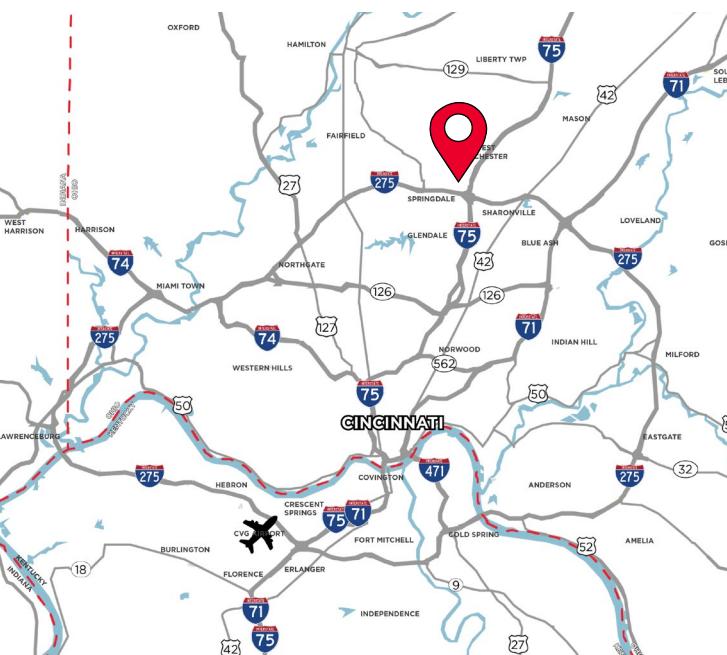


SPACE AVAILABLE
COMMERCE
PARK PLAZA

4850-4890 DUFF DRIVE
 WEST CHESTER, OH 45246

OFFICE/WAREHOUSE

SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Multiple Suites Available
- 2,000 SF Suite & 5,000 SF Suite
- Office/Warehouse Space
- Wet Fire System
- Zoned M-2
- No Earnings Tax
- Easy access to I-75 & I-275

For more information, contact:

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FOR LEASE
COMMERCE PARK
PLAZA

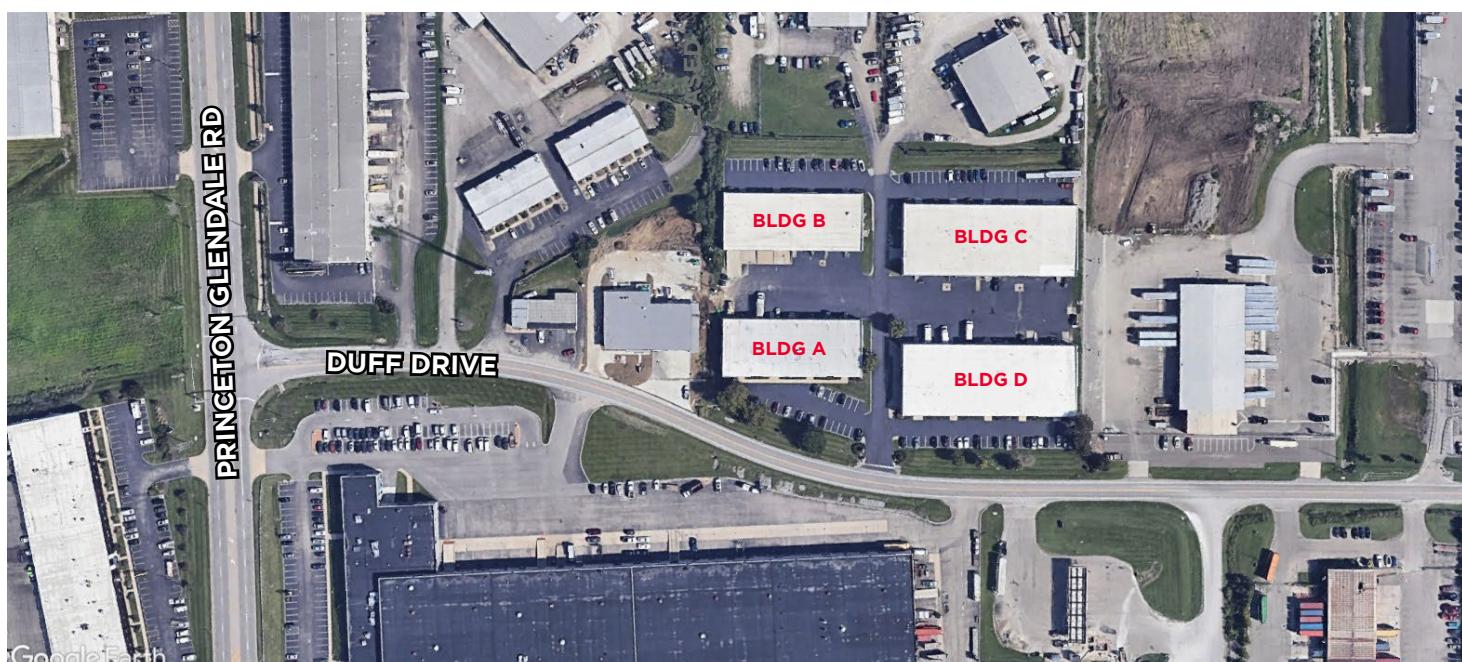
WEST CHESTER, OH 45246



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.butlercountyohiphio.org
PARKING	20± parking spaces	TELEPHONE	www.cincinnatibell.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 C	4884	5,000 SF	2,000 SF	3,000 SF	2 Dock Doors	\$7.75/SF NNN
Building A	4860E	2,000 SF	1,000 SF	1,000 SF	1 Dock Door	\$7.75/SF NNN



FOR LEASE

COMMERCE PARK PLAZA

WEST CHESTER, OH 45246



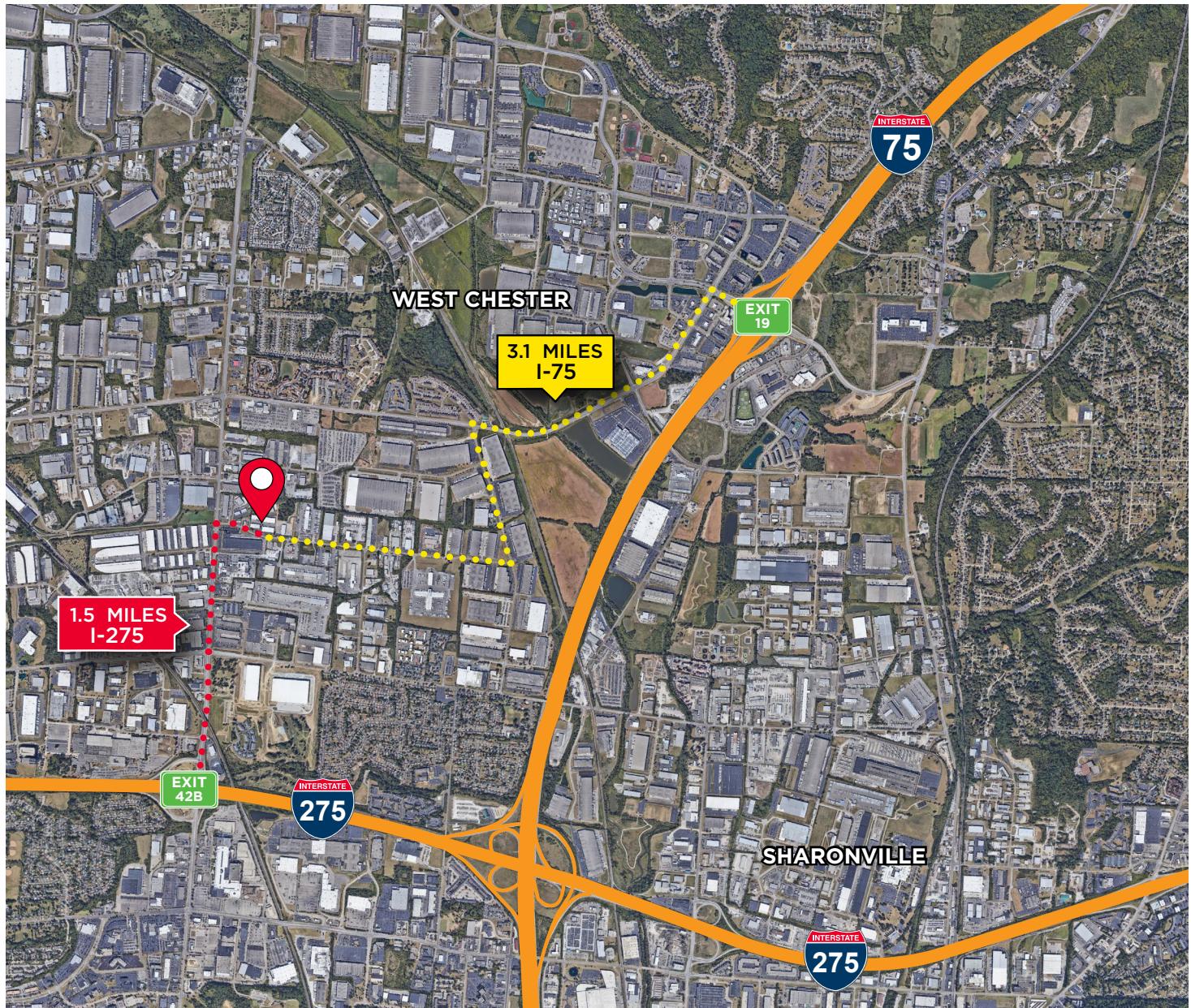
SITE PLAN



FOR LEASE
**COMMERCE PARK
PLAZA**

WEST CHESTER, OH 45246

AERIAL LOCATION



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