



**CUSHMAN &
WAKEFIELD**

SPACE AVAILABLE **COMMERCE PARK PLAZA**

4850-4890 DUFF DRIVE
WEST CHESTER, OH 45246

PRICE REDUCED!

OFFICE/WAREHOUSE

SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Multiple Suites Available
- See 2nd page for more information
- 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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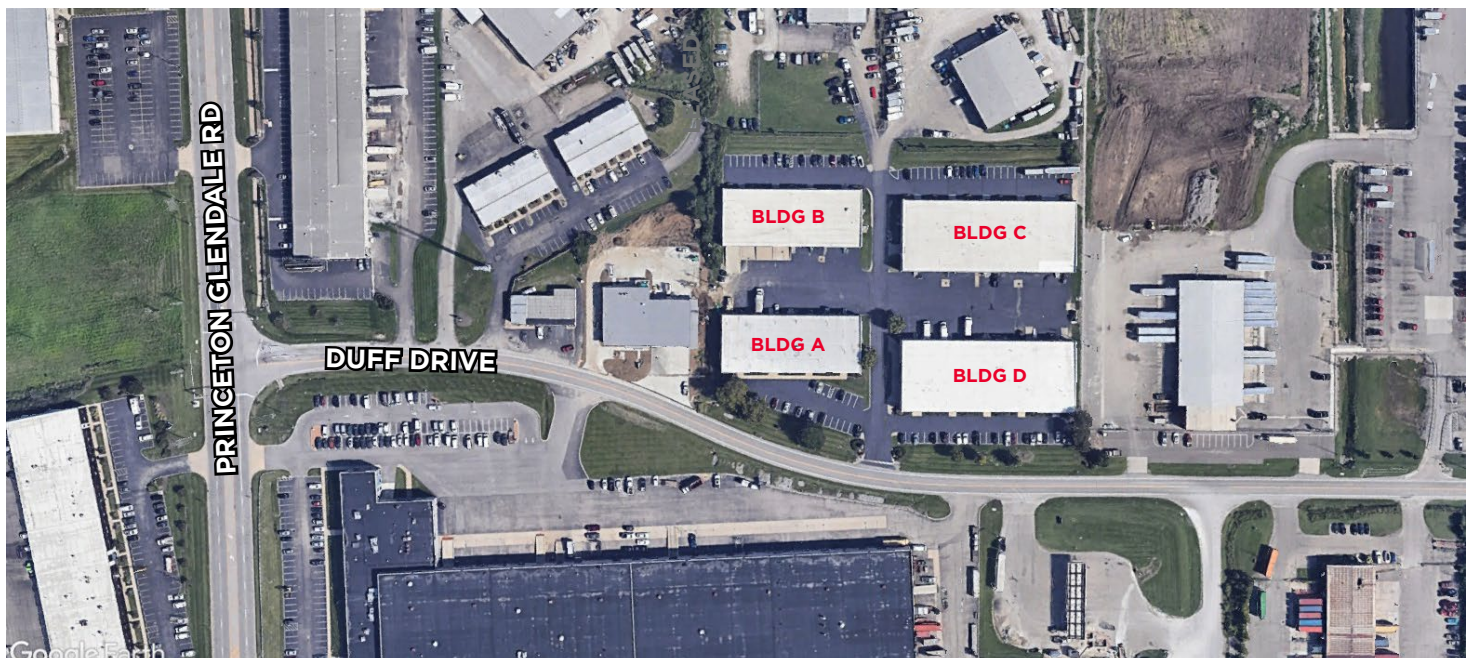
FOR LEASE COMMERCE PARK PLAZA

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	208 volt, 225 amps, 3 phase
CONSTRUCTION	Pre-engineered metal	HVAC	Gas-fired heat in warehouse
CLEAR HEIGHT	16'	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACE	26' x 40'	WATER/SEWER	www.butlercountyohio.org
PARKING	20± parking spaces	TELEPHONE	www.cincinnatiatibell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	LED	OPEX	\$2.30/SF

Building	Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building B	4886E&F	12,100 SF	9,100 SF	3,000 SF	8 Dock Doors	\$6.95/SF NNN
Building C	4884	5,000 SF	2,000 SF	3,000 SF	2 Dock Doors	\$6.95/SF NNN
Building C	4884A	4,850 SF	3,650 SF	1,200 SF	2 Dock Doors 1 Drive-in	\$6.95/SF NNN
Building A	4860E	2,000 SF	1,000 SF	1,000 SF	1 Dock Door	\$6.95/SF NNN



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SITE PLAN



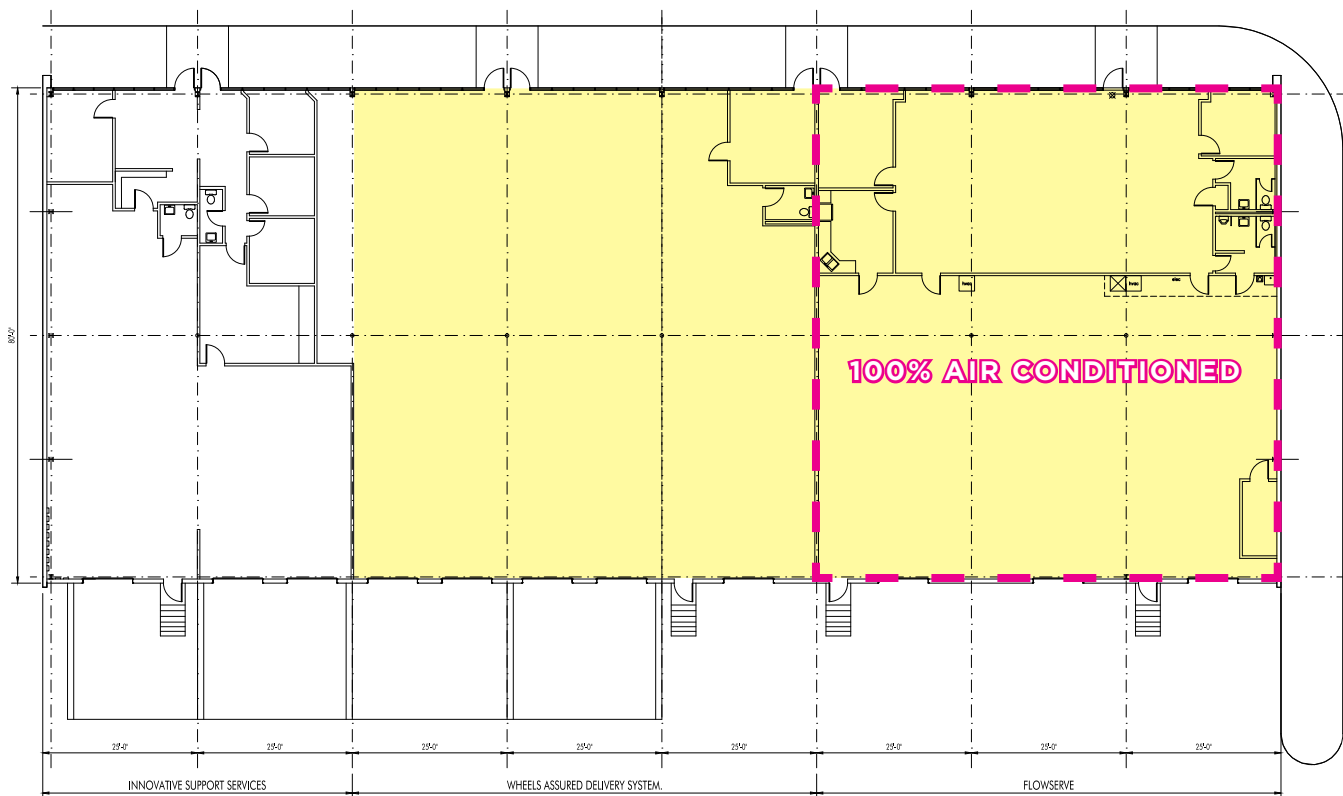
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FLOOR PLAN - BUILDING B

12,100 SF AVAILABLE

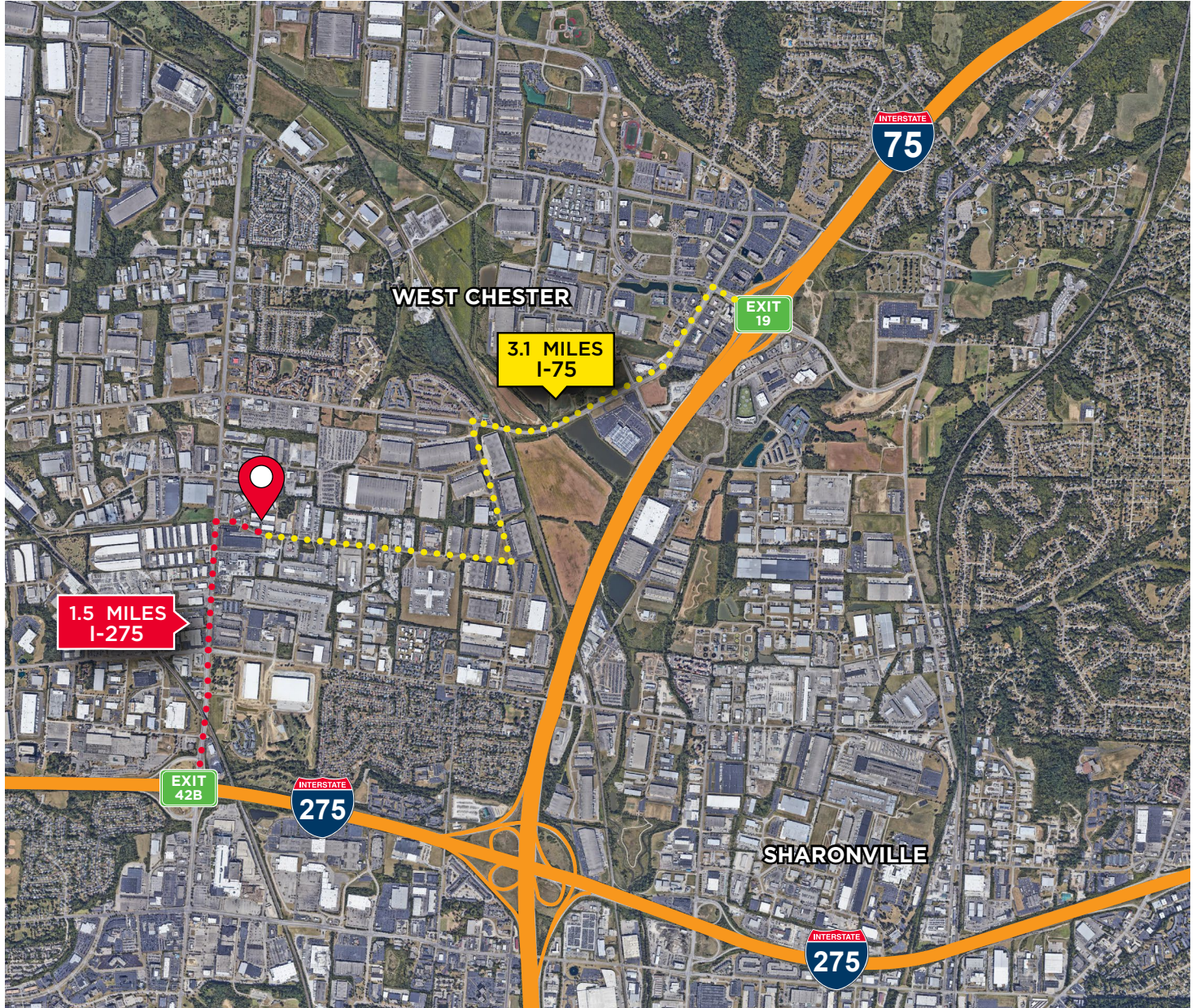


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AERIAL LOCATION



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