5100 EXCELLO CT.

WEST CHESTER, OH 45069

AVAILABLE FOR SUBLEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS

12,000 Total SqFt

- Free-Standing Industrial Building located in West Chester Township minutes to I-275 and I-75
- No corporate or employee earning tax in West Chester Township
- 100% HVAC with electric drops throughout
- Docks and drive-in doors
- Available for immediate occupancy
- Lease: $8.50/SqFt NNN + $1.50/SqFt OpEx (taxes/insurance)
- Sublease through 12/31/2027

CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	12,000 square feet (100' x 120')
Warehouse SqFt:	8,000 square feet (100' x 80')
Office SqFt:	4,000 square feet (100' x 40')
Land Area:	4.74 Acres
Zoning:	M-2 - General Industrial
Jurisdiction:	West Chester Township
Year Built:	2000
Type Construction:	Pre-engineered metal
Lighting:	LED's
Clear Height:	16'-17'
Column Spacing:	25' x 50'
Dock door:	One (1) – 8'x9' with mechanical pit leveler and seal
Drive-in door:	One (1) – 12'x14', additional to suit
Sprinkler:	None
Electrical Service:	600-amp, 120/208-volt, 3-phase
HVAC:	Gas-fired unit heaters in 4,000 SqFt warehouse and 100% HVAC in 4,000 SqFt warehouse

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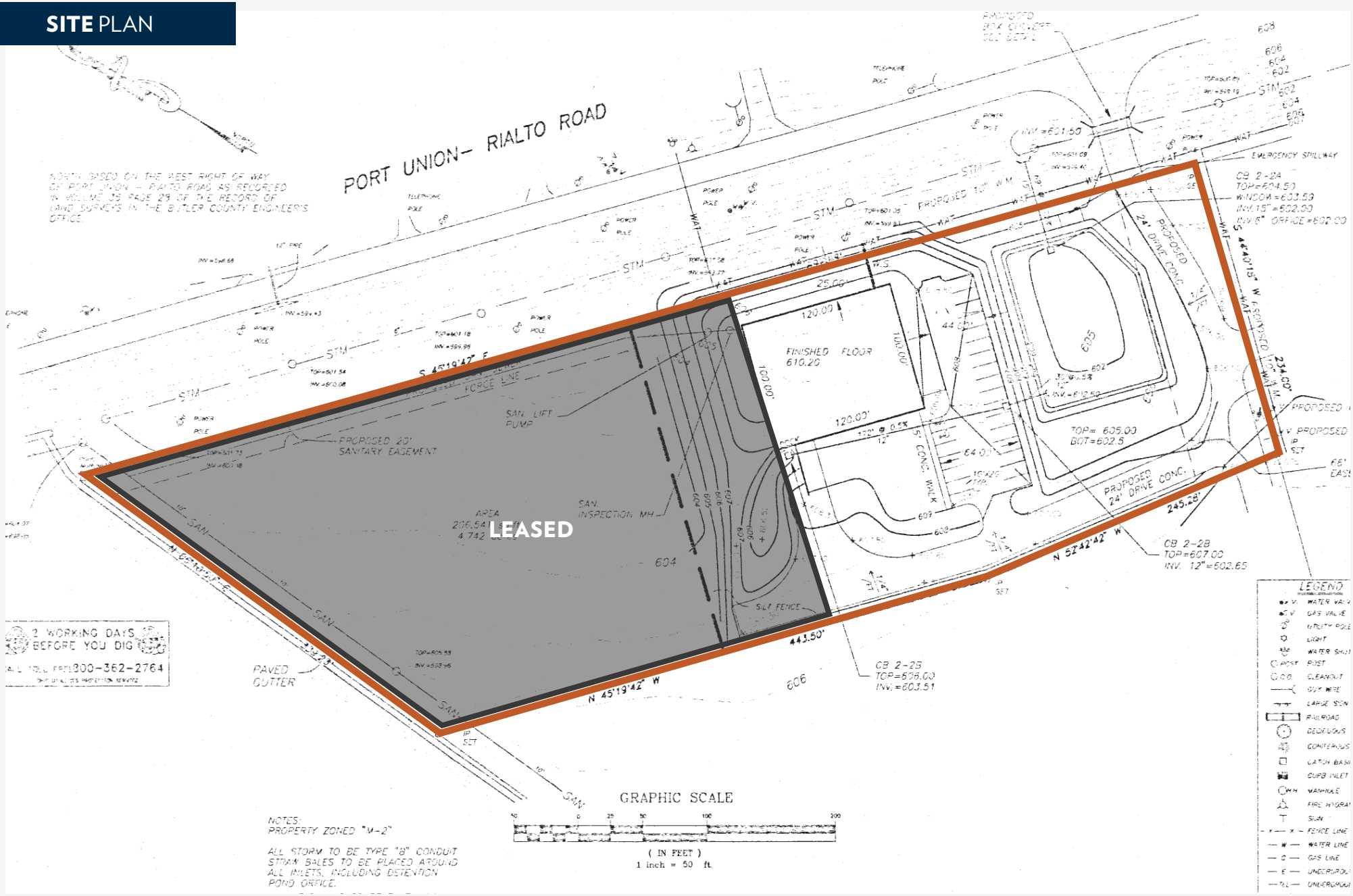
SITE PLAN



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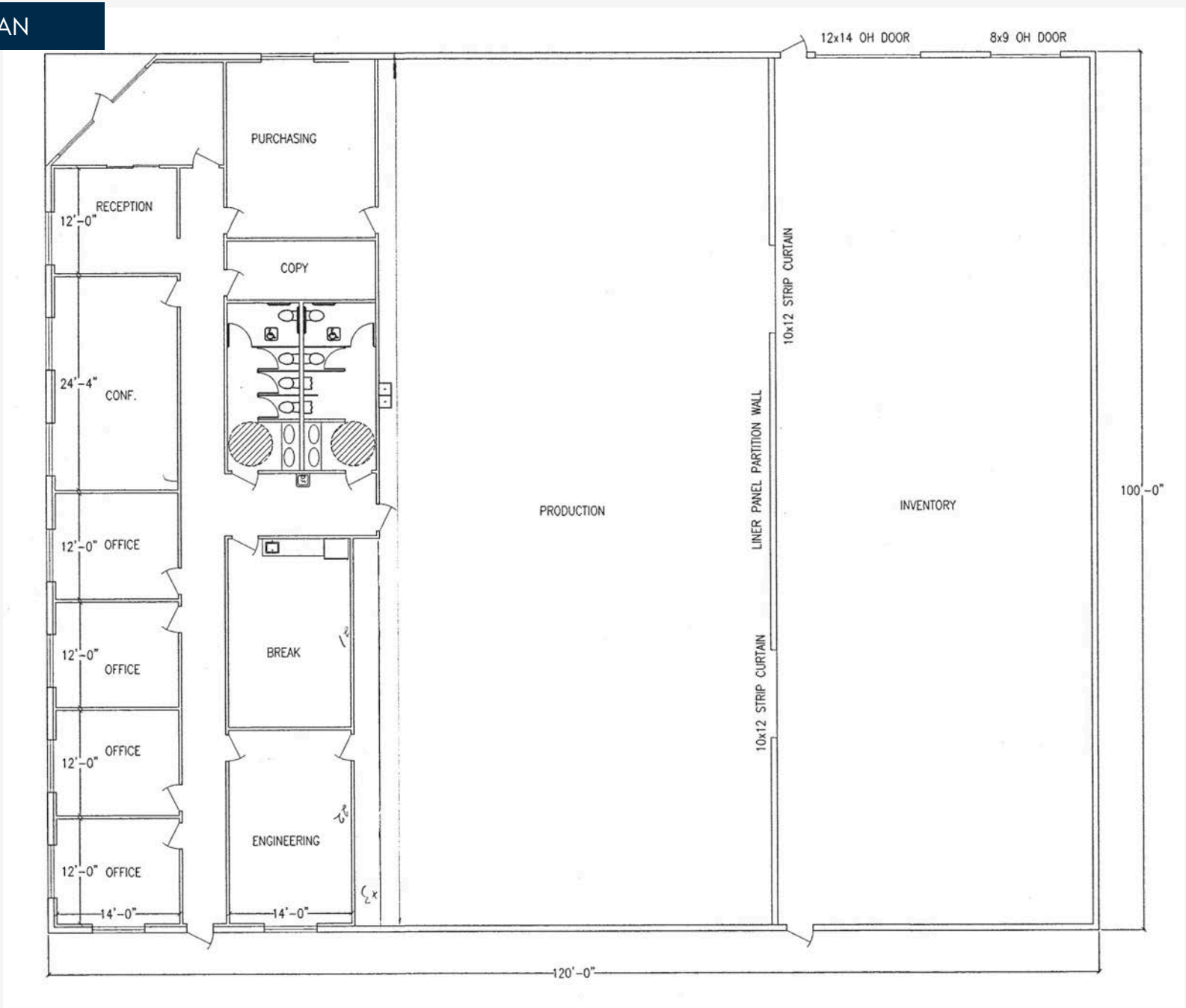
FLOOR PLAN



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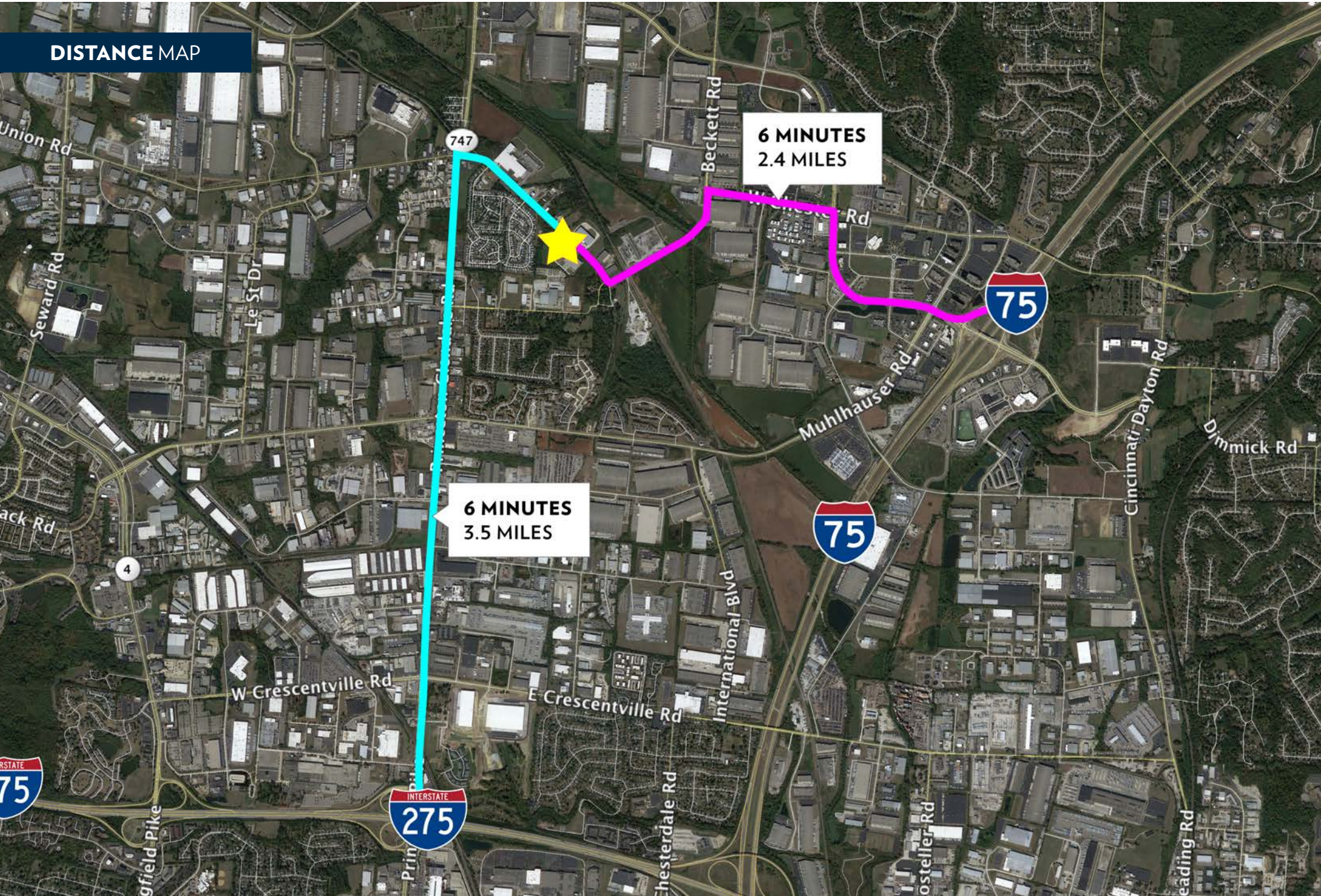
DISTANCE MAP



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