expansion to its existing West Chester manufacturing facility at 9826 Crescent Park Drive in Schumacher Commerce Park. Barnes Aerospace provides jet engine component overhaul and repair services for many of the world's major turbine engine manufacturers and commercial airlines. Barnes Aerospace also manufactures aerospace aftermarket spare parts and provides repair services for aerospace engine components.



Image Solutions

Image Solutions, providers of comprehensive and fully-customized uniform management services to America's top brands such as AT&T, UPS and ADT, announced it will relocate its existing West Chester operations to a 103,858 square-foot facility at 4692 Brate Drive in the West Chester Trade Center. Since 1997, Image Solutions has worked with clients across a variety of industries providing industry-leading design, personalized support, innovation inventory management systems and cutting-edge technologies putting them on Inc. 500's list of the fastest growing companies.



Tennant Packaging Corporation (TPC)

Tennant Packaging Corporation (TPC), specializing in innovative packaging solutions for the clinical trial, laboratory research and pharmaceutical fields, opened a 31,200 square-foot facility at 9230 Port Union Rialto Road. Founded in 2002 to address a recognized void in the packaging industry, TPC has grown to serve the global marketplace with locations in the United States, Belgium and Singapore. Since its inception, TPC has grown to meet the industry's needs by providing new products, lab supplies, and services including medical kitting and logistics.



Grimco, Inc.

Grimco, Inc., a national wholesale sign supplier, manufacturer and distributor, announced an 8,460 square-foot expansion to its existing West Chester facility at 9677 Cincinnati Dayton Road. Grimco has more than 50 locations offering sign supplies including traffic signs, boards, digital print media, wrap films, sign vinyl, banner material and stands, LEDs and more. Grimco provides on-time delivery to

more than 50 locations throughout the U.S. and Canada.

COMMERCIAL PROJECTS



Alleen Company

Alleen Company, event and party tool rental specialists, announced it will relocate to a 39,600 square-foot facility at 4946 Rialto Road off Princeton Glendale Road/SR 747. Since 1951, Alleen Company has been providing Cincinnati companies and private events with tents, tables, chairs, stages, dance floors, china, linens, serving equipment, Monte Carlo games, dealers and more. Alleen Company also provides personable and experienced event management team members for every event.



Home2 Suites by Hilton

Home2 Suites by Hilton, an all-suite extended stay hotel, announced it will construct a new five-story, 70,325 square-foot hotel at 9246 Schulze Drive off Muhlhauser Road on the former Uno Pizzeria site. Home2 Suites by Hilton features contemporary accommodations, eco-friendly pools, outdoor recreation areas, fitness rooms, laundry facilities and business centers.



Midwest Cheer Elite

Midwest Cheer Elite, providing All-Star opportunities for athletes to train in recreational and competition cheer, dance and tumbling, relocated its existing West Chester operations to a 33,000 square-foot training facility at 4985 Provident Drive off Princeton Glendale Road/SR747. The skilled professionals at Midwest Cheer Elite also offers Hip Hop and Aerial classes for every level from beginner to advanced.



ULTA Beauty

ULTA Beauty, one of the largest beauty retailer in the United States, announced it will open a 10,013 square-foot store at 7610 Voice of America Centre Drive in the VOA Shopping Centre. ULTA offers cosmetics, fragrances, body, skin and haircare products from more than 500 beauty brands. ULTA Beauty provides personalized services including from facials, brow waxing, haircuts, color and more.



Tropical Smoothie Café

Tropical Smoothie Café, offering flavorful foods and smoothies with a healthy appeal, announced it will open a 2,525 square-foot café at 9037 Union Centre Boulevard in the new Union Centre Plaza near West Chester Road. Tropical Smoothie Café features toasted wraps, bistro sandwiches, grilled flatbreads, gourmet sandwiches and real fruit smoothies.



Kumon

Kumon, offering comprehensive after-school academic enrichment programs, announced a 1,463 square-foot expansion to its existing West Chester educational facility at 8202 Highland Pointe Drive in Highland Retail Center off Cincinnati Dayton Road. Kumon offers a comprehensive curriculum that develops a strong academic foundation, critical thinking and problem solving abilities. For more than 60 years, Kumon's math and reading programs have helped children achieve success and motives them to learn on their own.



Yore Stuff Consignment & Antiques

Yore Stuff Consignment & Antiques, an upscale consignment store featuring unique items, antiques, lighting and home decor items opened an 8,400 square-foot shop at 9452 Cincinnati Columbus Road/SR 42. Yore Stuff Consignment & Antiques specializes in mid-century modern décor and also offers collectibles, sports memorabilia, jewelry and much more.



Amara Bridal Boutique

Amara Bridal Boutique, a family-owned designer bridal boutique, opened a 1,540 square-foot stop at 8107 Beckett Center Drive in Beckett Commons. Amara Bridal Boutique offers a fully private shopping experience for bridal parties and offers a stunning collection of bridal gowns including exquisite silks, delicate European laces, beautiful embroidery and fine hand beading.



Lakomka Deli

Lakomka Deli, featuring Eastern European delicacies and gourmet foods, announced it will open a 1,200 square-foot deli at 7743 Tylersville Road in Tylersville Pointe at Cox Road. Lakomka Deli will offer a wide selection of international cheeses, salami, sausages, European style breads, pastries and more.



Beckett Eyebrow Threading

Beckett Eyebrow Threading, offering eyebrow facial threading services, opened a 1,028 square-foot boutique at 8192 Princeton Glendale Road/SR747 in Beckett Commons. Beckett Eyebrow Threading provides natural hair removal, henna tattoos and other services at affordable rates.

COMING SOON



Fairfield Inn & Suites



Tropical Smoothie Cafe



Another Broken Egg Cafe



Hyatt House



Avid Hotels



Pet Palace

NOW OPEN



Deluxe Nail Salon and Spa



Dayton Children's Kids Express



Spicy Cuisine



OUR SUPPORTERS

The West Chester Development Council is a non-profit corporation, representing a public/private partnership between West Chester Township and the private business sector established to promote economic development initiatives. The following organizations have chosen to support the economic development and marketing efforts of West Chester Township and the West Chester Development Council.

[Bass Pro Outdoor World](#)

[ChappCo](#)

[GE Aviation](#)

[Griffin Capital](#)

[KEMBA Credit Union](#)

[Main Event Entertainment](#)

[NorthPoint Development](#)

[Park National Bank](#)

[Planes Companies](#)

[Planes Companies](#)

[Republic Wire](#)

[Schumacher Dugan Construction](#)

[Scott Street Partners](#)

[Systecon](#)

[The Streets of West Chester](#)

[US Bank](#)

[West Chester Hospital](#)

[West Chester-Liberty Chamber](#)

[West Chester Township](#)

[Wetherington Golf and Country Club](#)

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West Chester Development Council | 513-755-1999 | 9577 Beckett Road, West Chester, OH, 45069

www.WestChesterDevelopment.com

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