



**CUSHMAN &
WAKEFIELD**



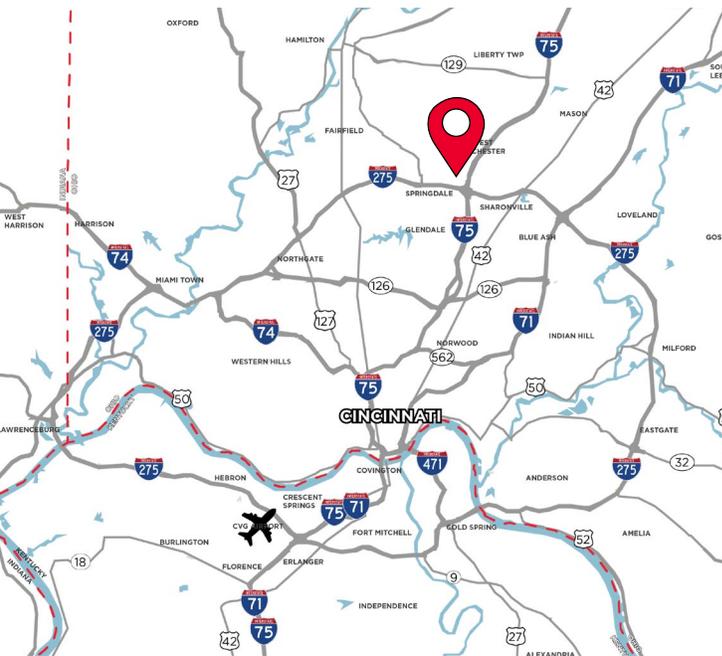
SPACE AVAILABLE
**COMMERCE
PARK PLAZA**

4850-4890 DUFF DRIVE
WEST CHESTER, OH 45246

PRICE REDUCED!

OFFICE/WAREHOUSE

SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Multiple Suites Available
- See 2nd page for more information
- Office/Warehouse Space
- Wet Fire System
- Zoned M-2
- No Earnings Tax
- Easy access to I-75 & I-275

For more information, contact:

Tom McCormick, SIOR, CCIM
Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com

Ben McNab, SIOR, CCIM
Managing Director
+1 513 763 3019
ben.mcnab@cushwake.com

Seattle Stein
Senior Director
+1 513 763 3027
seattle.stein@cushwake.com

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

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FOR LEASE COMMERCE PARK PLAZA

WEST CHESTER, OH 45246

BUILDING SPECIFICATIONS

LOCATION	West Chester, OH	DOCK DOORS	Multiple
ACRES	3.89	ZONING	M-2, General Industrial
YEAR BUILT	1979	ELECTRIC	208 volt, 225 amps, 3 phase
CONSTRUCTION	Pre-engineered metal	HVAC	Gas-fired heat in warehouse
CLEAR HEIGHT	16'	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACE	26' x 40'	WATER/SEWER	www.butlercountyohio.org
PARKING	20± parking spaces	TELEPHONE	www.cincinnati-bell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	LED	OPEX	\$2.30/SF

Building	Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building B	4886E&F	12,100 SF	9,100 SF	3,000 SF	8 Dock Doors	\$6.95/SF NNN
Building C	4884	5,000 SF	2,000 SF	3,000 SF	2 Dock Doors	\$6.95/SF NNN



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SITE PLAN



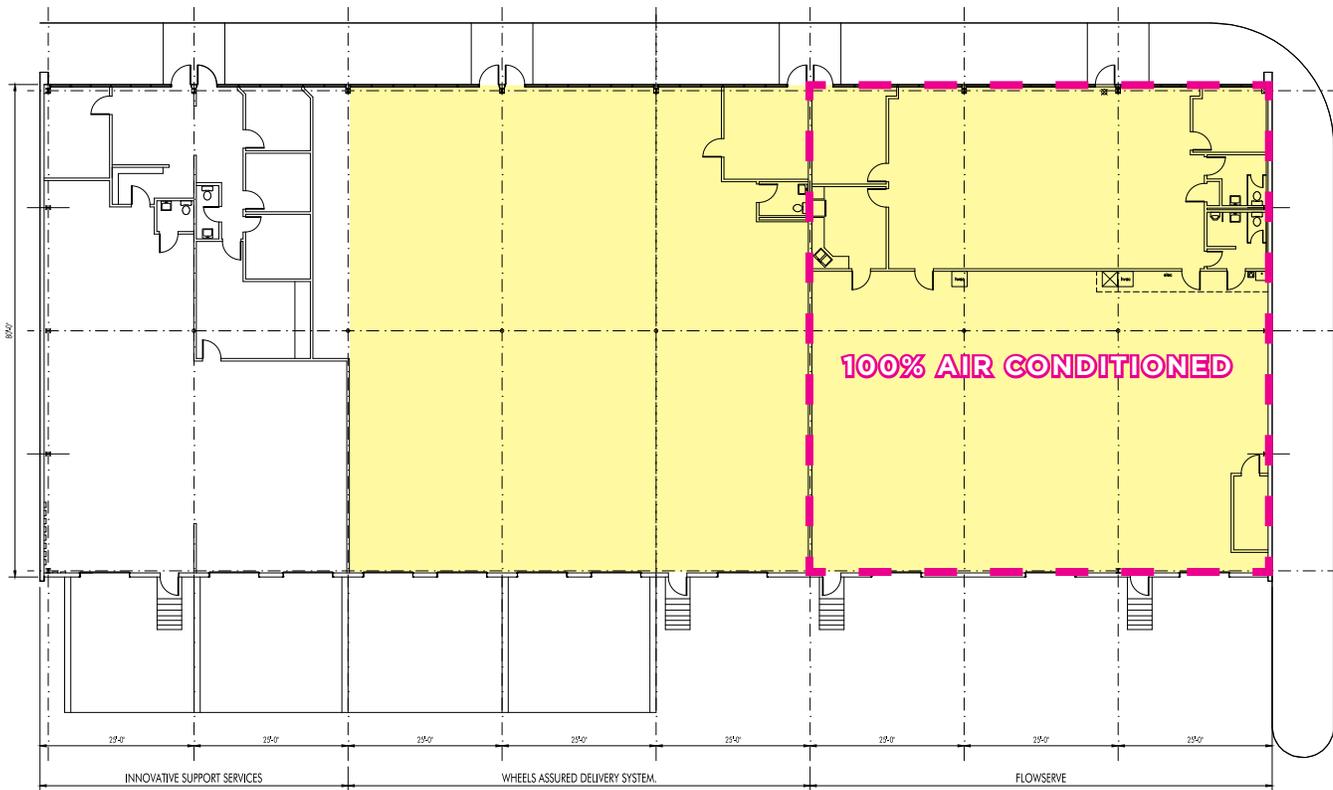
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FLOOR PLAN - BUILDING B

12,100 SF AVAILABLE

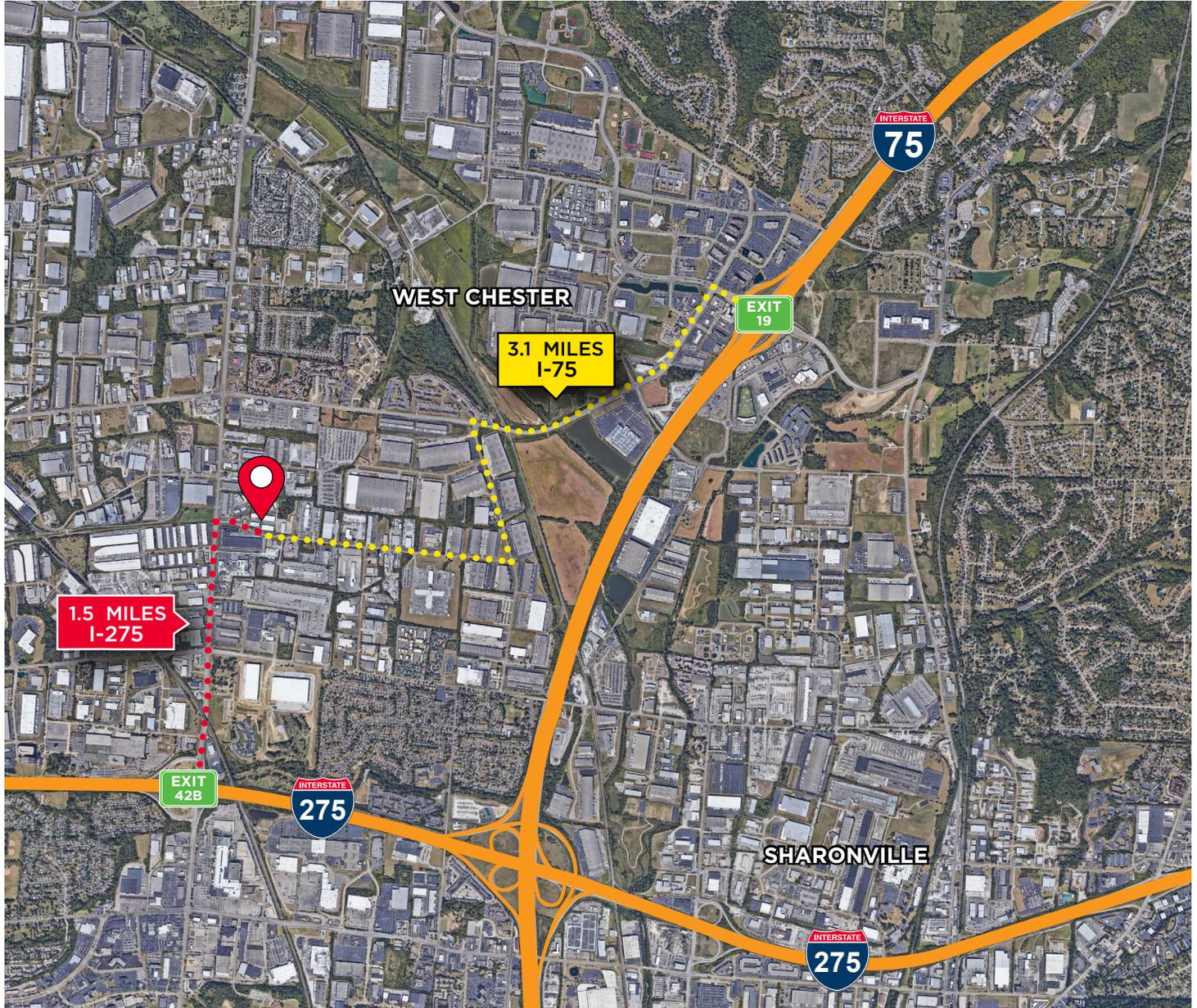


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AERIAL LOCATION



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