



FOR LEASE

# CAPITAL CENTER I, INDUSTRIAL 2

4758 - 4784 Interstate Drive, West Chester, OH 45246

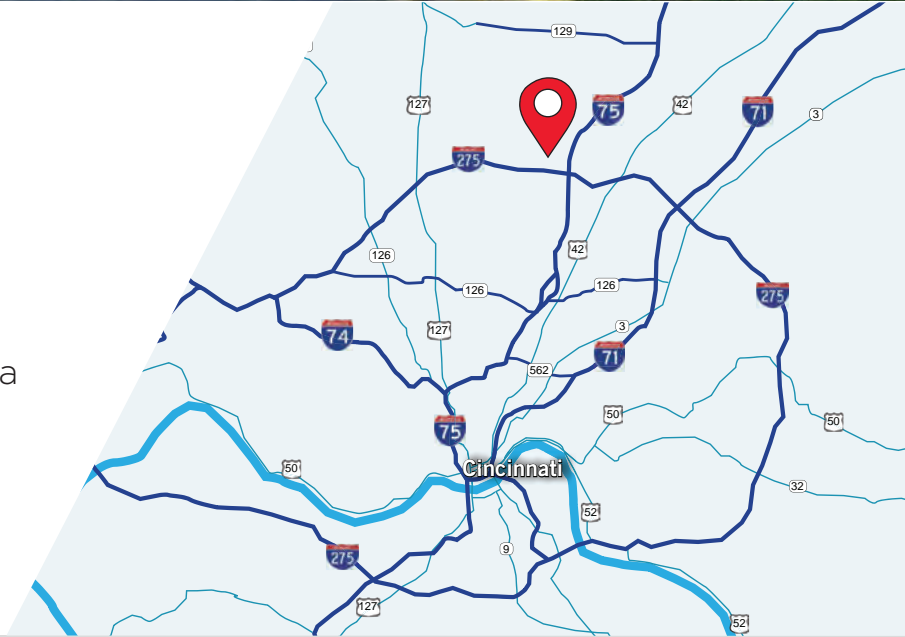


## FOR LEASE: BULK WAREHOUSE DISTRIBUTION

### 53,094 SF

Suite 4770: 4,827 SF

- 830 SF Office
- 1 Dock
- M-2 Industrial Zoning
- Excellent Access to I-275 & I-75 via SR747 Interchange



For more information, contact:

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## BUILDING SPECIFICATIONS

<b>Location:</b>	West Chester, OH
<b>Building Size:</b>	53,094 SF
<b>Available Area:</b>	Suite 4770 4,827 square feet 830 SF office 1 dock
<b>Zoning:</b>	M-2, General Industrial
<b>Jurisdiction:</b>	West Chester Twp Butler County
<b>Year Built:</b>	1976
<b>Construction:</b>	Glass/Block
<b>Clear Height:</b>	18' - 24'
<b>Column Spacing:</b>	40' x 40'
<b>Floors:</b>	6" concrete
<b>Roof:</b>	BU gravel (1996)
<b>Fire Suppression:</b>	Wet system
<b>Lighting:</b>	Fluorescent strip and metal halide
<b>Truck Court:</b>	98' asphalt; shared with Industrial 1
<b>Auto Parking:</b>	97 Total Bldg Spaces
<b>HVAC:</b>	Office: Natural gas unit heating Warehouse: Gas-fired unit heaters



### Utilities:

<b>Electric:</b>	Duke Energy www.duke-energy.com (513.421.9500)
<b>Gas:</b>	Duke Energy www.duke-energy.com (513.421.9500)
<b>Water:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Sewer:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>LEASE RATE:</b>	<b>\$5.50/psf NNN</b>
<b>OP EXP:</b>	<b>\$1.82/psf</b>



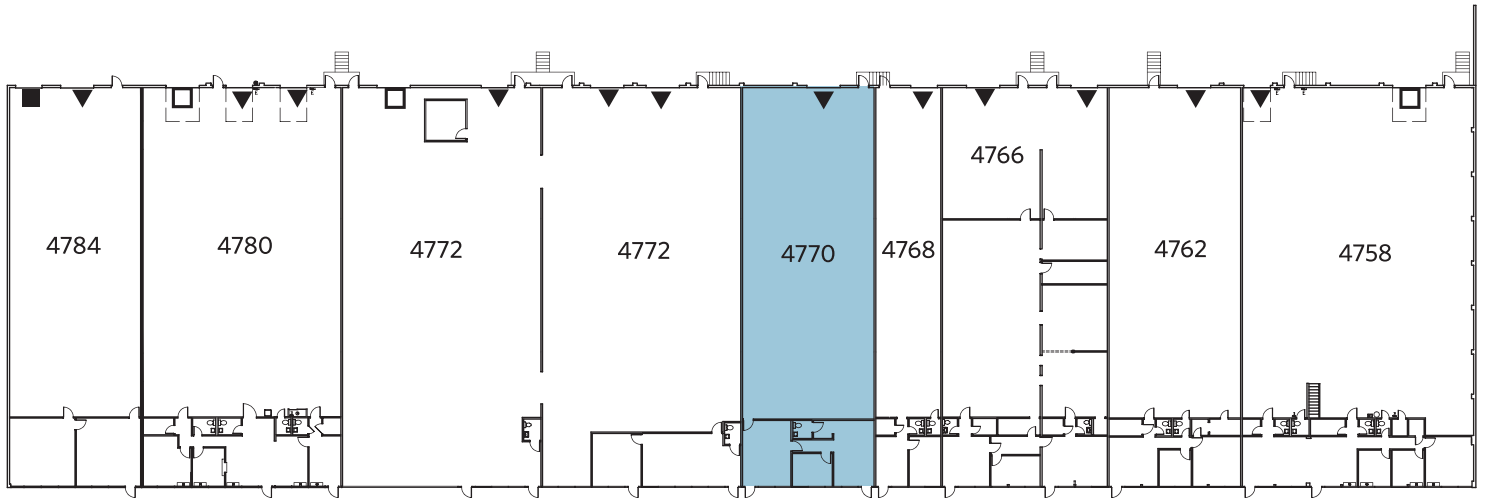
**CUSHMAN &  
WAKEFIELD**

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## SITE PLAN



- Drive-in
- Drive-in w/ramp
- ▲ Dock door



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## AERIAL

