

CAPITAL CENTER

4554-4600 INTERSTATE DRIVE
WEST CHESTER, OH

FOR LEASE

LOCATION HIGHLIGHTS:

- Princeton Glendale Rd: 0.3 miles
- I-275: 1.4 miles
- I-75: 3.0 miles
- I-71: 8.5 miles
- Cincinnati International Airport: 31.2 miles

170,000 SF

170,000 SF MULTI-TENANT BUILDING

SPACE FEATURES

20,400 SF - 170,000 SF

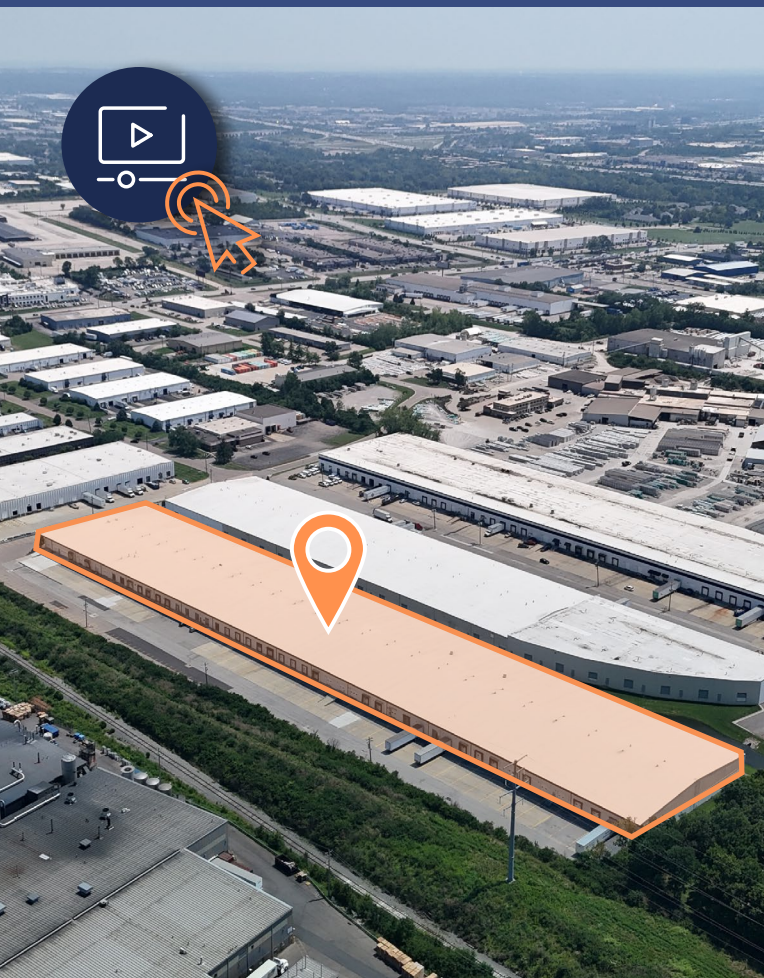
- 166,600 Warehouse SF
- 3,500 Office SF

UNIT FEATURES

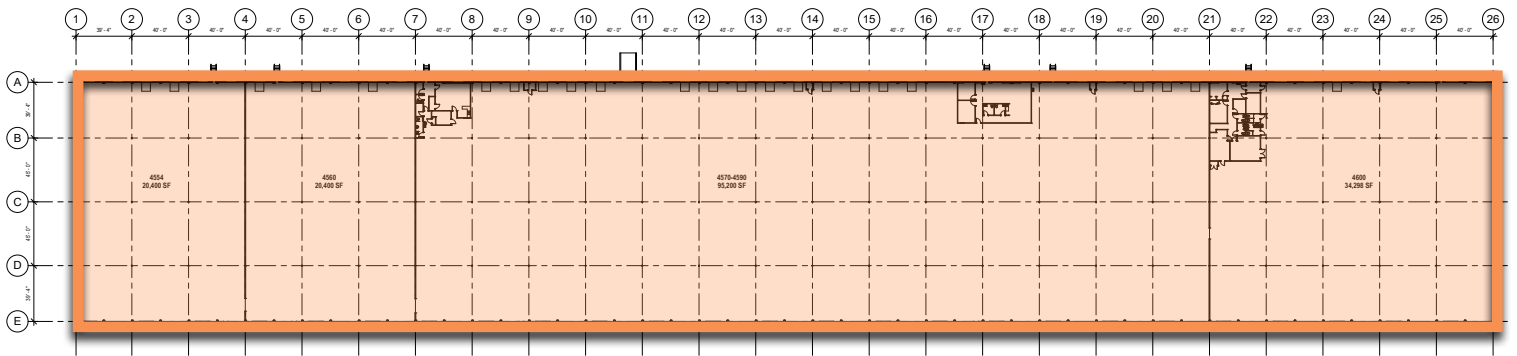
- Clear Height: 23'-26'
- Dock Doors: 40 (23 with mechanical pit levelers)
- Drive-In Doors: 2
- Floors: 6" Concrete
- Interior Lighting: LED
- Power: 480v
- OPEX: \$1.79/SF

CONSTRUCTION

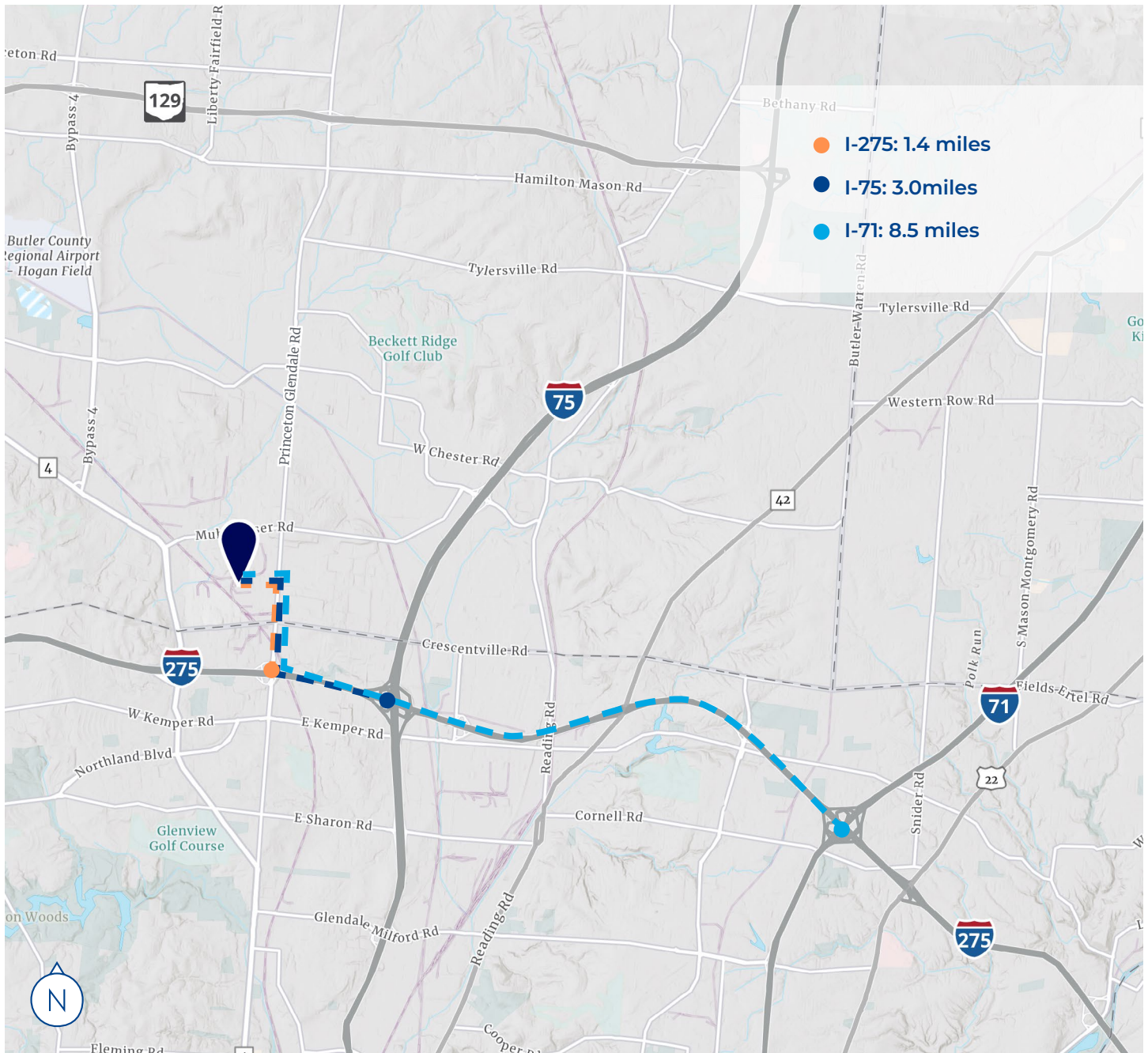
- Roof Type: TPO
- Fire Protection: Wet
- Construction Year: 1976



**170,000 SF, DEMISABLE
to 20,400 SF**
3,500 SF Office
40 Docks
2 Drive-ins







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