

**FOR LEASE**

# 4775 INTERSTATE DRIVE

WEST CHESTER, OH 45246

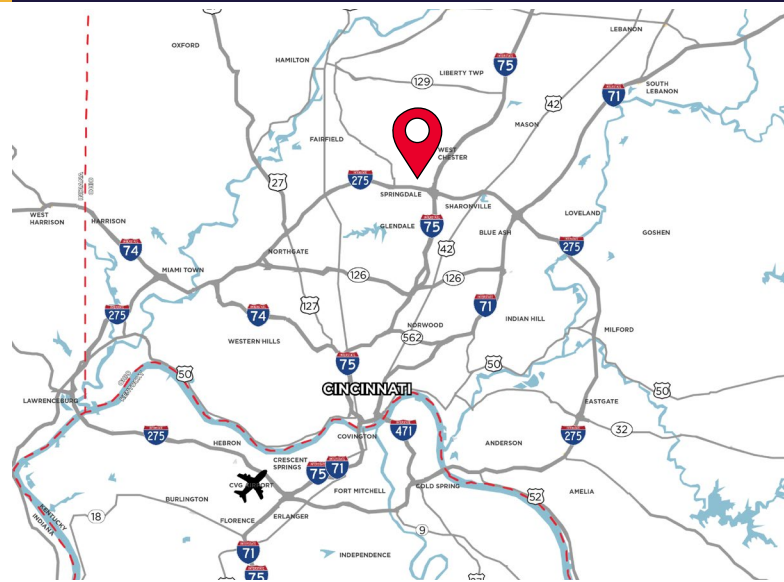


**RATE REDUCED!**

## FREESTANDING INDUSTRIAL

**LEASE RATE: \$8.25 NNN**

- 14,940 SF Total
- 1.47 Acres
- (1) Dock Door
- (2) Drive-in Doors
- Renovate to suit
- **Available 5/1/2025**



**For more information, contact:**

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LOCATION	Butler County, West Chester Township
ACRES	1.47 Acres
AVAILABLE SIZE	14,940 SF
WAREHOUSE SIZE	10,936 SF
OFFICE SIZE	4,004 SF
YEAR BUILT	1972
ZONING	M-2 - General Industrial
CLEAR HEIGHT	16' - 18'
ROOF	Rubber Membrane
CONSTRUCTION	Masonry

DOCKS	(1) Dock Door
DRIVE-INS	(2) Drive-in Doors
PARKING	±15
UTILITIES	
ELECTRIC	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.cincinnati-oh.gov.com">www.cincinnati-oh.gov.com</a>
SEWER	<a href="http://www.msdc.org">www.msdc.org</a>
TAXES	\$0.81/SF (Based on assessed value \$574,920)
EST. OPEX	\$1.31/SF

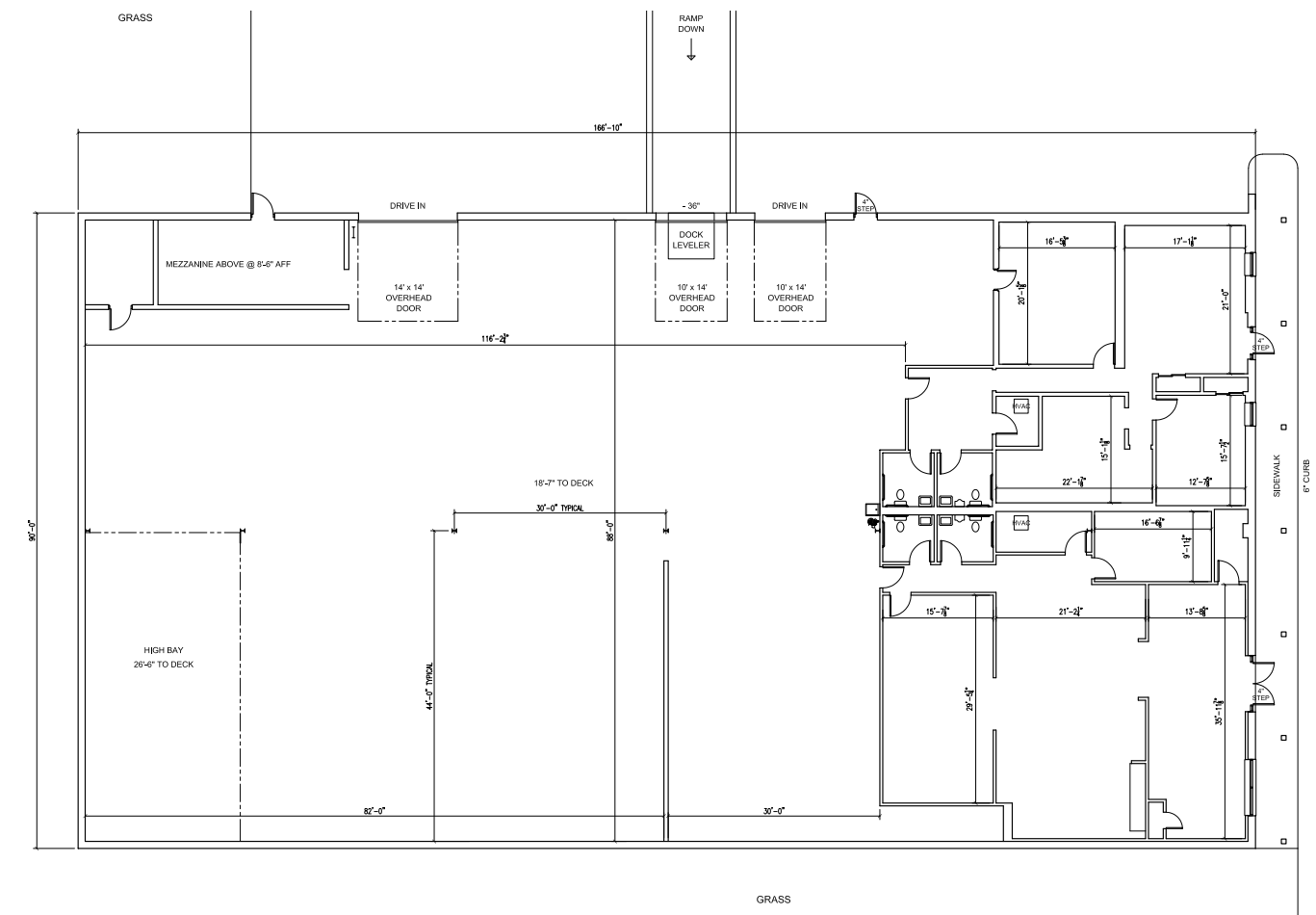
## AERIAL



WEST CHESTER, OH 45246



## FLOOR PLAN





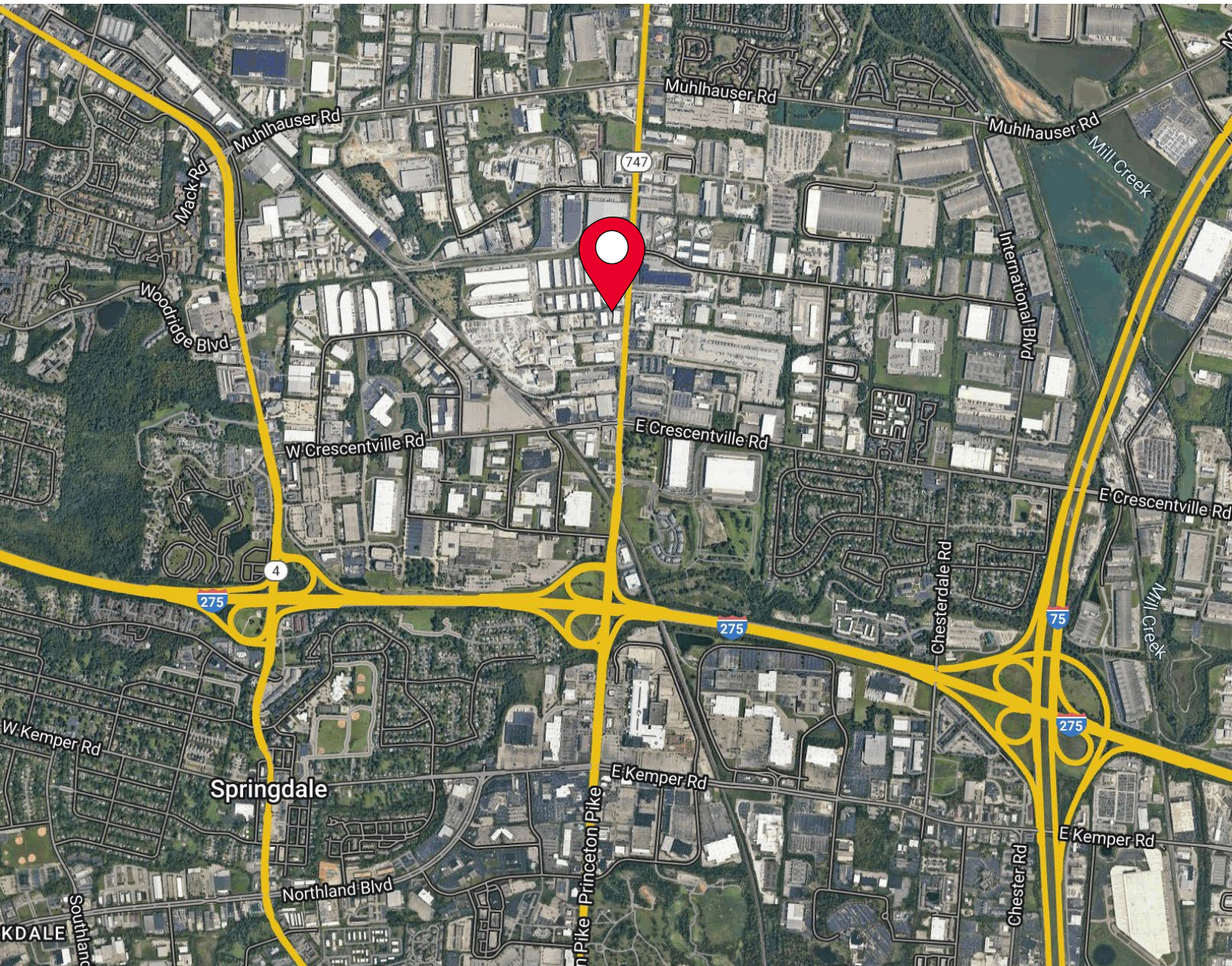
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## AERIAL LOCATION



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