

FOR SALE

4665 INTERSTATE DRIVE

WEST CHESTER, OH 45246

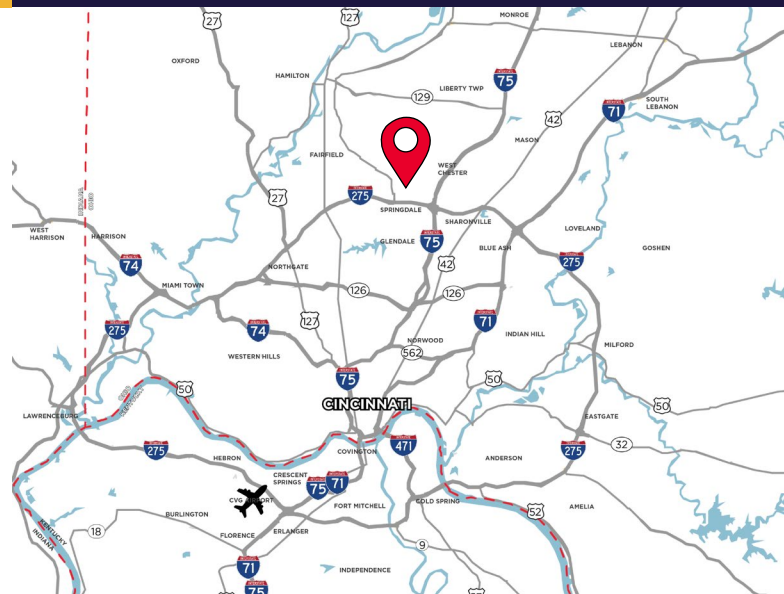


AVAILABLE 8/1/2027

20,660 SF ON 1.78 ACRES

SALE PRICE: \$3,400,000

- 20,660 SF Total
 - » 4,300 SF Office
 - » 16,360 SF Warehouse/Production
 - » (3) Dock Doors
 - » (1) Drive-in Door
 - » 1.78 Acres
- Fenced Outside Storage
- No Employee Income Tax



For more information, contact:

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LOCATION	Butler County	DOCKS	(1) Will call Dock Door; 6' x 8' (2) Dock Doors; 8' x 12' w/ pit levelers & shelters
ACRES	1.78 Acres	DRIVE-INS	(1) Drive-in Door; 12' x 14'
AVAILABLE SIZE	20,660 SF	POWER	240/480v, 3 phase, 400A (est.)
WAREHOUSE SIZE	16,360 SF	SPRINKLER	Wet
OFFICE SIZE	4,300 SF	UTILITIES	
YEAR BUILT	1978	ELECTRIC/GAS	www.dukeenergy.com
ZONING	M2	WATER/SEWER	www.msdcg.org
CLEAR HEIGHT	15' - 20'	PROPERTY INFO	
COLUMN SPACING	40' x 40' - High bay 26.5' x 40' (Typical) 20' x 40' - Low bay	ANNUAL TAXES	\$26,361.42 (\$1.26/SF) (Based on assessed value)
HVAC	Whse -Gas Fired Heaters Whse Storage & Office - HVAC	COUNTY VALUE	\$1,219,380 (\$58.38/SF)
LIGHTING	LED	PARCEL ID	M5620166000015 M5620166000016
CONSTRUCTION	Brick & Block	MISC.	» Warehouse floor drains » 2 ton bridge crane » 5,000 SF fenced outside storage » Skylights » Mezzanine w/ offices (not included in SF)
ROOF	1978; replaced 1994		
PARKING	±40		

AERIAL



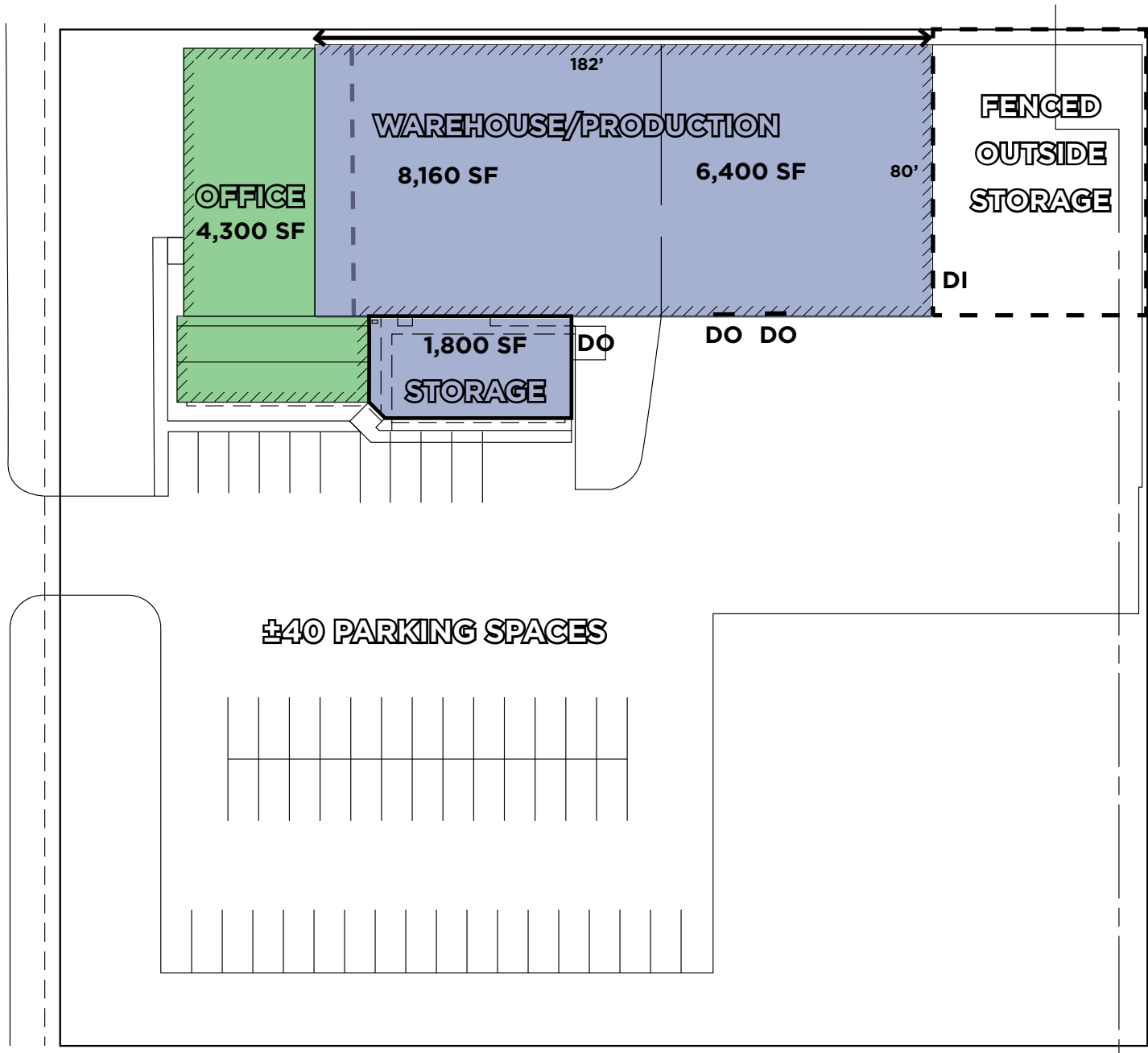
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FLOOR PLAN



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AERIAL PHOTOS



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EXTERIOR PHOTOS



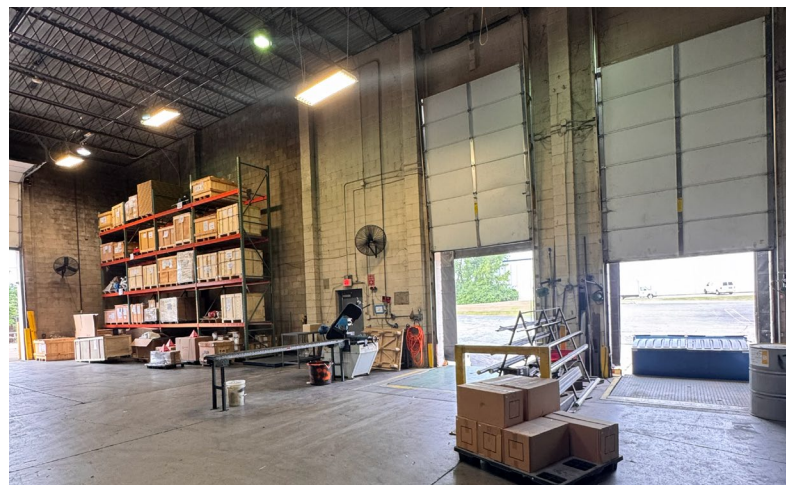
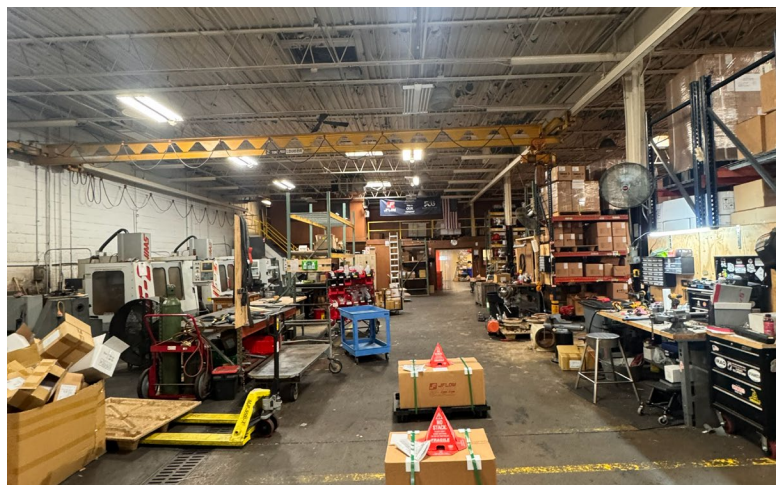
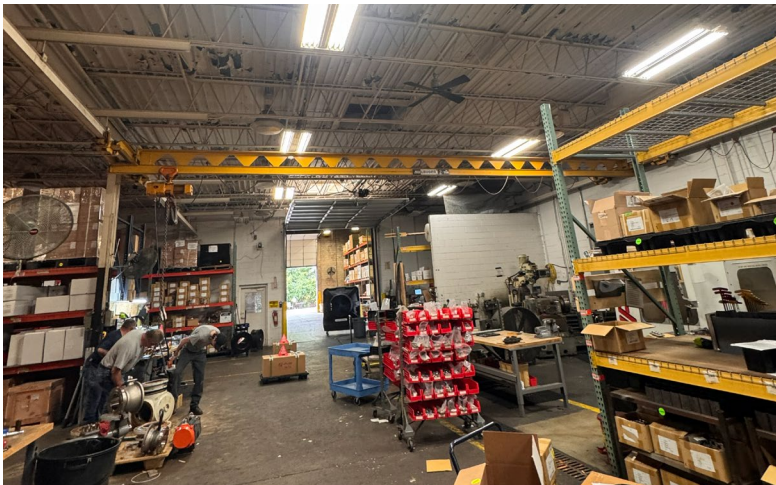
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INTERIOR PHOTOS



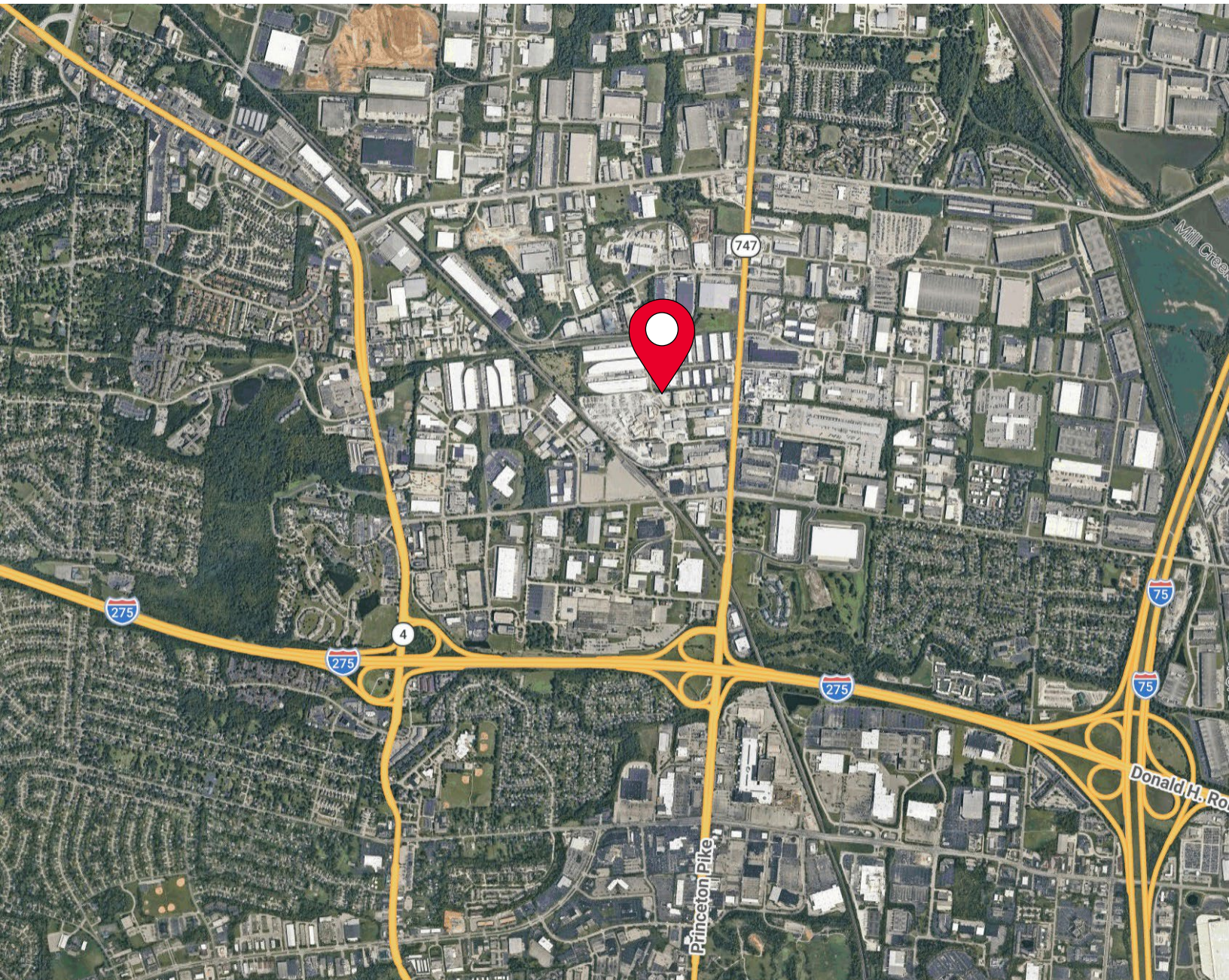
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AERIAL LOCATION



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