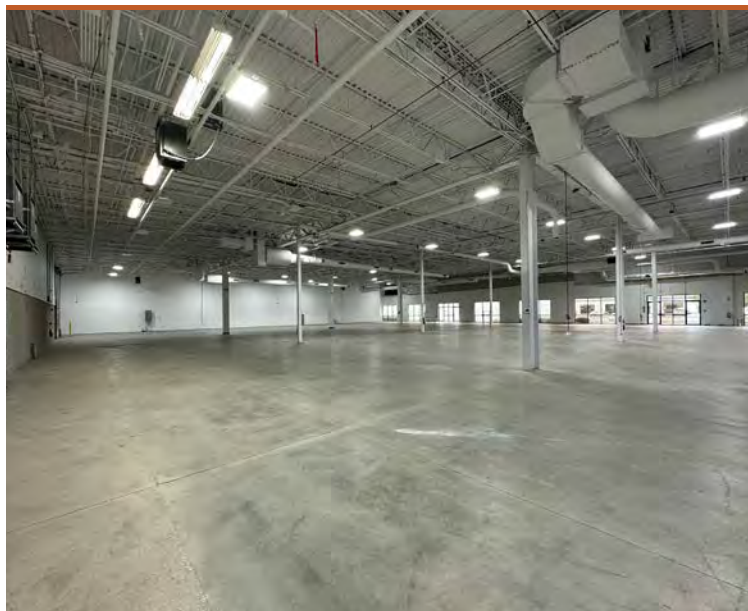




8830 BECKETT RD. WEST CHESTER, OH 45069
 AVAILABLE FOR SUBLEASE



PROPERTY HIGHLIGHTS

 **28,960 Total SqFt**

- Located in West Chester minutes to I-75 at Union Centre and I-275 at SR 747
- No corporate or employee earnings taxes
- 100% HVAC throughout with grinded + sealed concrete floors
- Two (2) dock positions with moveable Dockzilla ramp.
- Available approximately 9/1/2023
- Sublease through 10/31/2024
- Lease Rate: \$7.25/SqFt full-service gross

 **CLICK HERE FOR AERIAL VIDEO**

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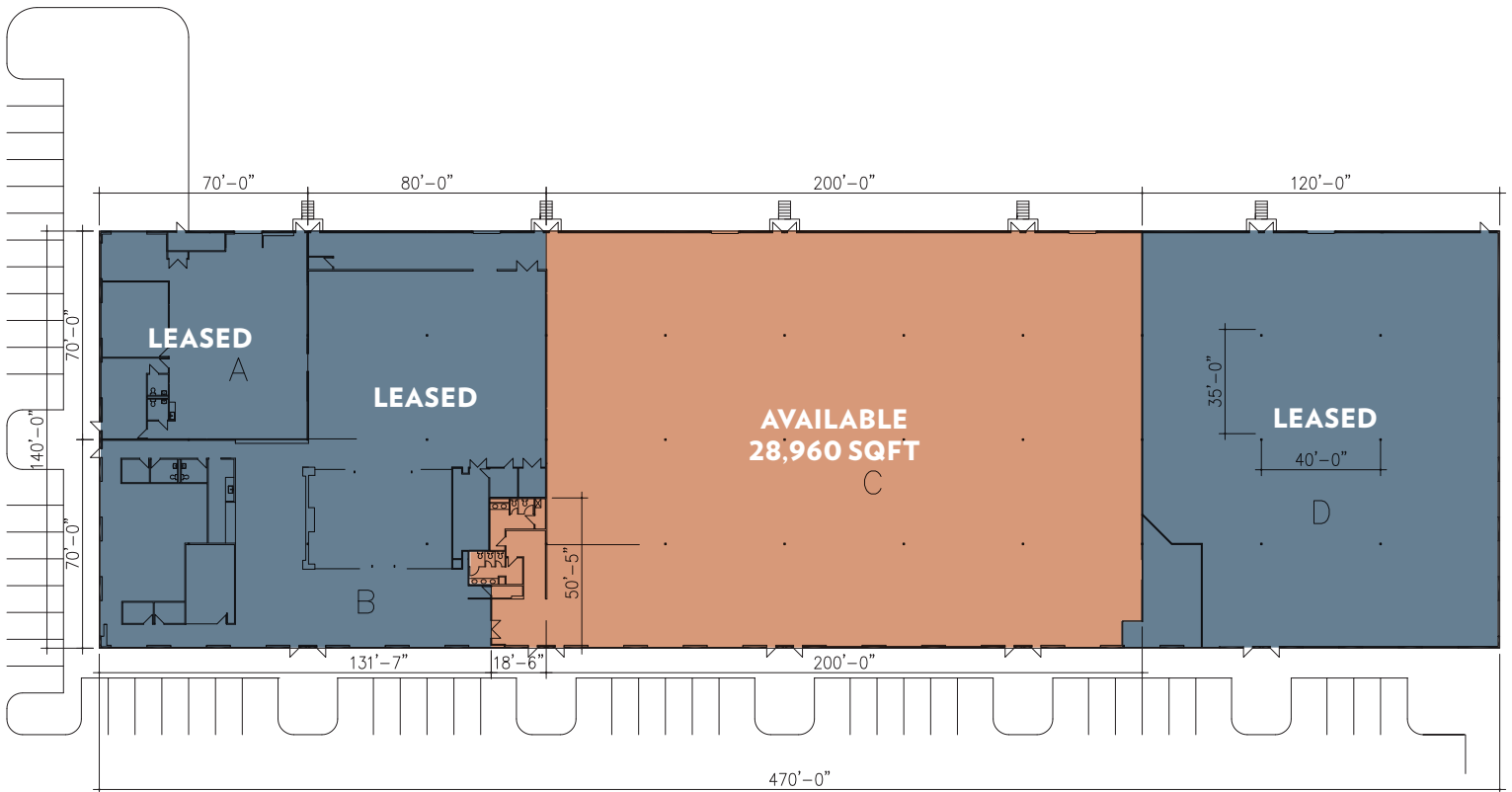
WEST CHESTER, OH

PROPERTY DETAILS

Total SqFt:	28,960 (140'x200')
Warehouse SqFt:	100% warehouse
Office SqFt:	To Suit
Clear Height:	19'-21'
Year Built:	2002
Type Construction:	Concrete - Fully insulated
Lighting:	LED's
Column Spacing:	35'x40'
Dock door:	One (1) - 8'6" x 9'
Drive-in door:	One (1) - 8'6" x 9' with portable Dockzilla ramp (can be converted back to dock)

Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 200-amps
Heat:	100% HVAC
Roof:	Ballasted rubber membrane
Truck court:	120' - 50' concrete apron & 70' heavy duty asphalt
Parking Lot:	40+ spaces
Restrooms:	One (1) set with women's wellness room

FLOOR PLAN



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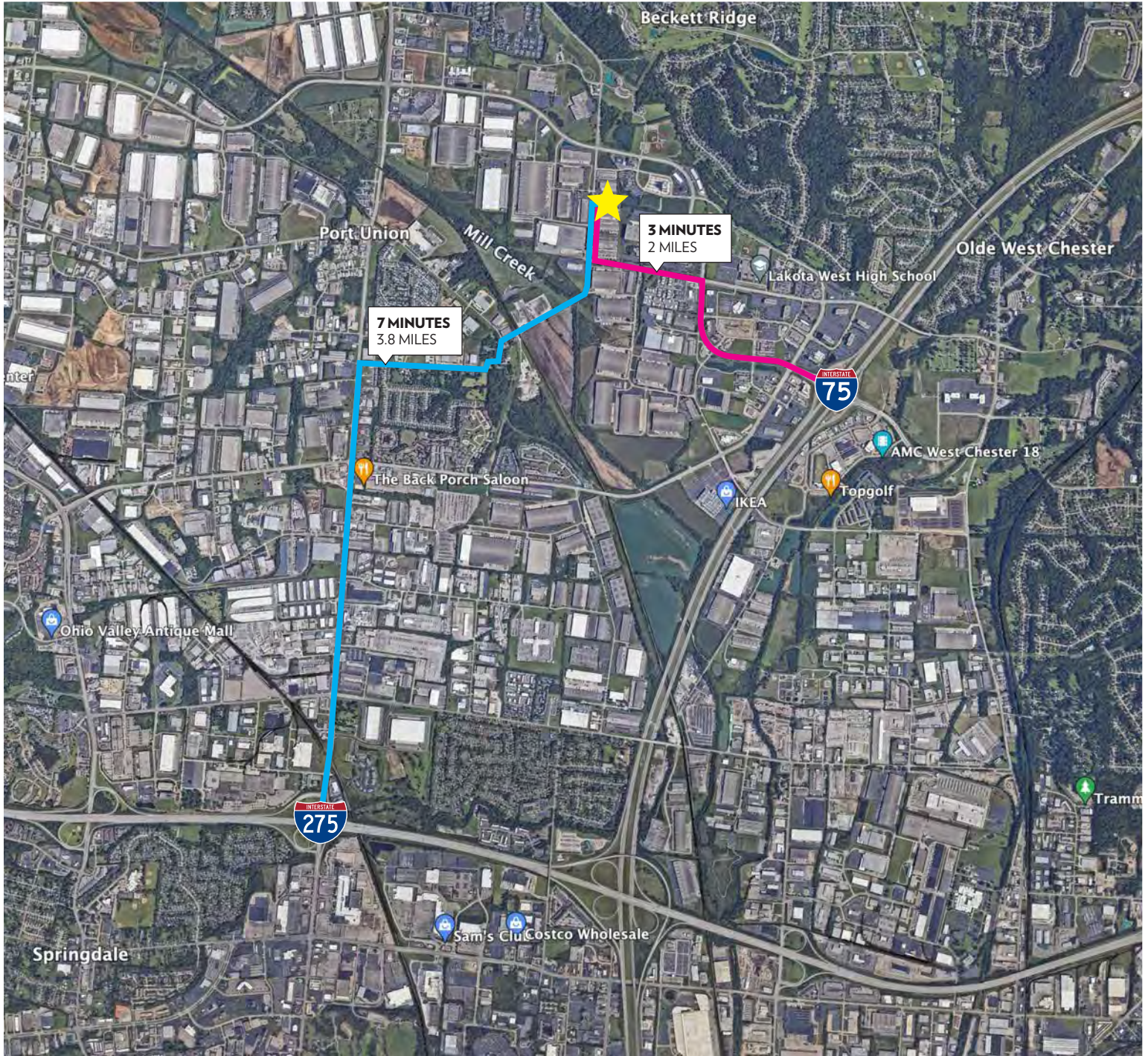
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DISTANCE MAP



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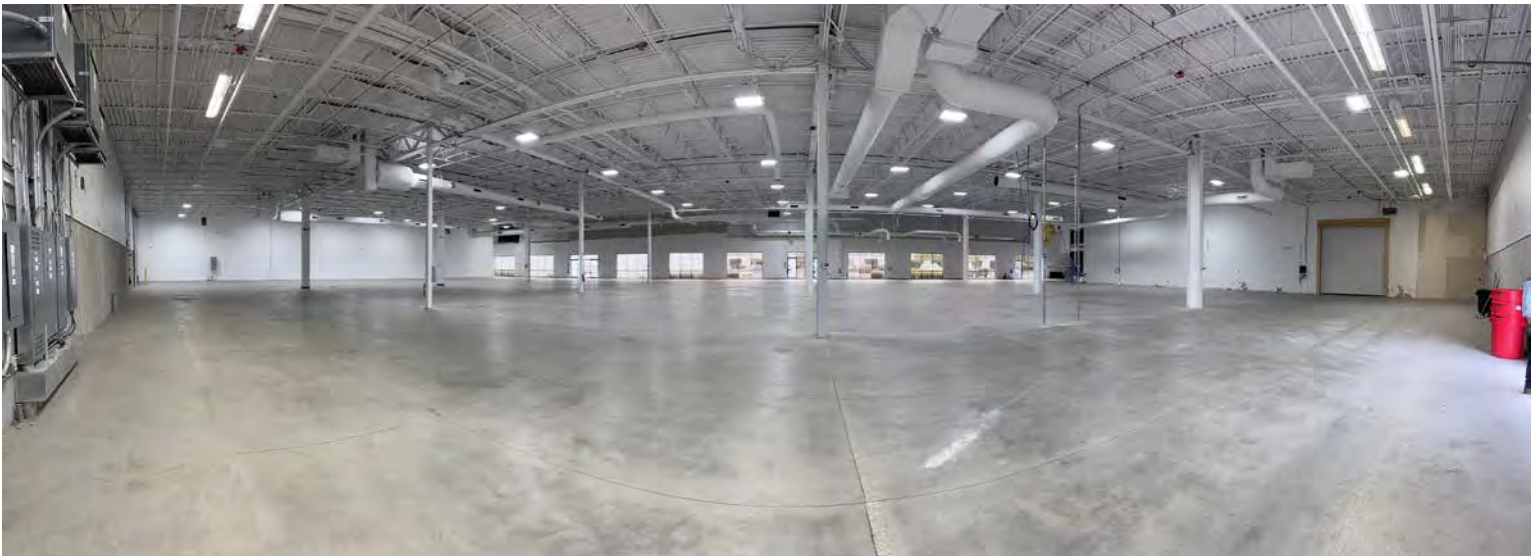
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PROPERTY PHOTOS



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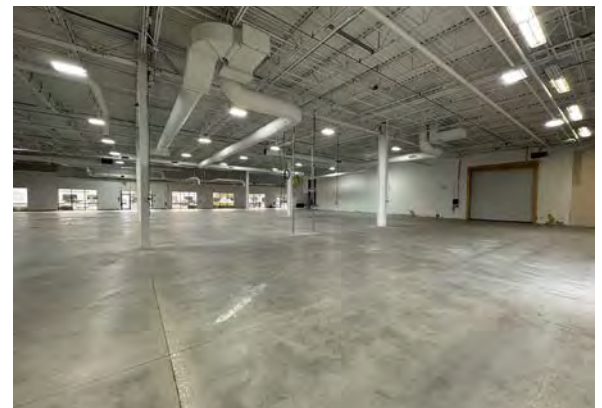
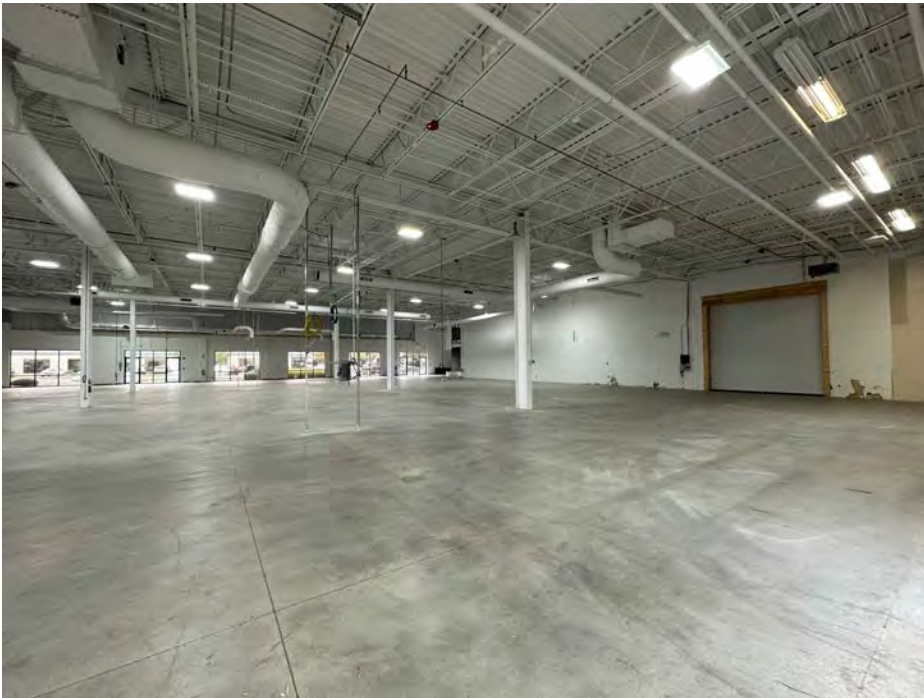
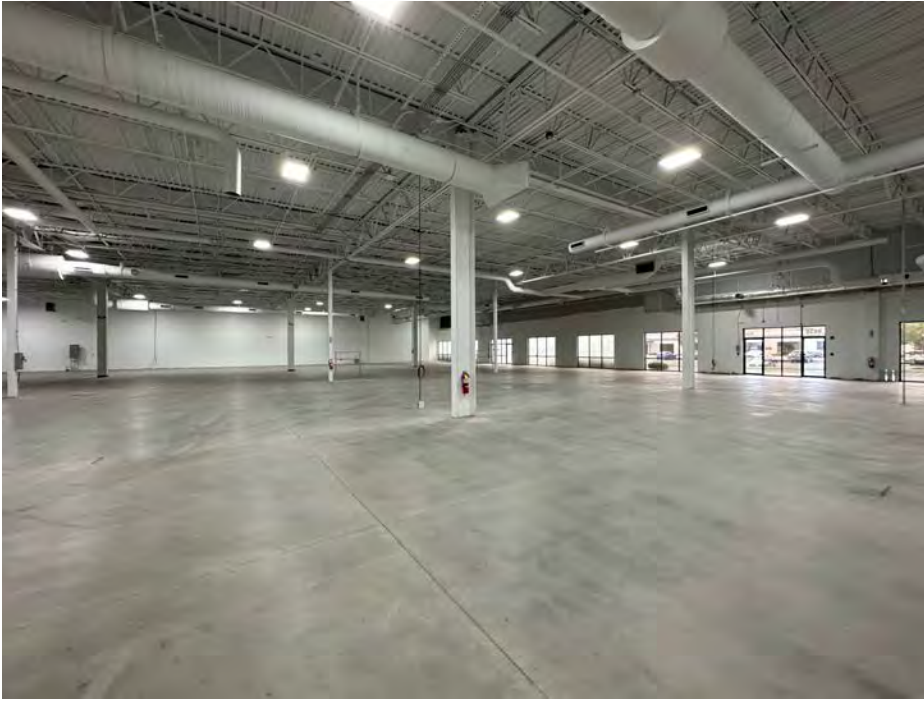
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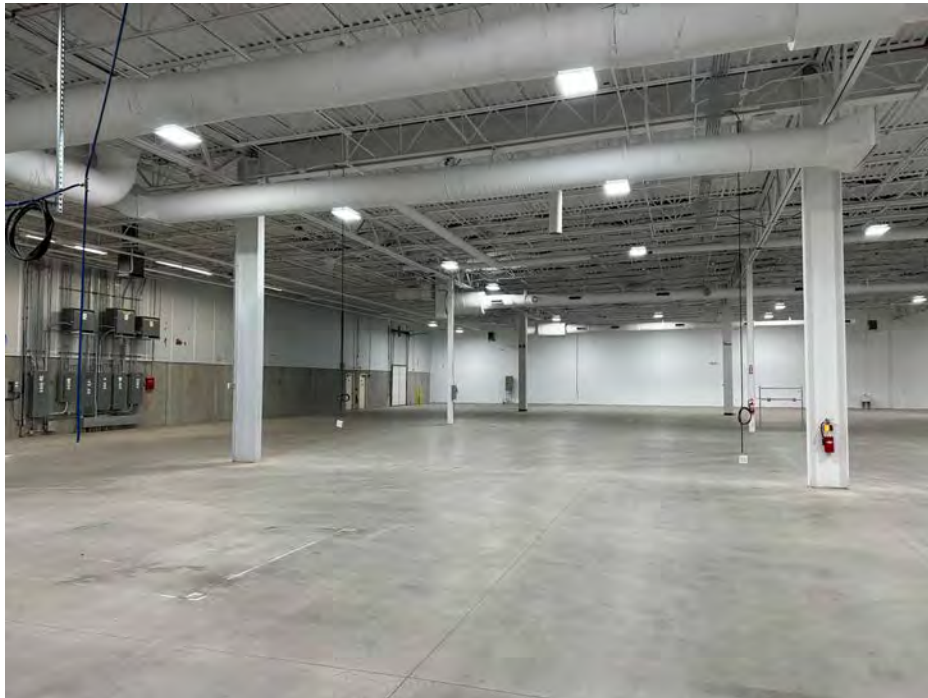
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