



4583 BRATE DR. SUITE 400

WEST CHESTER, OH 45011

AVAILABLE FOR SUBLEASE

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PROPERTY HIGHLIGHTS

47,421 Total SqFt

- Class A Industrial Mfg. Facility located in West Chester Township (No employee or corporate taxes)
- Compressed airlines (compressor available), argon lines, and nitrogen lines throughout warehouse area
- Five (5) bridge cranes: Three (3) 2.5-ton and Two (2) 5-ton, 2-bays with 50' width/span by 260' depth, 24' hook height
- Three (3) docks and One (1) oversized (16'x16') drive-in door
- Fenced in concrete pads for storage tanks
- Available: Q4 2024
- Lease Rate: \$8.25/SqFt NNN + approximately \$2.14/SqFt OpEx/CAM
- Master Lease Expiration Date: 12/31/2029



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PROPERTY DETAILS

Total SqFt:	47,421
Warehouse SqFt:	42,666
Office SqFt:	4,755
Clear Height:	36'
Year Built:	2022
Type Construction:	Tilt-up concrete and steel, 7" non-reinforced floor with 4" compacted stone
Lighting:	LED's with 30 FC
Column Spacing:	52'x54' and 54'x64' with 60' staging bay
Dock door:	Three (3) 9'x10' with mechanical pit levelers and seals
Drive-in door:	One (1) - 16'x16'
Sprinkler:	ESFR
Electrical Service:	480-volt, 3-phase, 1,050 amps and 208-volt, 125 amps
Bridge Cranes:	Three (3) 2.5-ton and Two (2) 5-ton, 2-bays with 50' width/span by 260' depth, 24' hook height
Heat:	Natural gas forced air unit + exhaust fans in warehouse. Multiple HLVS fans in warehouse area
Roof:	45-mil TPO
Truck court:	135' with 60' concrete apron at dock door, balance heavy duty asphalt
Parking Lot:	Approximately Fifty (50) spaces
Restrooms:	One (1) set that shared with office & warehouse

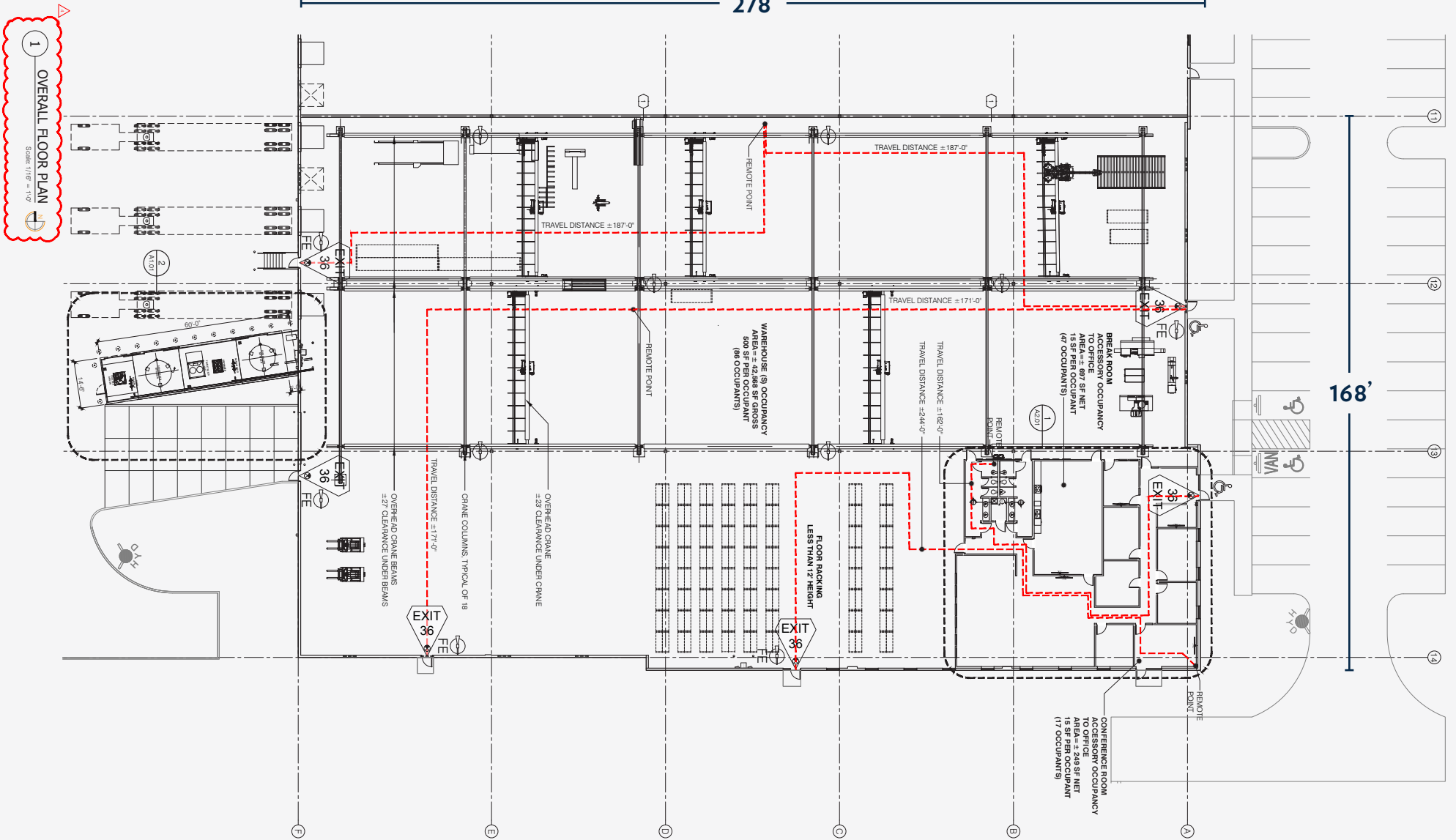
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FLOOR PLAN



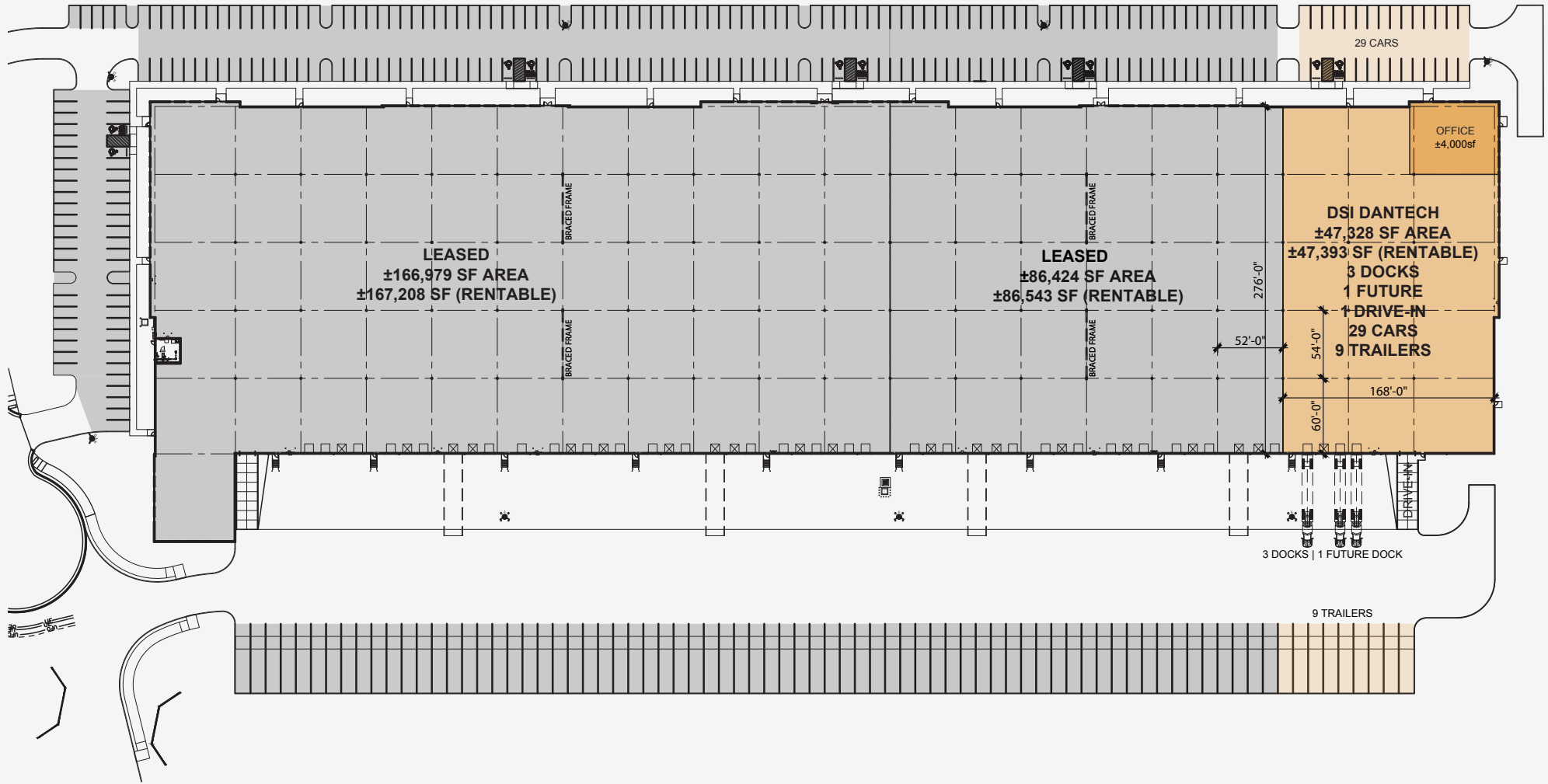
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SITE PLAN



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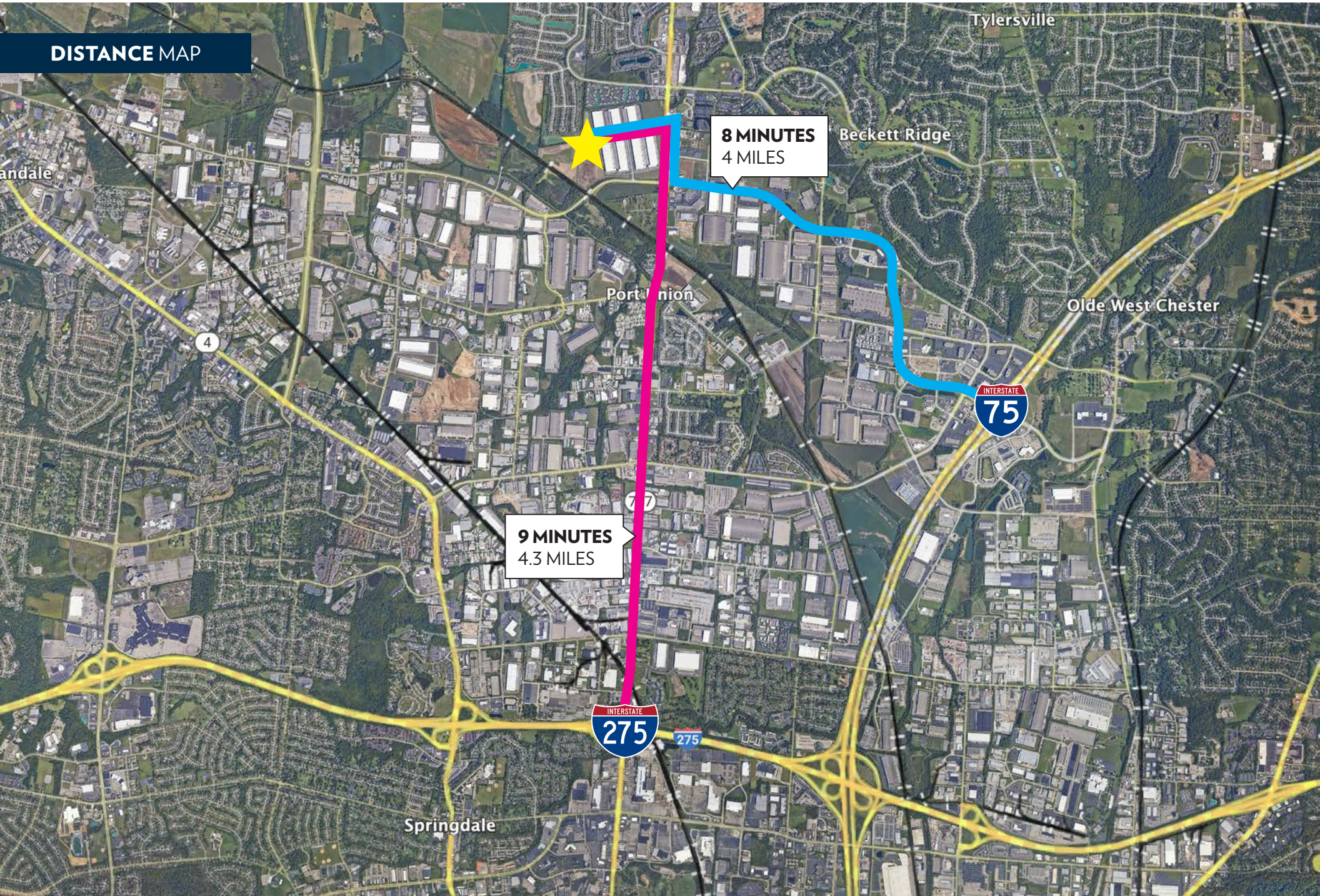
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DISTANCE MAP



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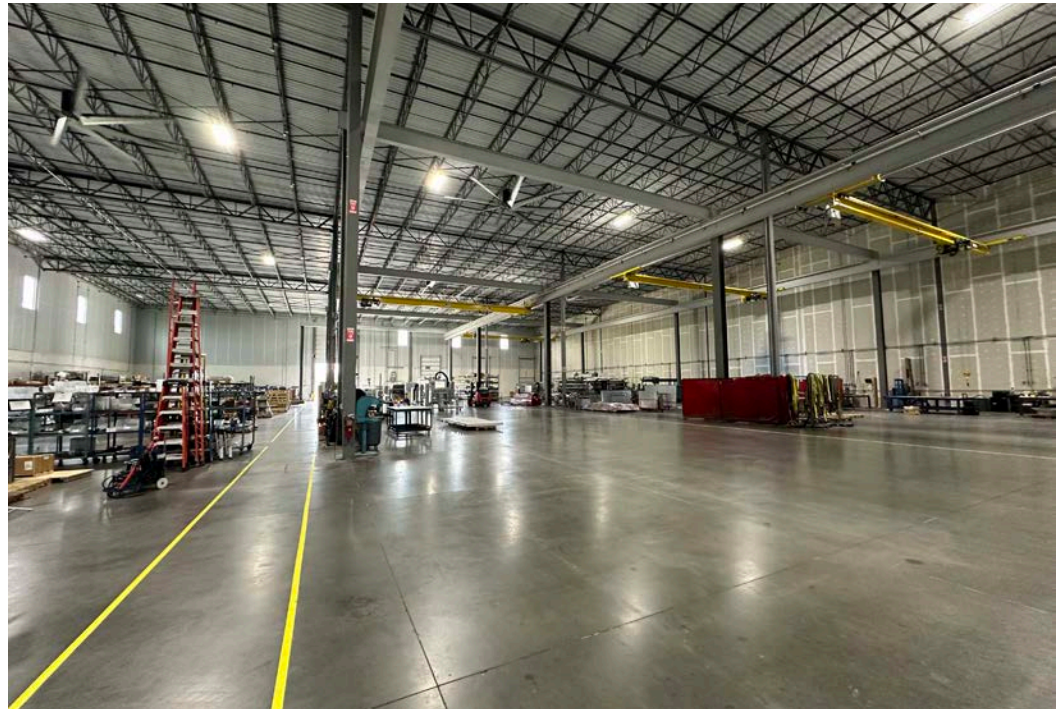
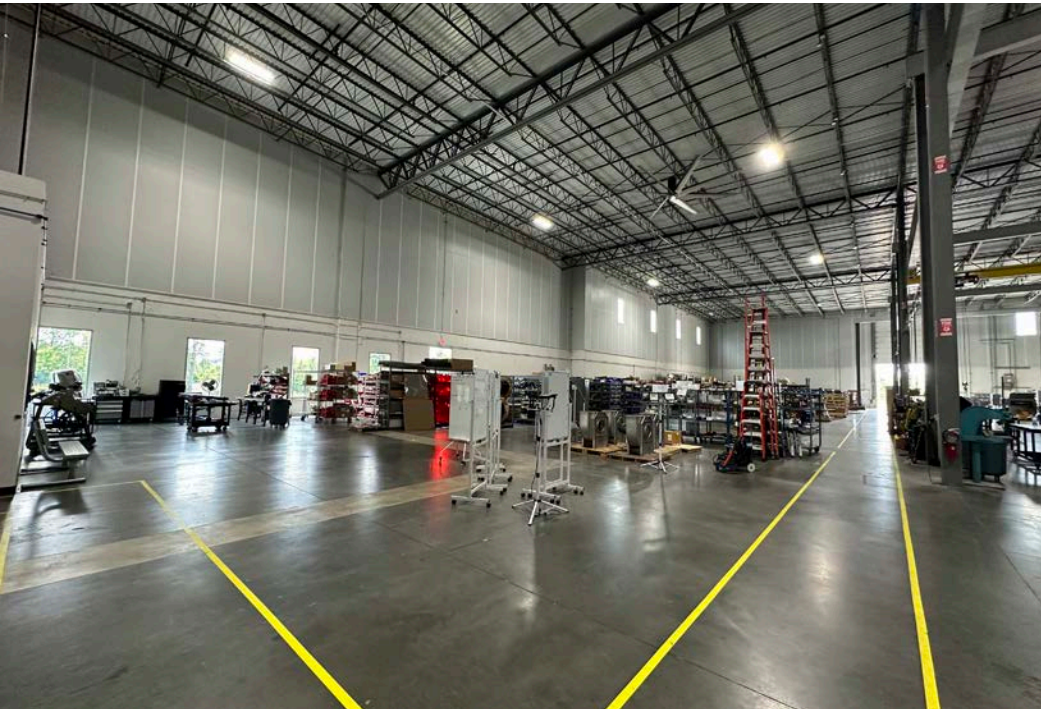
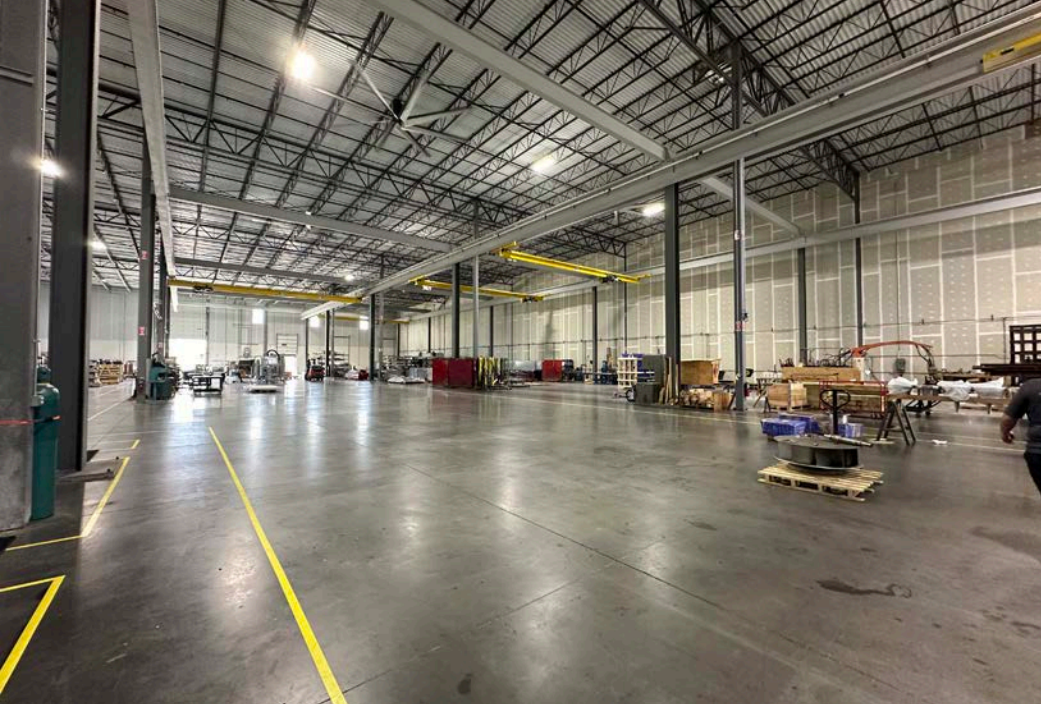
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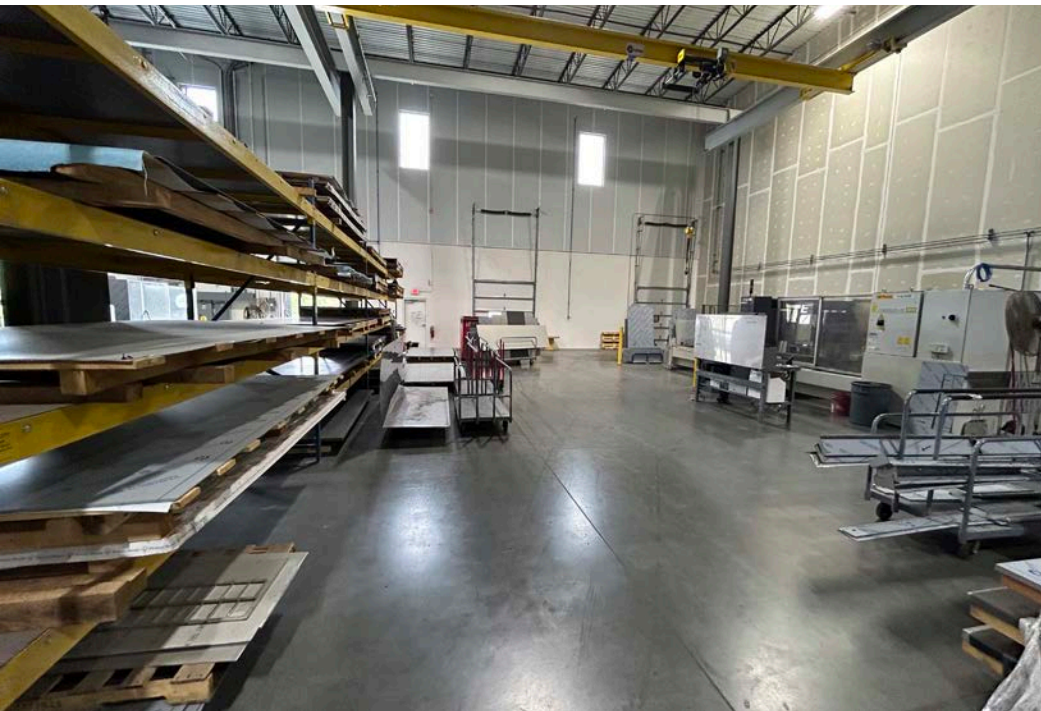
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