FOR SALE

4236 THUNDERBIRD LANE

WEST CHESTER TWP., OH 45014

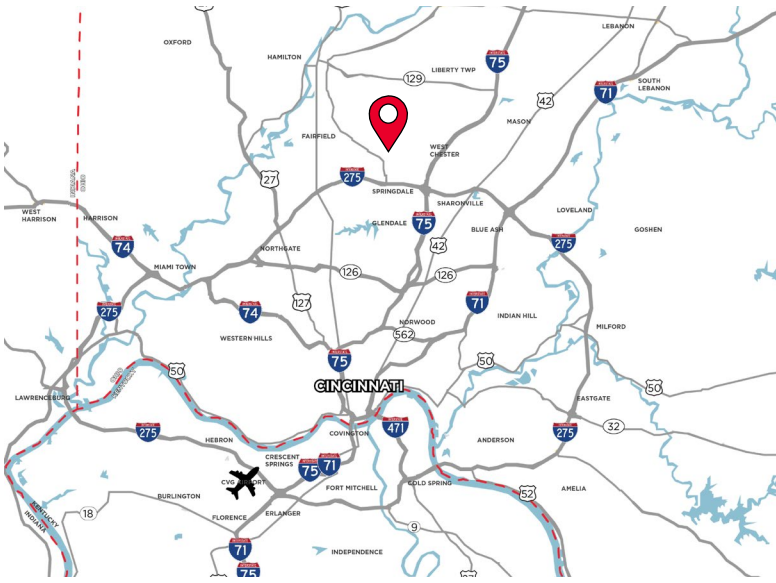
CUSHMAN & WAKEFIELD



MANUFACTURING/WAREHOUSE

SALE PRICE: $8,600,000

- 74,704 SF Available for Sale
- 15.07 Acres Total
- Heavy Power
- 5-ton Overhead Crane
- Air Conditioned Production/Warehouse
- Expandable



For more information, contact:

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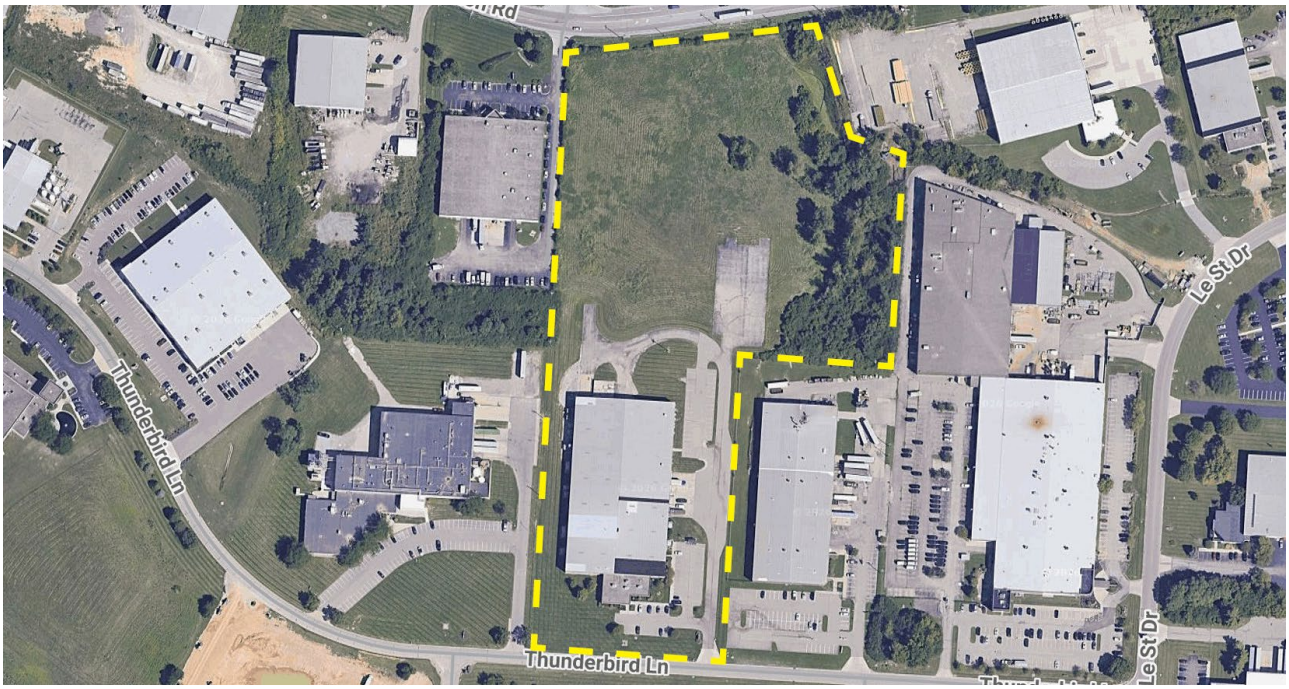
WEST CHESTER TWP., OH 45014

CUSHMAN & WAKEFIELD

JURISDICTION	West Chester Township
ACRES	Plant Parcel: 5.577 Acres Add. Land: 9.495 Acres
AVAILABLE	74,704 SF
OFFICE	±7,030 SF
YEAR BUILT/ EXPANSION	1989/1995
CONSTRUCTION	Pre-engineered/CMU/ Metal Panel
CLEAR HEIGHT	21' - 24'
COLUMN SPACING	Varies
ZONING	M (General Industrial)
FLOOR	6" Concrete
FIRE SUPPRESSION	Wet System

DOORS	(6) Docks w/ mechanical pit levelers (1) Drive-in Door; 12'x14'
ELECTRIC	4,000 amps, 480/277V, 3 phase, Busducts
HVAC	Air-Conditioned Warehouse
UTILITIES	
ELECTRIC	www.igs.com Contract runs 12/31/27 www.duke-energy.com
GAS	www.duke-energy.com
WATER/SEWER	www.bcohio.gov
TELEPHONE/DATA	www.spectrum.net
PARCEL ID	Add. Land: M5620291000005 Plant: M5620273000006
MISC.	• Adjacent land: 9.495 Acres • 5-ton Overhead Crane • Air Compressor w/ Air Lines Throughout

AERIAL



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AERIAL PHOTOS













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OFFICE PHOTOS









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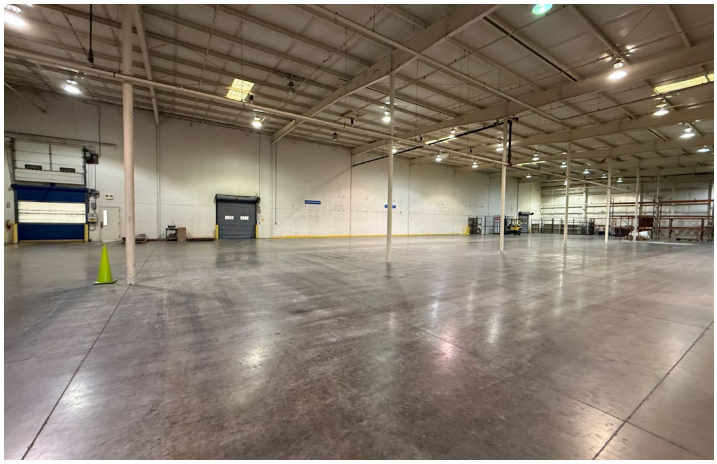
WAREHOUSE PHOTOS

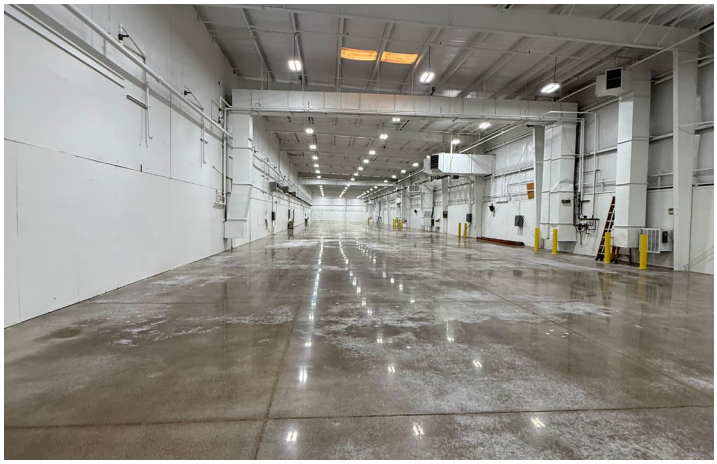












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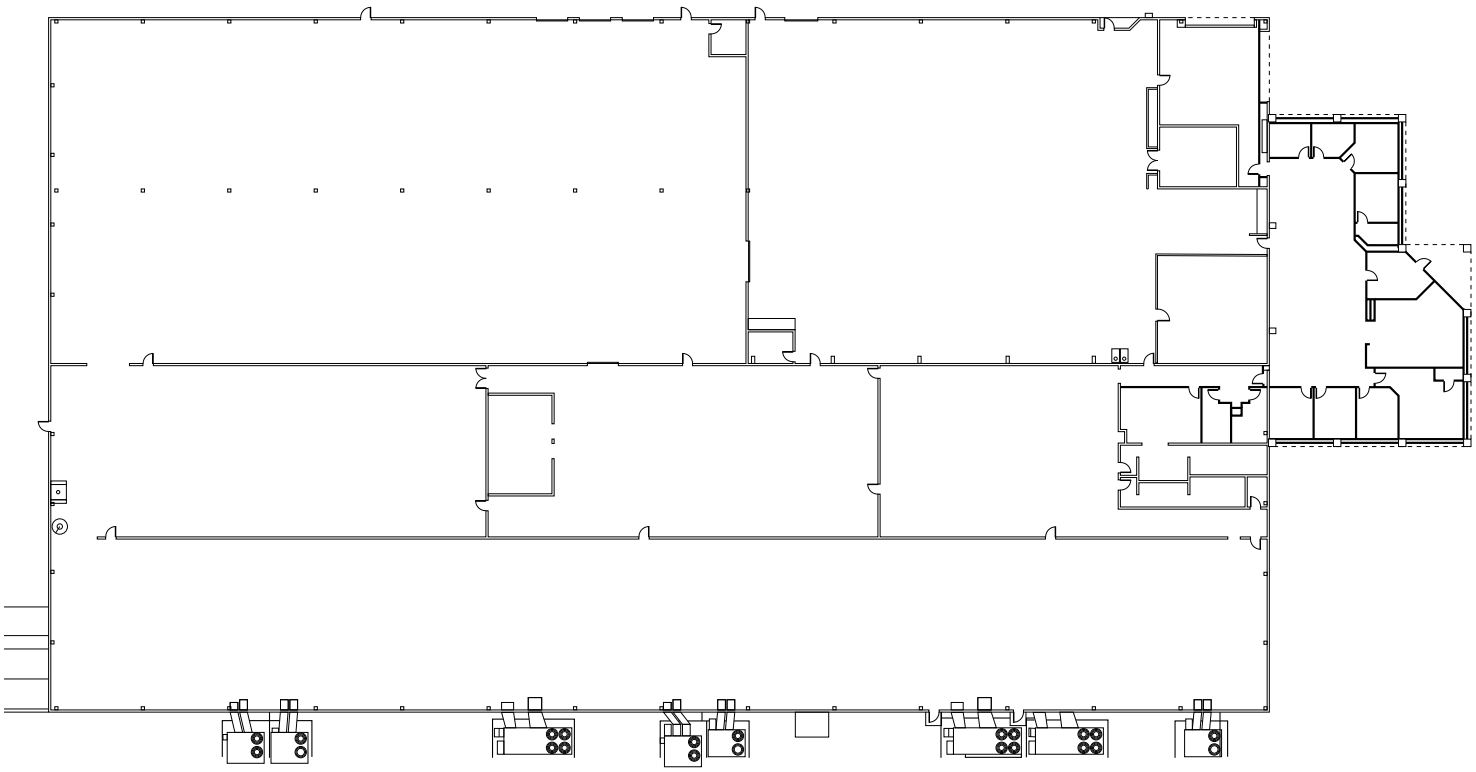
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FLOOR PLAN



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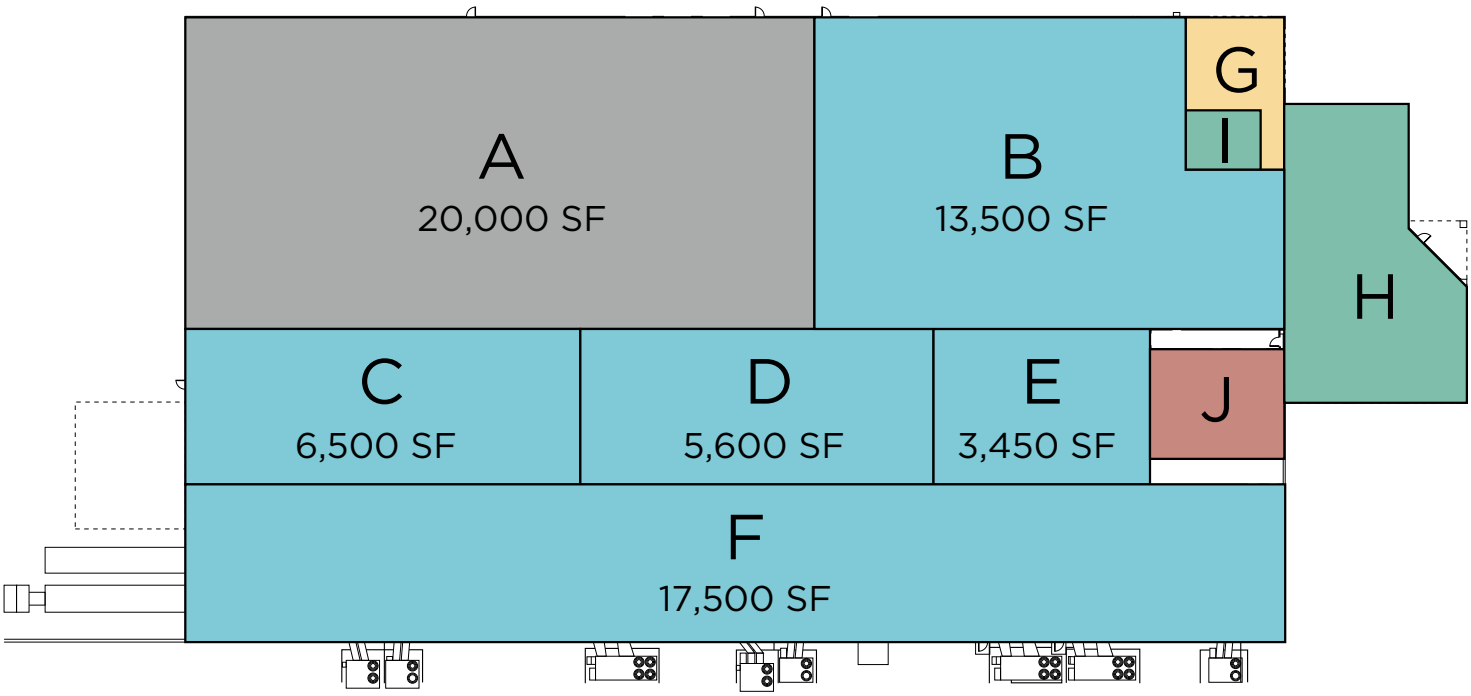
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BUILDING LAYOUT



Warehouse	A	20,000 SF
Production Area	B-F	46,550 SF
Lunchroom	G	815 SF
Office Area	H-I	4,750 SF
BR/Lockers/Storage	J	1,465 SF

A/C

A&E do not have AC

C has A/C but it is not working

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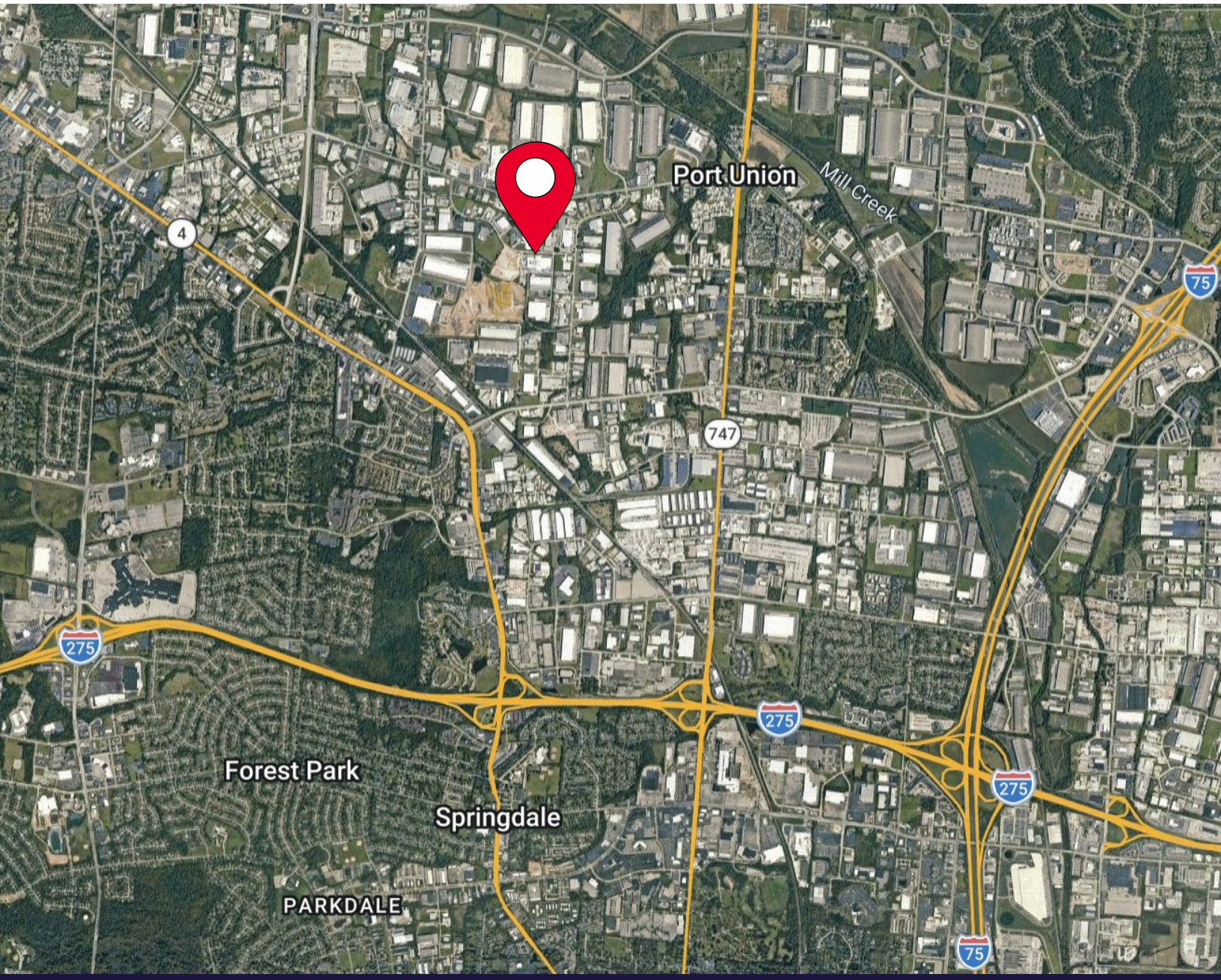
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