



# 9046 GOLDPARK DR.

WEST CHESTER, OH 45011

AVAILABLE FOR LEASE

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(513) 843-1600  
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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

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

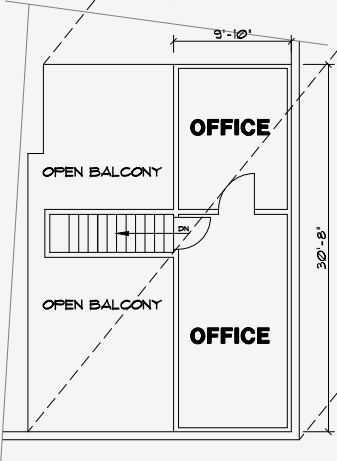
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FLOOR PLAN



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



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



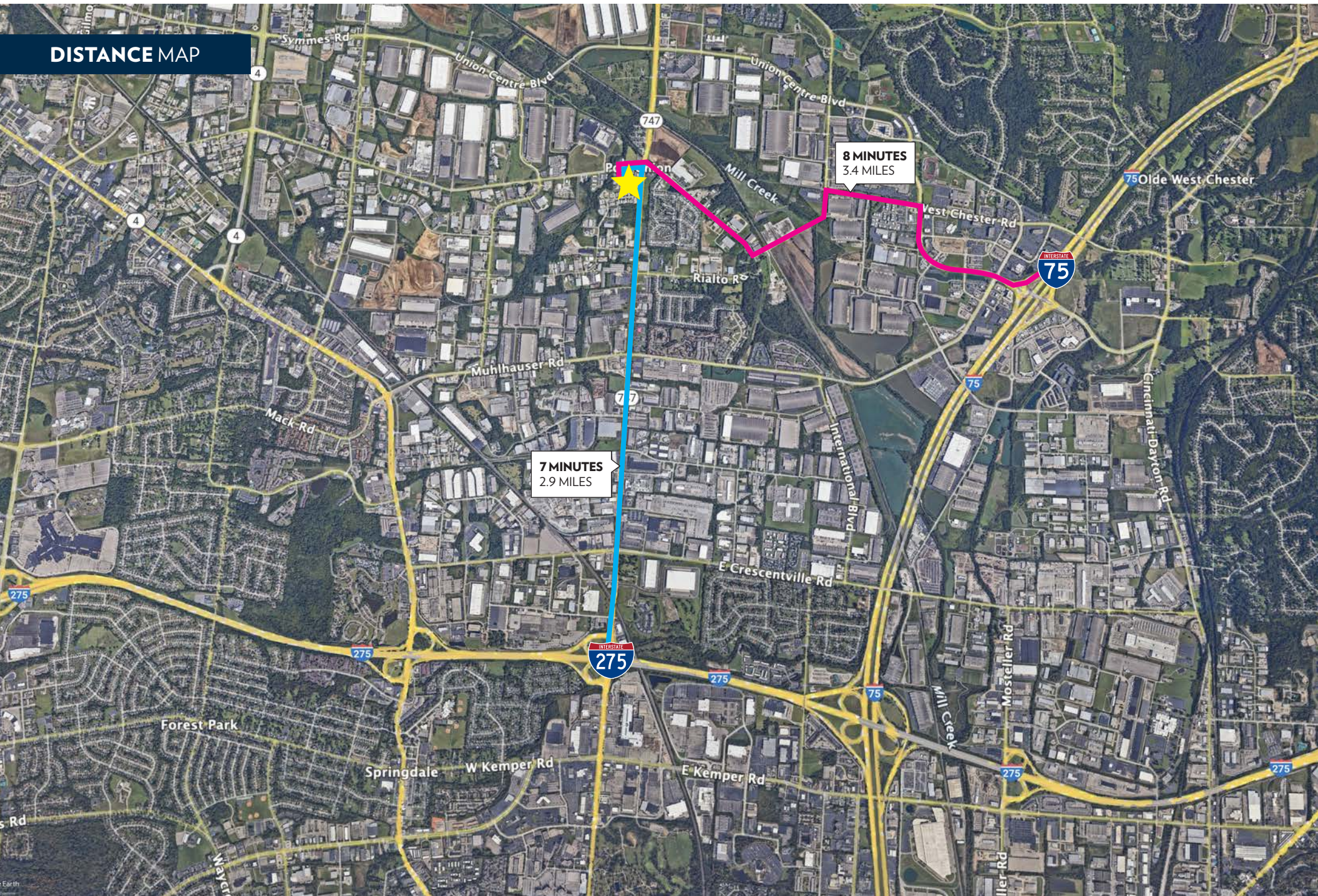
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## DISTANCE MAP





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