



4225-4255 DUES DR.

WEST CHESTER, OH 45246

AVAILABLE FOR SUBLEASE

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PROPERTY HIGHLIGHTS



16,000 – 24,000 SqFt

- Located in West Chester Township; No employee earnings taxes
- CSX rail served
- Short term leases available
- 8,000 SqFt bays
- \$6.75/SqFt full service gross (includes base utilities)
- Available for immediate occupancy



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PROPERTY DETAILS

Total SqFt:	16,000 – 24,000
Warehouse SqFt:	16,000 – 24,000
Office SqFt:	250 - Shared area available
Clear Height:	24'-26'
Year Built:	1972
Type Construction:	Tilt-up concrete
Lighting:	T-5 with motion sensors
Column Spacing:	40'x40' (8,000 SqFt bays)
Dock door:	Three (3) in 16,000 SqFt and Five (5) in 24,000 SqFt
Drive-in door:	None
Sprinkler:	Wet system
Electrical Service:	3-phase
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	130' with 50' concrete apron
Parking Lot:	Five (5) spaces
Restrooms:	One (1) – Shared

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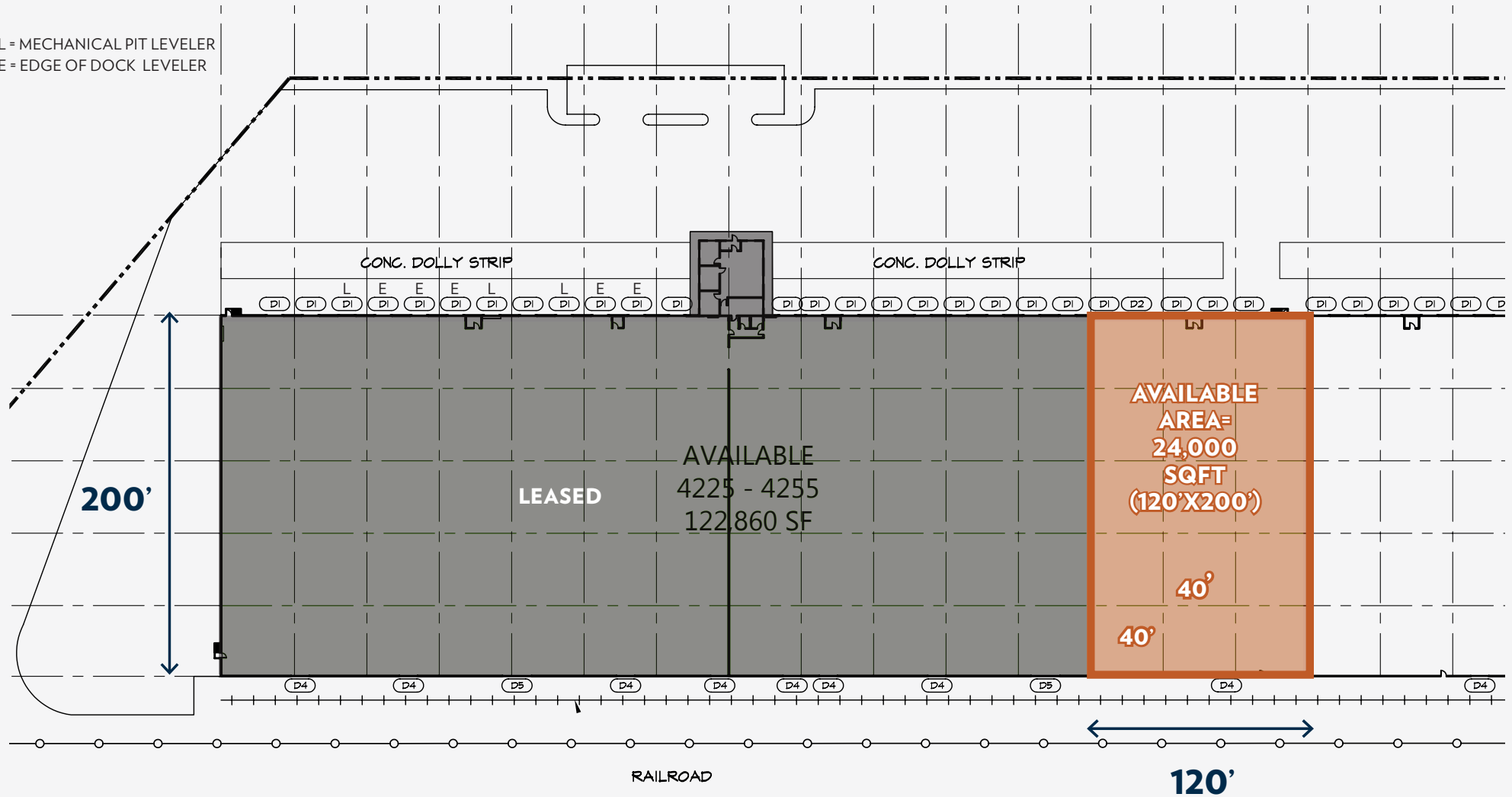
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FLOOR PLAN

L = MECHANICAL PIT LEVELER
E = EDGE OF DOCK LEVELER



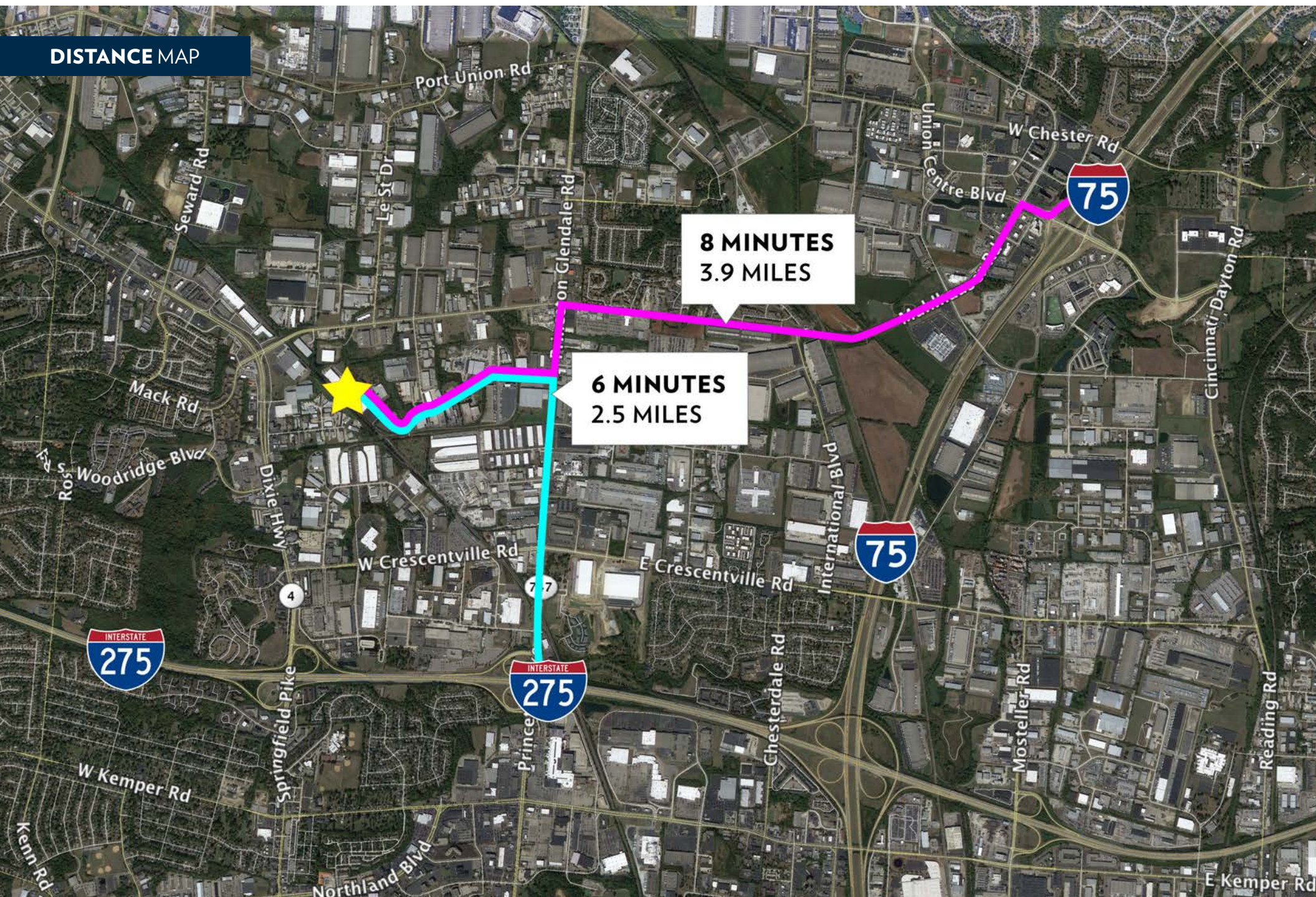
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DISTANCE MAP



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