



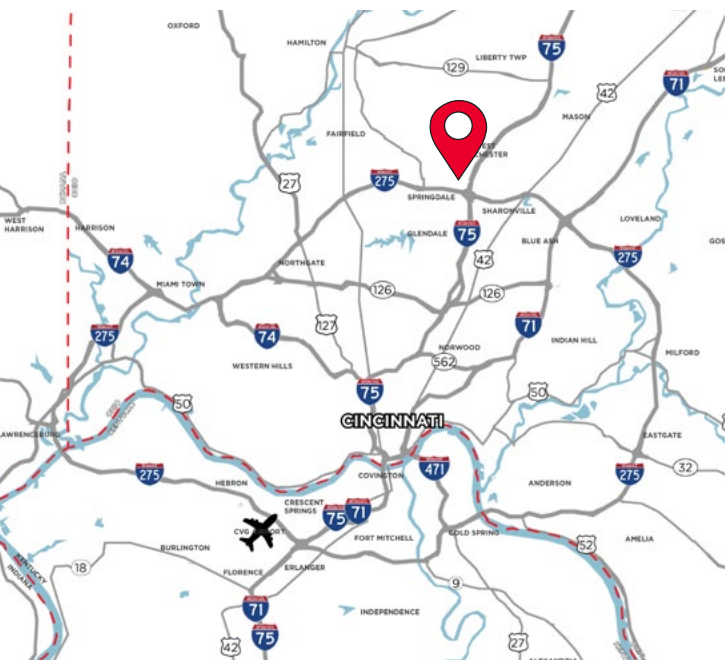
**CUSHMAN &  
WAKEFIELD**

## SPACE AVAILABLE COMMERCE PARK PLAZA

4850-4890 DUFF DRIVE  
WEST CHESTER, OH 45246

**OFFICE/WAREHOUSE**

**SPACE FOR LEASE**



### **PROPERTY HIGHLIGHTS**

- 2,000 - 4,000 SF Available
- Office/Warehouse Space
- Wet Fire System
- Zoned M-2
- No Earnings Tax
- Easy access to I-75 & I-275

For more information, contact:

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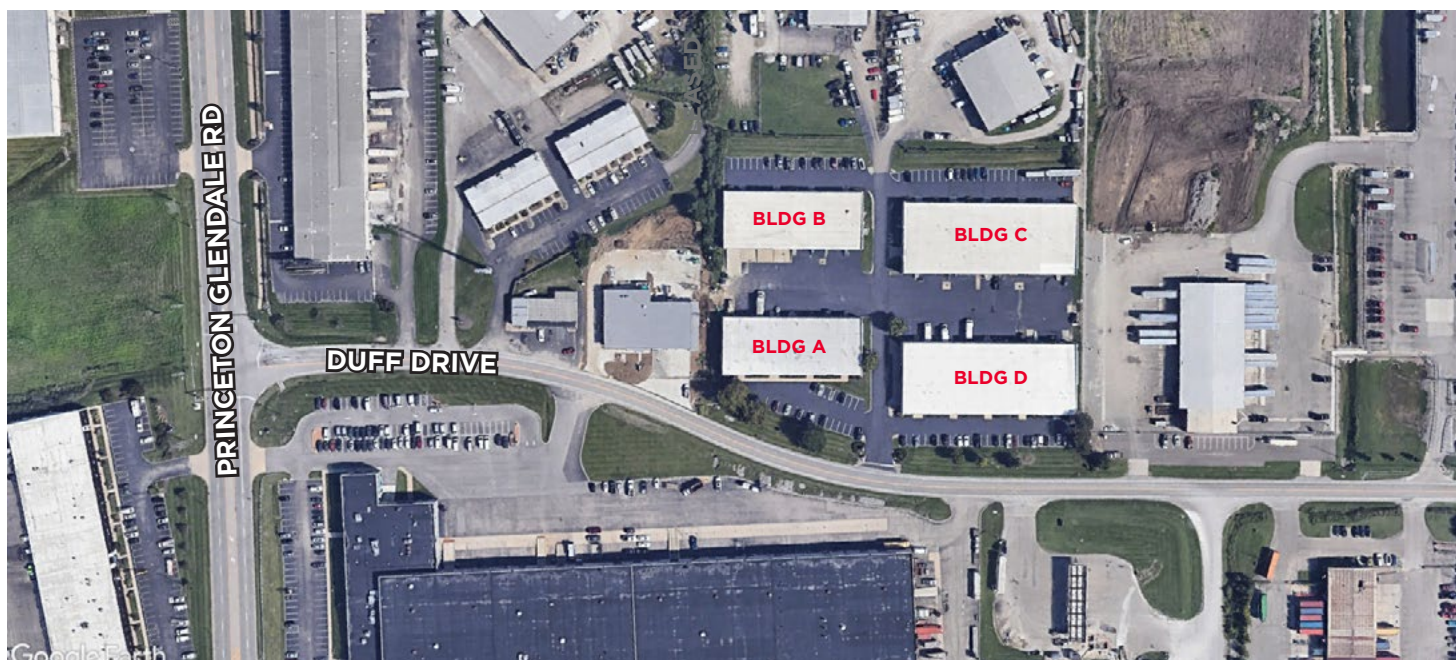
# FOR LEASE COMMERCE PARK PLAZA

WEST CHESTER, OH 45246

## BUILDING SPECIFICATIONS

LOCATION	West Chester, OH	DOCK DOORS	Multiple
ACRES	3.89	ZONING	M-2, General Industrial
YEAR BUILT	1979	ELECTRIC	120/208 volt, 225 amps, 3 phase
CONSTRUCTION	Pre-engineered metal	HVAC	Gas-fired heat in warehouse
CLEAR HEIGHT	16'	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
COLUMN SPACE	26' x 40'	WATER/SEWER	<a href="http://www.butlercountyohio.org">www.butlercountyohio.org</a>
PARKING	20± parking spaces	TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
FIRE SUPPRESSION	Wet System	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
LIGHTING	Fluorescent/Metal Halide	OPEX:	\$2.20/psf

Building	Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building A	4860E	2,000 SF	1,000 SF	1,000 SF	1 Dock Door	\$7.95/SF
Building A	4860B	4,000 SF	2,000 SF	1,500 SF	2 Dock Doors	\$7.50/SF
Building B	4866D	3,900 SF	2,800 SF	1,100 SF	2 Dock Doors	\$6.95/SF
Building C	4884C	2,650 SF	1,650 SF	1,000 SF	1 Dock Door	\$8.95/SF





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## SITE PLAN

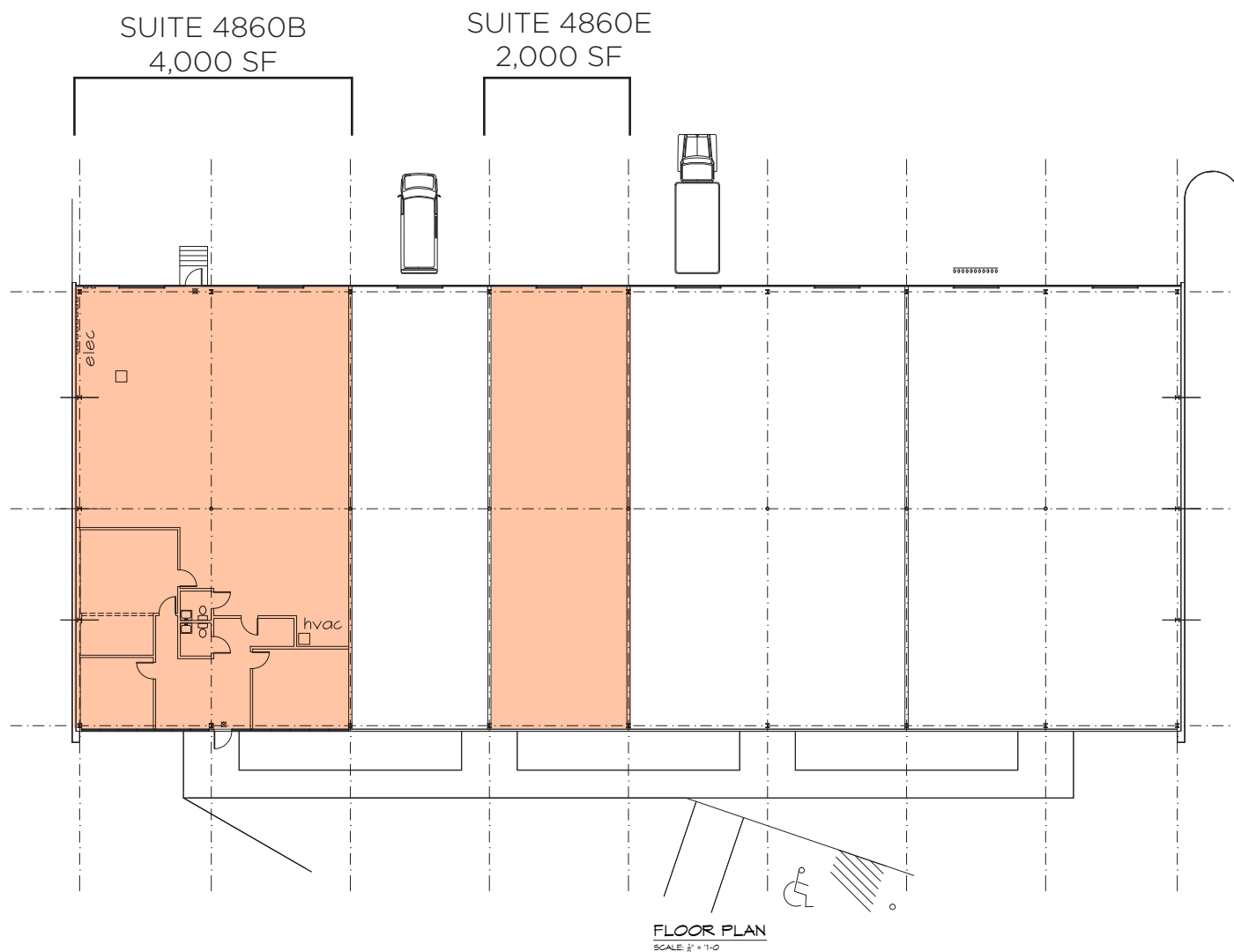


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## BUILDING A



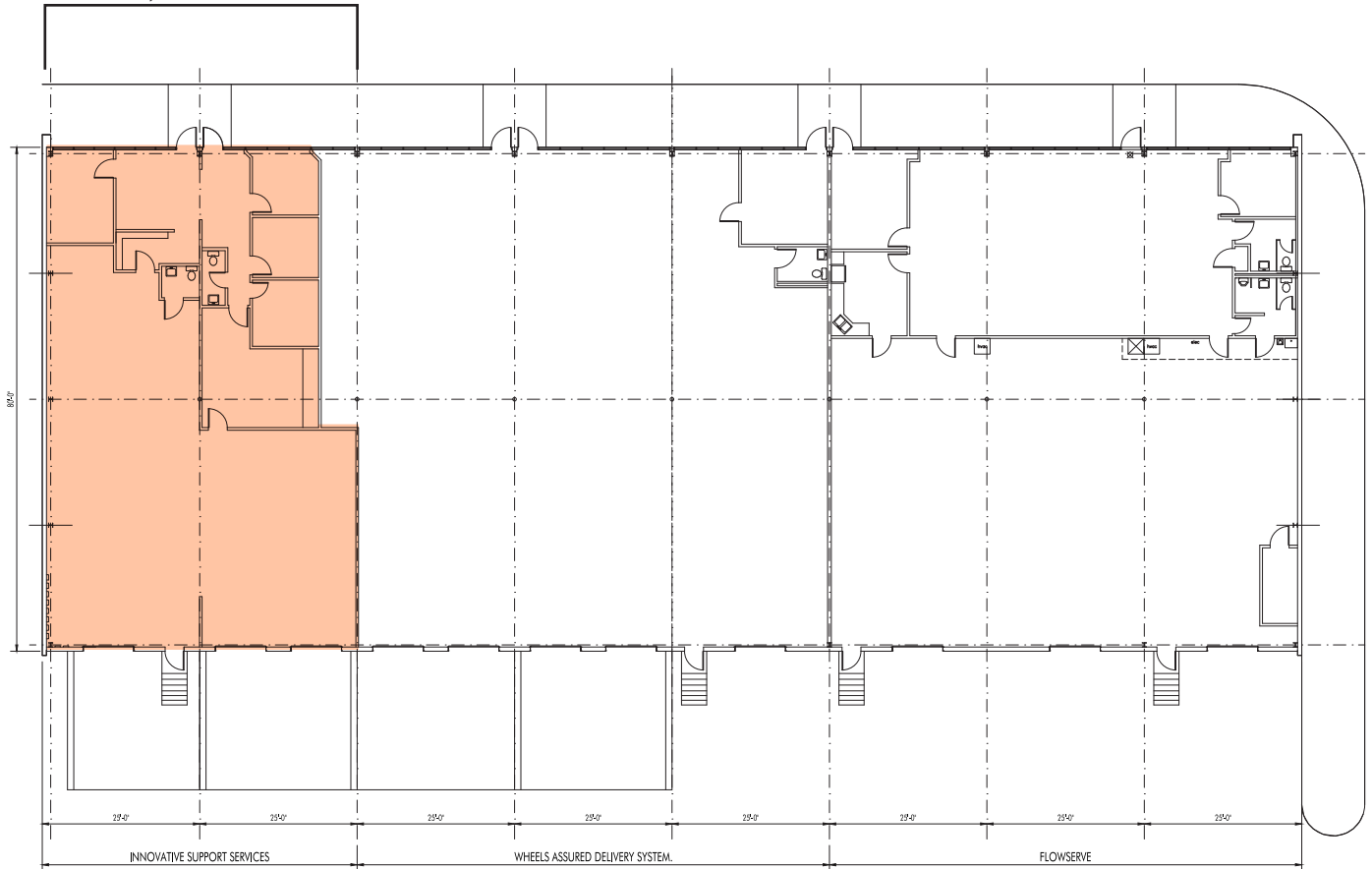
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## BUILDING B

SUITE 4866D  
3,900 SF



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

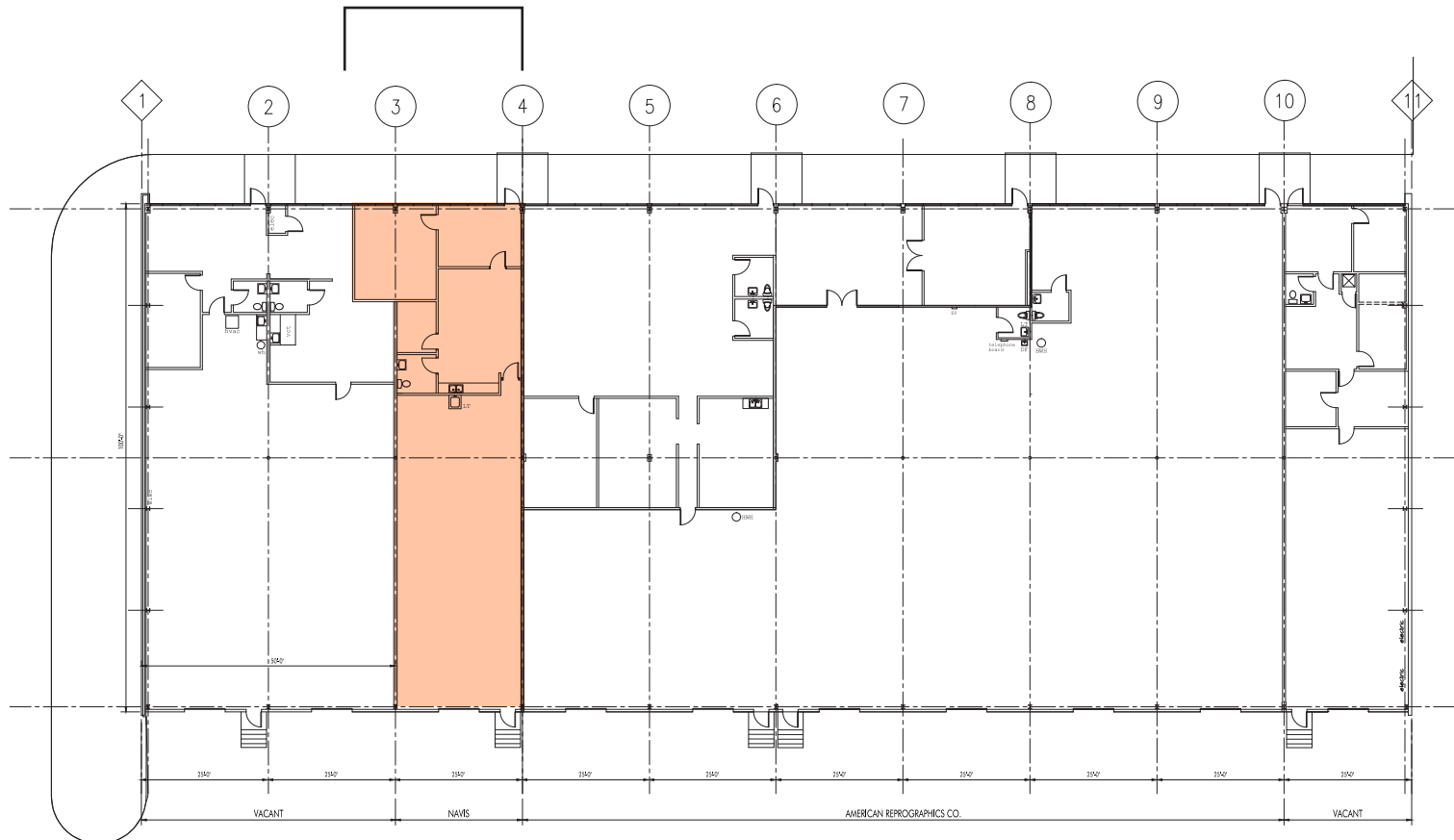
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# COMMERCE PARK PLAZA

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## BUILDING C

SUITE 4884C  
2,650 SF



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

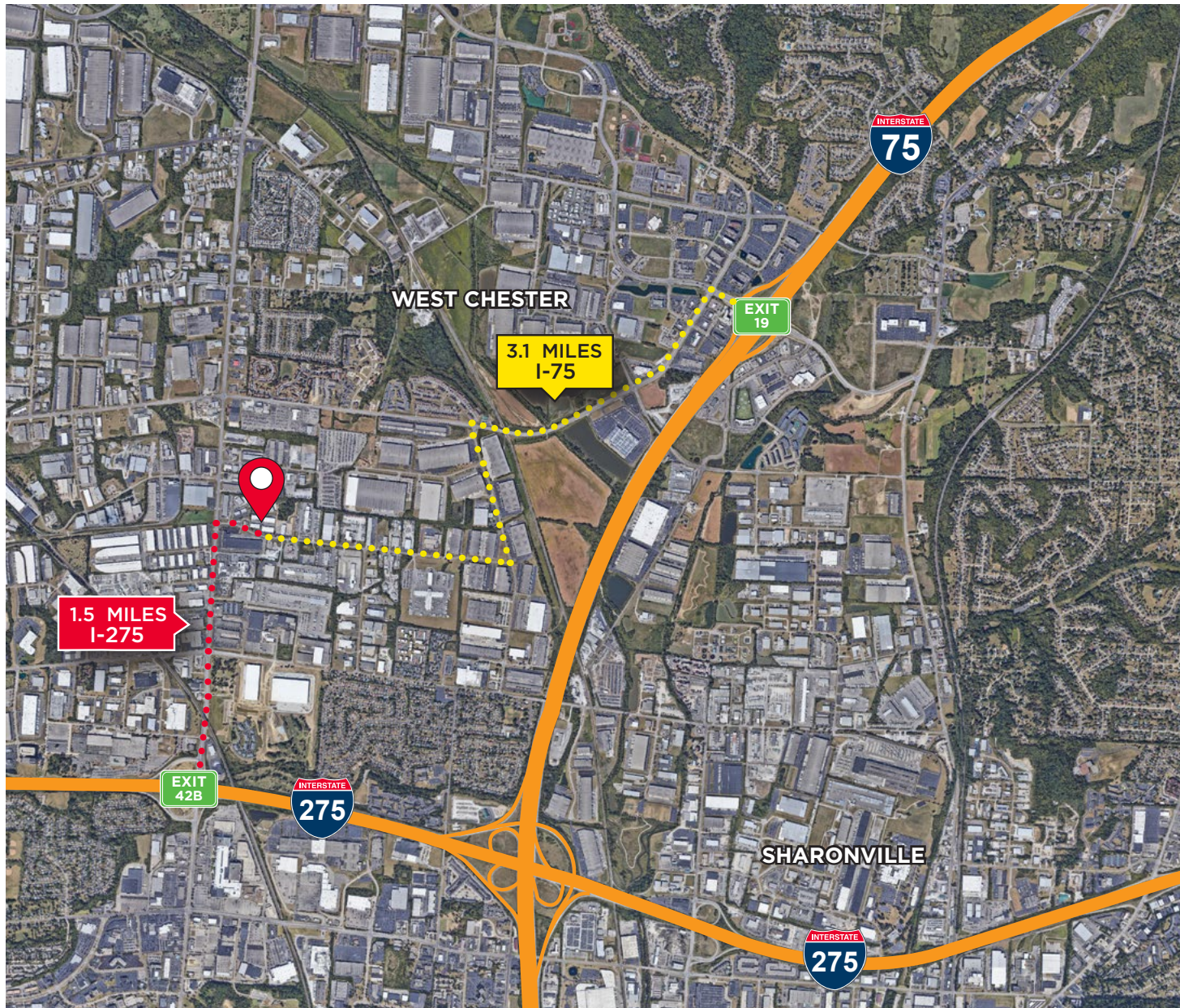


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## AERIAL LOCATION



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