



4680 CAPRICE DR.
MIDDLETOWN, OH 45044

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

77,900 SqFt

- Located in City of Middletown minutes to I-75 interchanges at SR-63 or SR-122
- Dock and Drive-in Door (Additional to suit)
- 20'-22' clear height
- Approximately 1.75-acre parking (approx. 200 spaces) or outdoor storage area
- [Zoning: B-3](#)
- New ownership and improvements underway with [Carrera Construction](#)
- 60-mil TPO w/ 20-year warranty roof installed in 2025
- Lease Rate: \$4.50/SqFt modified gross + utilities
- Sale Price: \$3,995,000 (\$51/SqFt)
- Available for immediate occupancy



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	77,900
Warehouse SqFt:	77,800
Office SqFt:	100 (additional to suit)
Acreage:	4.28 acres
Clear Height:	20'-22'
Year Built:	1975 w/ renovations in 2025
Type Construction:	Concrete block and steel
Lighting:	LED's at approximately 25 foot candle
Column Spacing:	34'x40'
Dock door:	One (1) exterior dock w/ covered awning
Drive-in door:	One (1) - 14'x14' - Expandable
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase
Heat:	Natural gas-fired unit heaters
Roof:	60-mil TPO installed in 2025 w/ 20-year warranty
Parking Lot:	200+ spaces
Restrooms:	One (1) set
Butler County Parcel ID's:	Q6542058000155

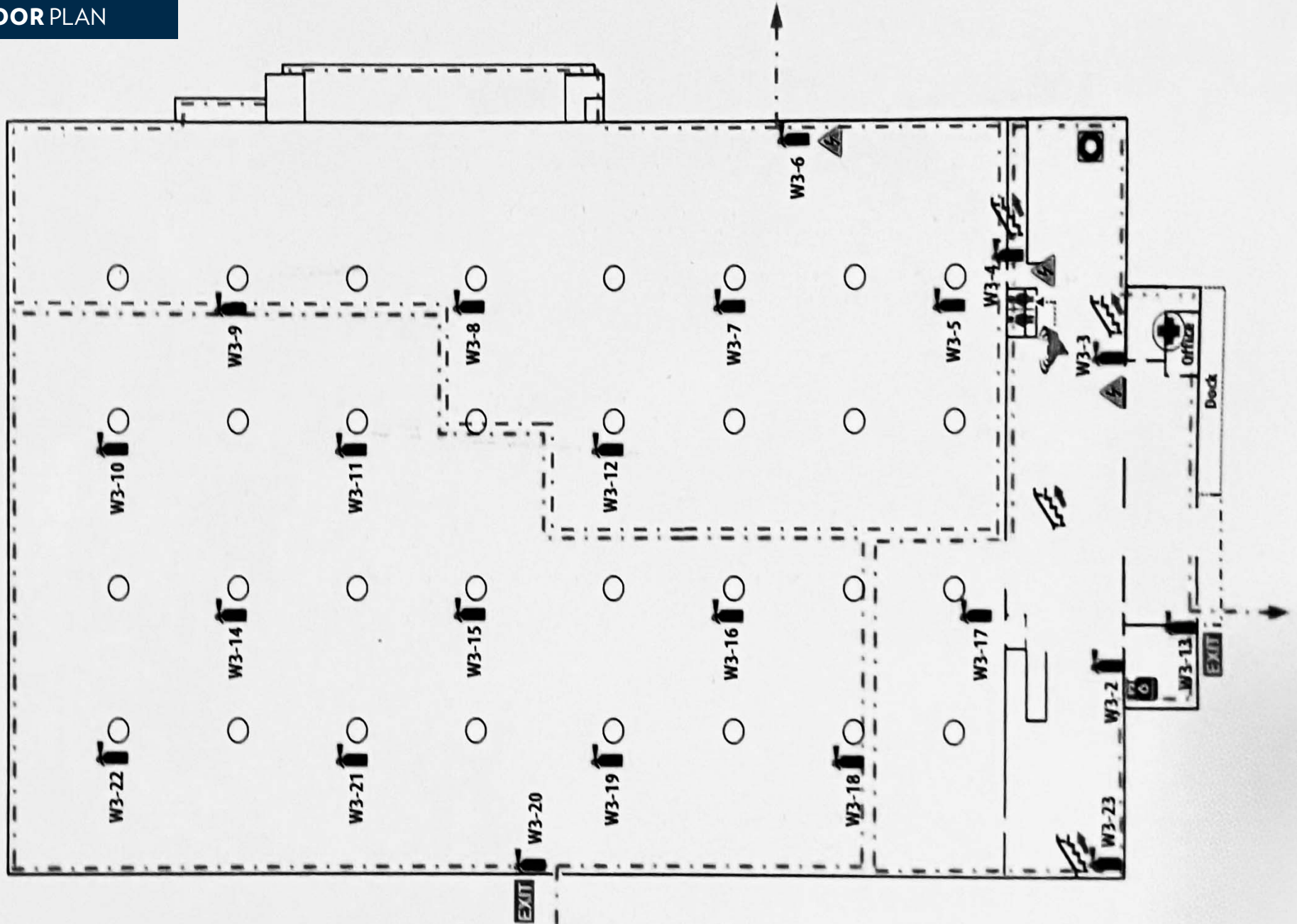
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FLOOR PLAN



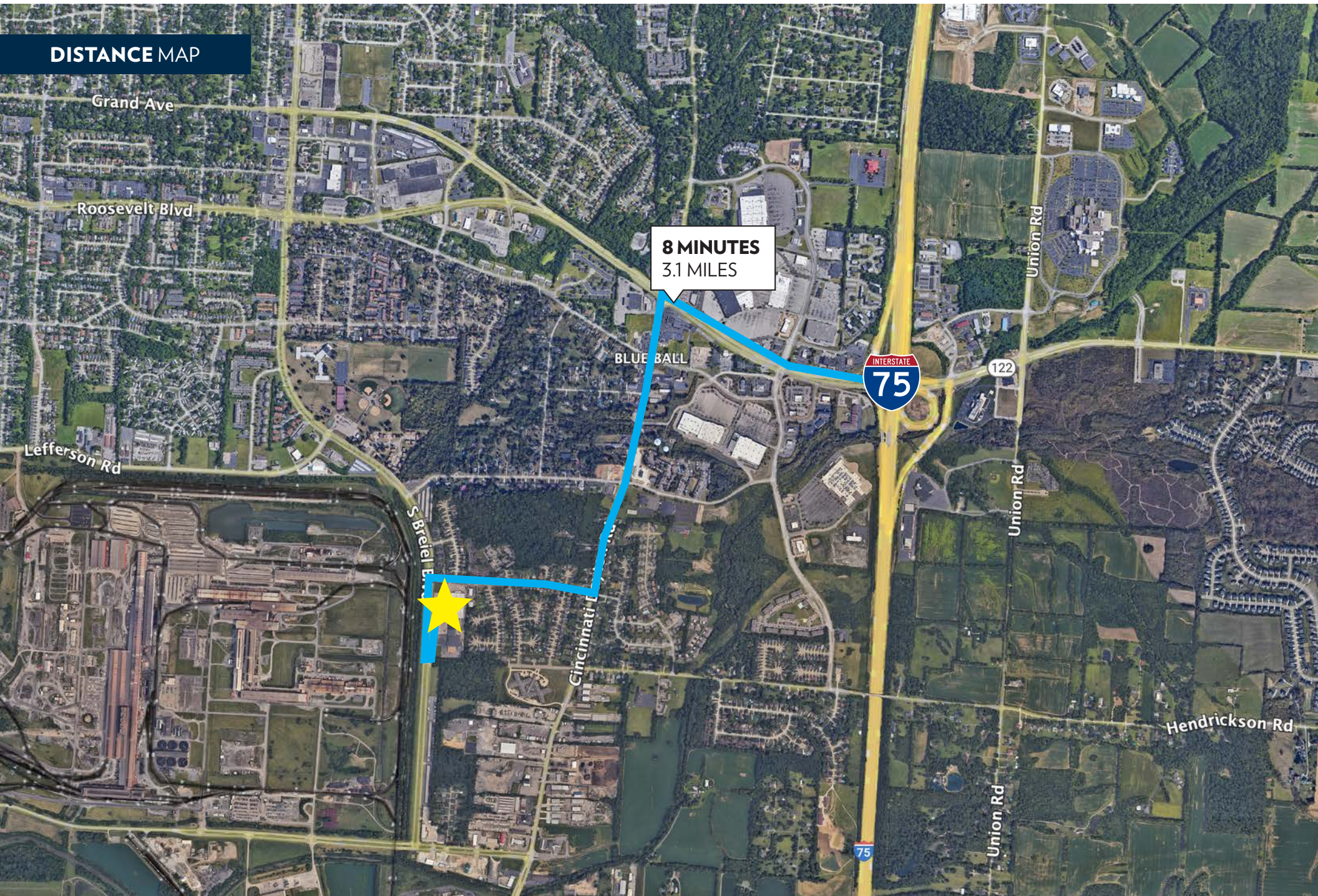
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DISTANCE MAP



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PARCEL OUTLINE



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