

Industrial | For Lease

CBRE

# West Chester Trade Center

Building 5 - 4692 Brate Drive, OH 45011



AVAILABLE FOR OCCUPANCY



# Building 5 - 4692 Brate Drive

Building Size +/- 218,640 SF

Available Sq. Ft. +/- 104,055 SF

Office +/- 5,558 SF

Building Dimensions 280' x 772'

Building Configuration Rear-load

Column Bay Spacing 54' x 52' + 60' speed bays

Clear Height 36'

Power 1600 amps 480v 3 phase

**Dock Doors** 10 Docks, 7 Future  
45,000 # Mechanical Pit  
levelers with 7'x8' platform,  
16" lip, operating range toe  
guards, night locks, brush  
weather seals, and two (2)  
10'x4" projection laminated  
rubber bumpers. Swing arm  
lights.

**Drive Ins** 1

**Parking** 144 Auto

**Truck Court** 130'

**Fire Protection** ESFR

**Lighting** LED w/motion sensors, 30  
FC average; measured at  
30" AFF

**Construction** 100% Pre-cast Concrete

**Floor Slab** 7" non-reinforced con-  
crete, 4000 PSI

**HVAC** 50°F at -0°F, 0.25 ACH

**HVLS Fans** 4

## 104K

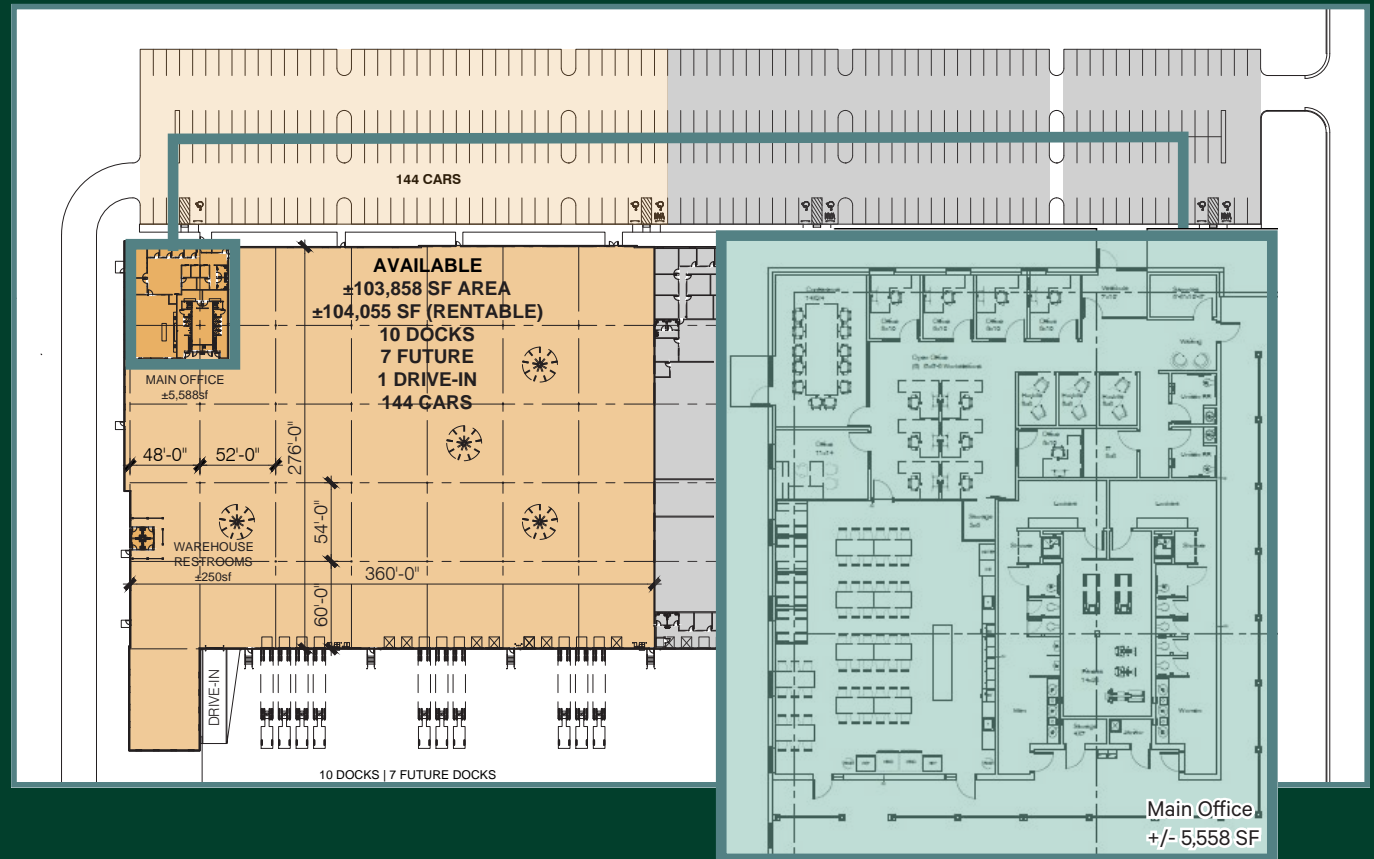
SF AVAILABLE

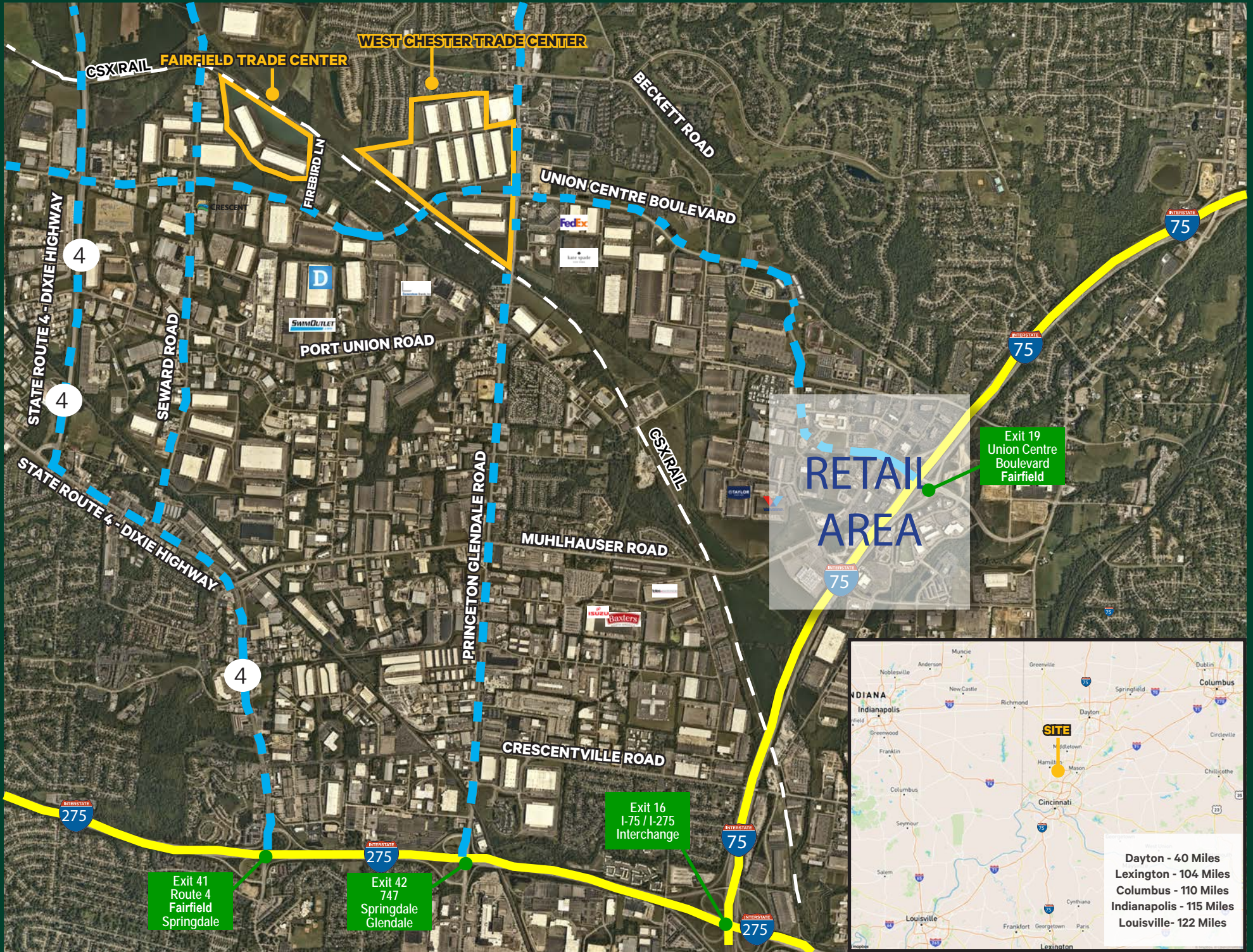
## 36'

CLEAR HEIGHT

## 2020

YEAR BUILT







Park is located in Ohio's most populous township, West Chester Township, featuring superior labor diversity & costs, and affordable housing.



Excellent Midwest location for local, regional and national distribution & e-commerce support.



The Park's location in pro-business Butler County, Ohio is within a 1-day drive of 60% of the U.S. & CA populations.



Additional incentives may be available through Jobs Ohio and West Chester Township.



With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.

### Contact Us:

**Doug Whitten**

**Executive Vice President**

+1 513 369 1332

[doug.whitten@cbre.com](mailto:doug.whitten@cbre.com)



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