



# 9046 GOLDPARK DR.

WEST CHESTER, OH 45011

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS



**6,624 SqFt**

- Located in West Chester Township minutes to I-275 at SR 747 & Route 4 and I-75 at Union Centre
- No employee or corporate earnings taxes
- Dock and drive-in access
- Clear span building
- Available for immediate occupancy
- Lease Rate: \$8.95/SqFt NNN + \$1.92/SqFt OpEx/CAM

[CLICK HERE FOR AERIAL VIDEO](#)

[CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	6,624 (140'x48')
<b>Warehouse SqFt:</b>	5,624
<b>Office SqFt:</b>	1,000
<b>Acreage:</b>	0.47 acres
<b>Clear Height:</b>	16'
<b>Year Built:</b>	1982
<b>Type Construction:</b>	Concrete block and steel
<b>Lighting:</b>	LED's
<b>Column Spacing:</b>	Clear span
<b>Dock door:</b>	One (1) - 8'x8'
<b>Drive-in door:</b>	Two (2) - 10'x10' and 10'x12'
<b>Sprinkler:</b>	Wet system - Ordinary hazard
<b>Electrical Service:</b>	480-volt, 3-phase, 400-amps
<b>Heat:</b>	Natural gas fired unit heaters
<b>Roof:</b>	Metal standing seam
<b>Parking Lot:</b>	Ten (10) + spaces
<b>Restrooms:</b>	One (1) set
<b>County Parcel ID's:</b>	M5620241000009

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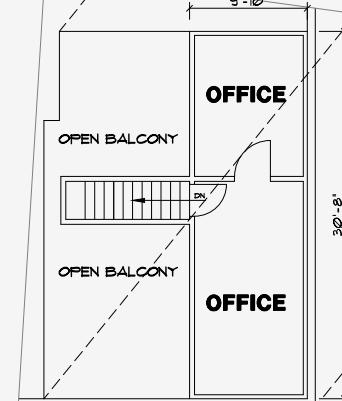
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## FLOOR PLAN



## FLOOR PLAN 1/8'=1'-0"



## MEZZANINE PLAN 1/8'=1'-0"

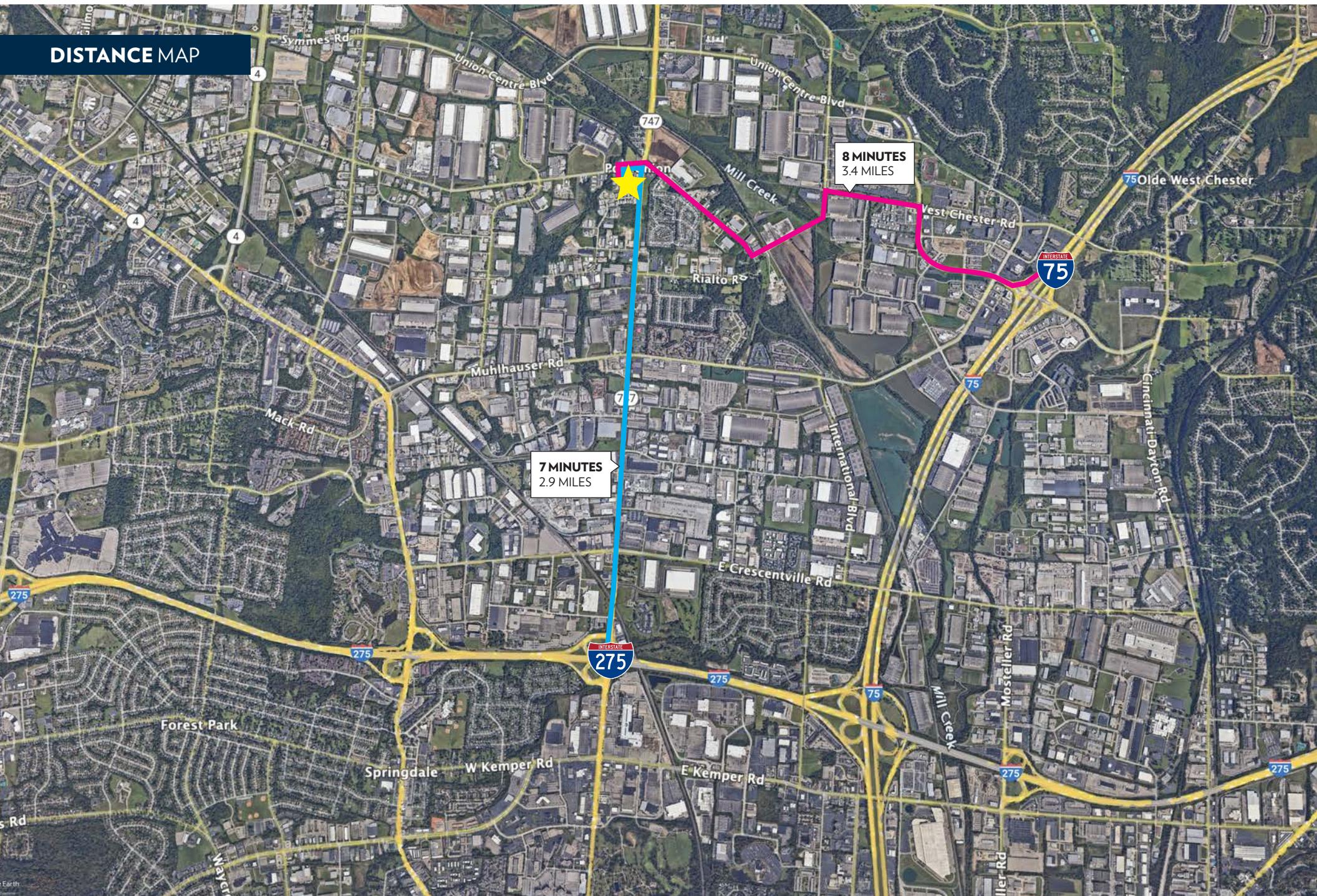
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## DISTANCE MAP



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