

FOR LEASE

4775 INTERSTATE DRIVE

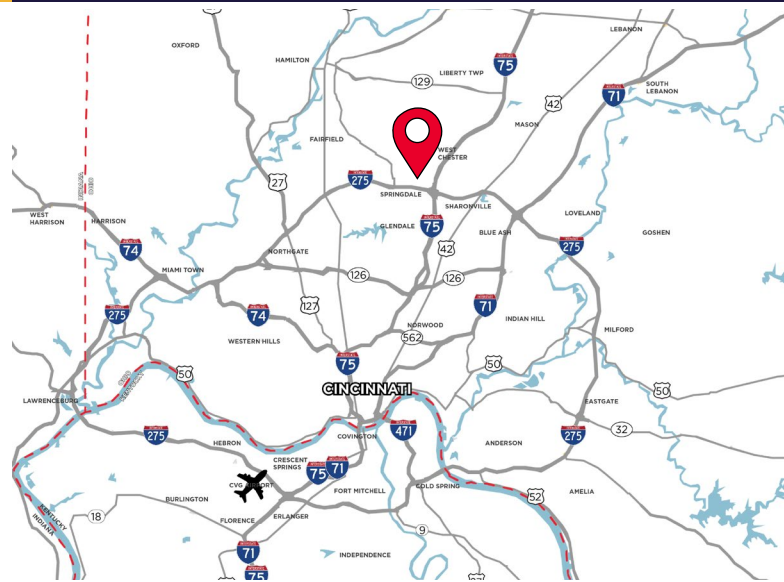
WEST CHESTER, OH 45246



FREESTANDING INDUSTRIAL

LEASE RATE: \$9.75 NNN

- 14,940 SF Total
- 1.47 Acres
- (1) Dock Door
- (2) Drive-in Doors
- Renovate to suit
- **Available 5/1/2025**



For more information, contact:

LINDSAY HARTMANN
+1 513 322 0898
lindsay.hartmann@cushwake.com

TOM MCCORMICK
+1 513 763 3025
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

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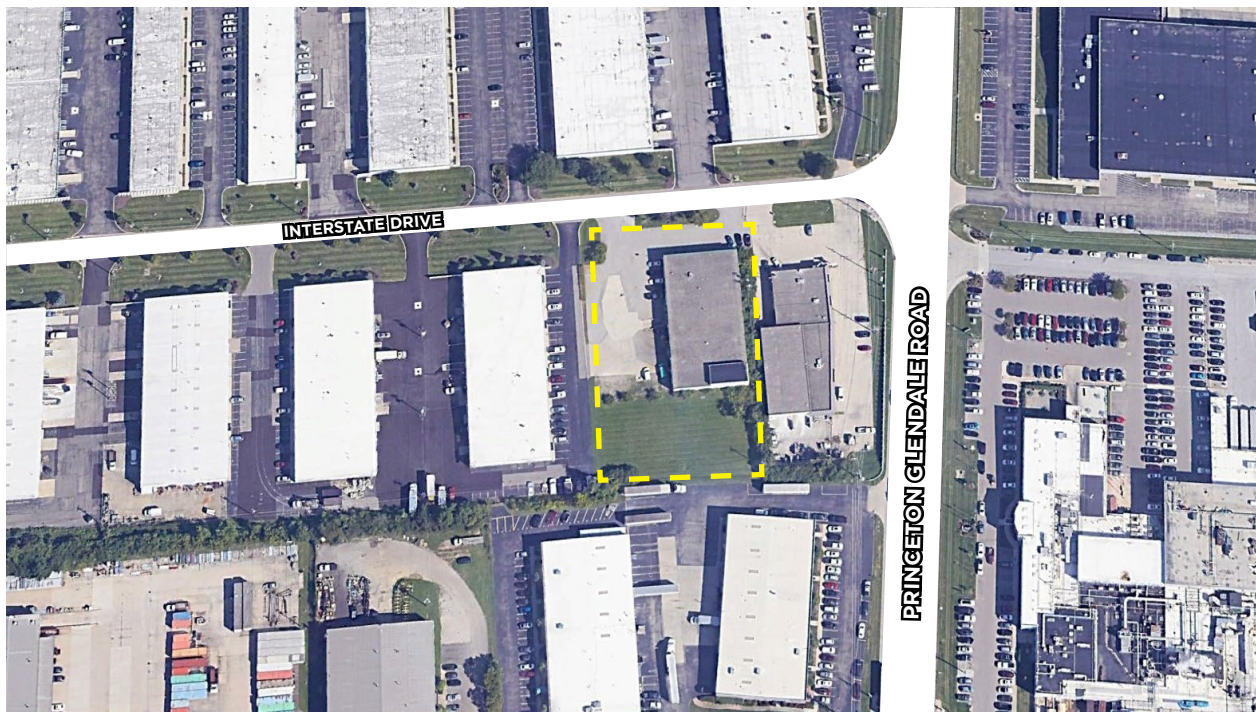
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LOCATION	Butler County, West Chester Township
ACRES	1.47 Acres
AVAILABLE SIZE	14,940 SF
WAREHOUSE SIZE	10,936 SF
OFFICE SIZE	4,004 SF
YEAR BUILT	1972
ZONING	M-2 - General Industrial
CLEAR HEIGHT	16' - 18'
ROOF	Rubber Membrane
CONSTRUCTION	Masonry

DOCKS	(1) Dock Door
DRIVE-INS	(2) Drive-in Doors
PARKING	±15
UTILITIES	
ELECTRIC	www.duke-energy.com
GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov.com
SEWER	www.msdaq.org
TAXES	\$0.81/SF (Based on assessed value \$574,920)
EST. OPEX	\$1.31/SF

AERIAL



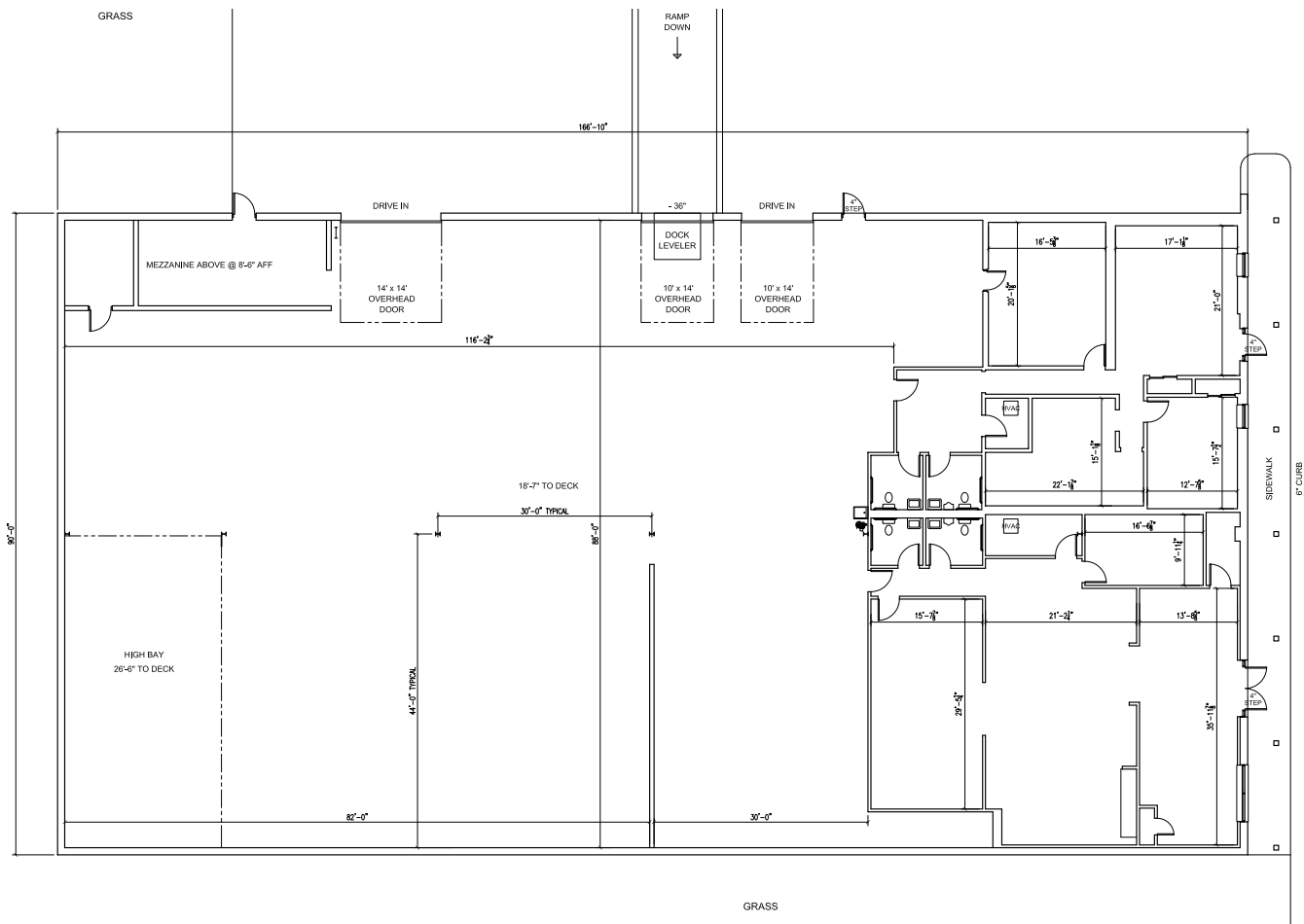
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FLOOR PLAN



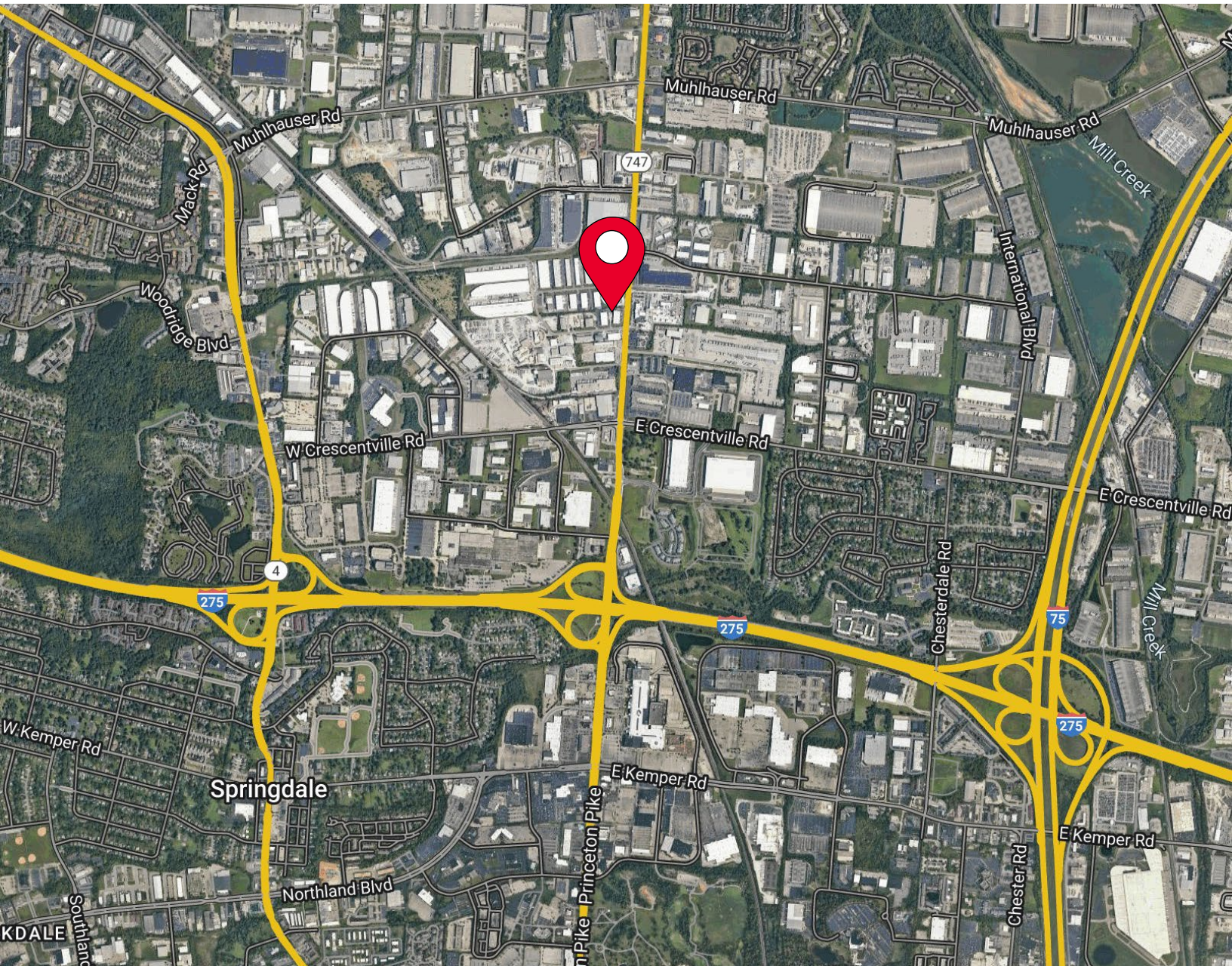
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