

FOR SUBLEASE

COMMERCE PARK PLAZA

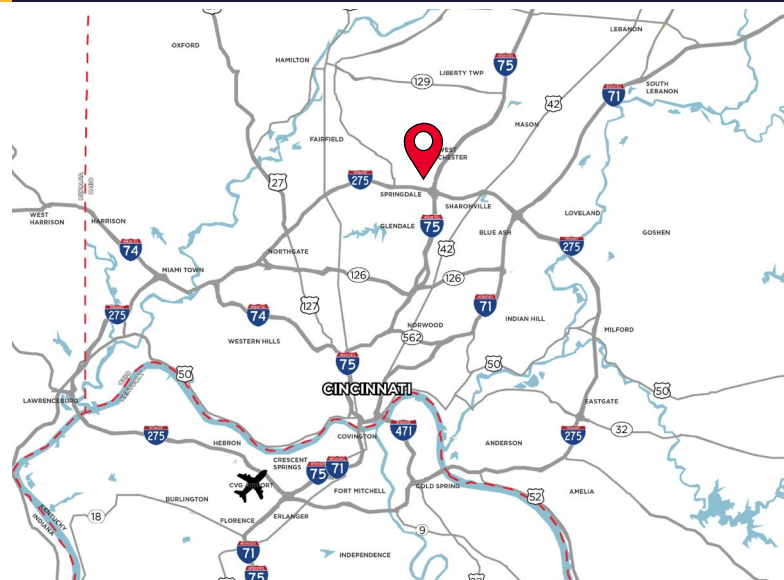
10080-10118 COMMERCE PARK DR. WEST CHESTER, OH 45246



OFFICE/WAREHOUSE

LEASE RATE: \$8.25/SF NNN

- 24,000 SF Available
- ±2,374 SF Office - Fully Renovated
- (8) Dock Doors
- (2) Drive-in Doors
- No Earnings Tax
- Easy Access to I-75 & I-275



For more information, contact:

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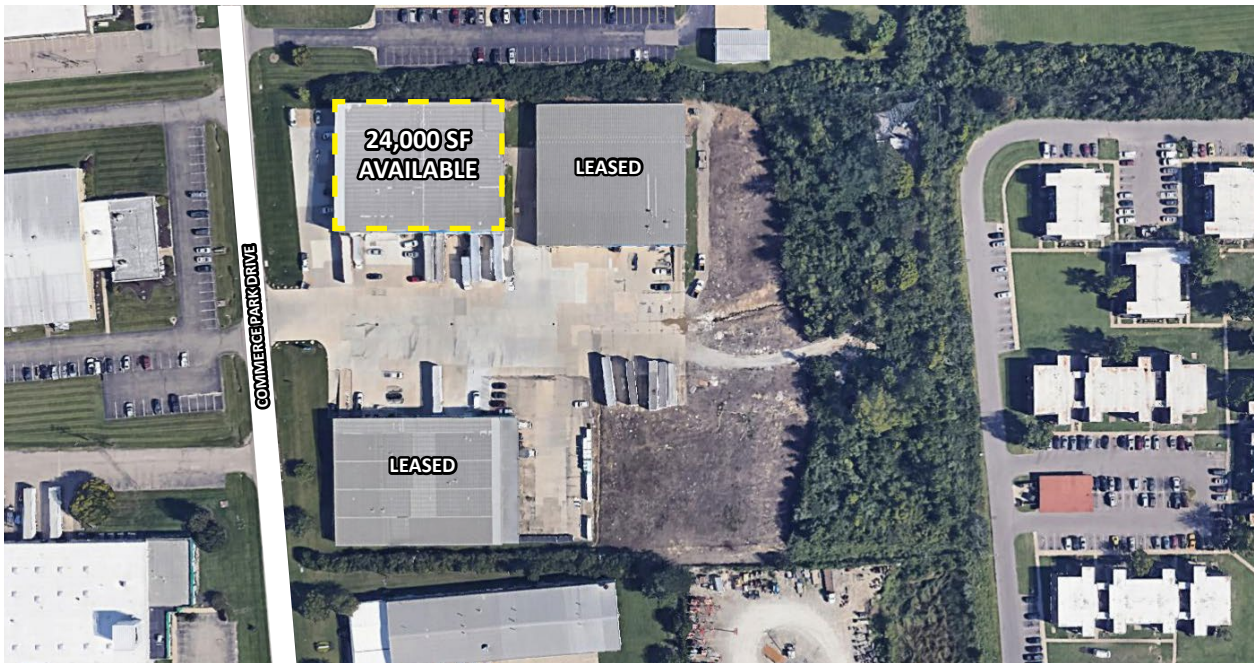
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| | |
|------------------|---|
| LOCATION | West Chester, OH |
| AVAILABLE SIZE | 24,000 SF |
| OFFICE SIZE | 2,374 SF |
| YEAR BUILT | 1988 |
| CONSTRUCTION | Pre-engineered metal |
| CLEAR HEIGHT | 24' - 28' |
| COLUMN SPACING | 25" x 67.5' |
| PARKING | 15+ Parking Spaces |
| FIRE SUPPRESSION | No Sprinkler - firewall separation in the middle of bldg. |
| LIGHTING | LED |

| | |
|----------------|--|
| DOCK DOORS | (8) 9'x10' Dock Doors |
| DRIVE-IN DOORS | (2) 10'x14' & 12'x12' Drive-in Doors |
| ELECTRIC | 120/208 volt, 225 amps, 3 phase |
| HVAC | Gas-fired heat in warehouse |
| UTILITIES | |
| ELECTRIC | www.duke-energy.com |
| GAS | www.duke-energy.com |
| WATER | www.butlercountyoio.org |
| SEWER | www.butlercountyoio.org |
| TELEPHONE | www.cincinnatiell.com |
| DATA | www.spectrum.com |
| OPEX | \$2.27/SF |

AERIAL



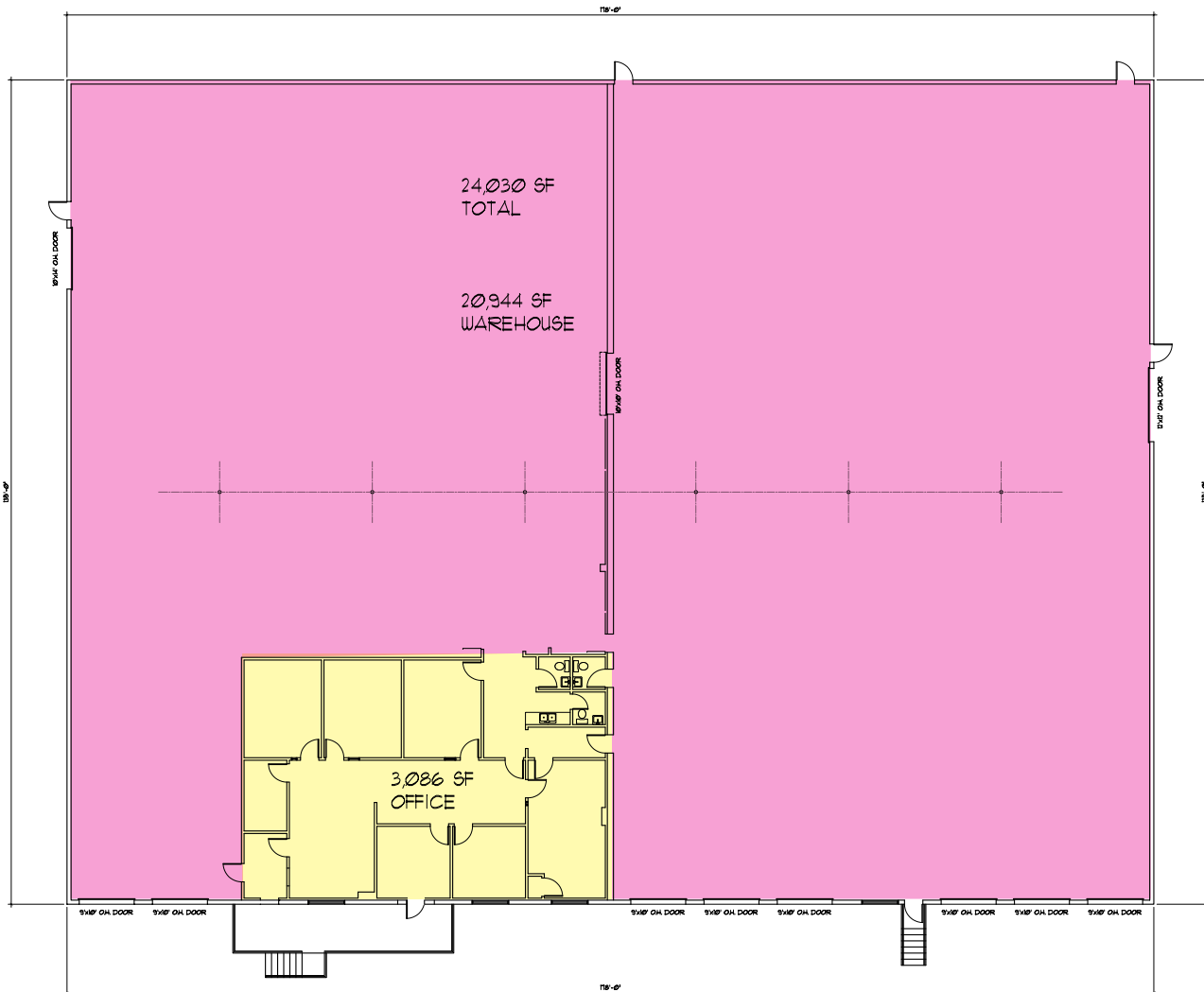
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FLOOR PLAN



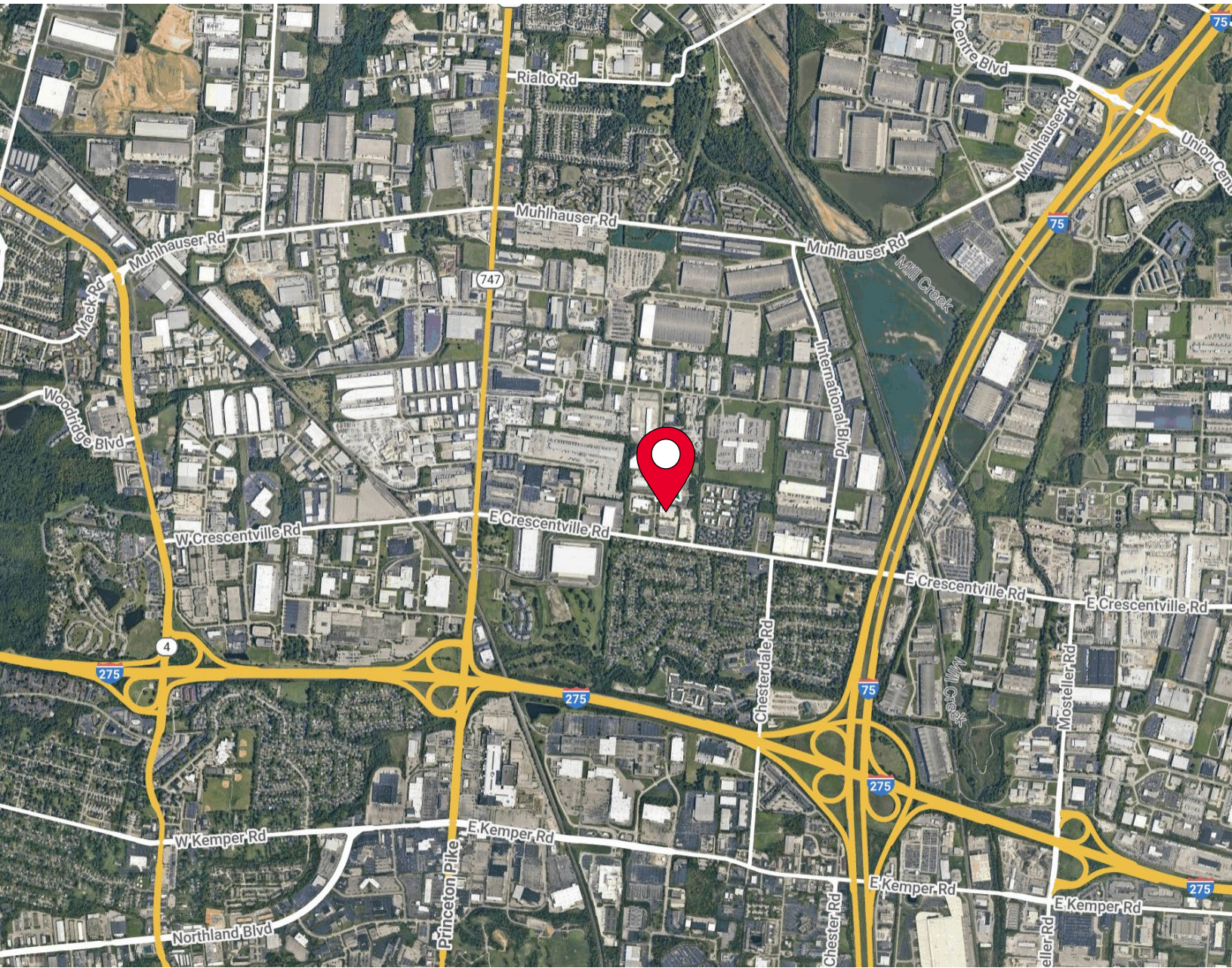
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