



# 4710 DUES DR.

WEST CHESTER, OH 45246

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 77,948 Total SqFt

- New ownership, Alterra Property Group, and building/site improvements underway with completion by Q1 2025
- Located in West Chester Township minutes to I-75 at Union Centre and I-275 at 747/Princeton Glendale)
- West Chester has no corporate or employee income tax
- CSX railed served including rail pit inside warehouse
- Approximately 5-acres of outdoor storage mainly heavy-duty asphalt/concrete
- West Chester M-2 Industrial Zoning; Heaviest zoning in West Chester
- Available: Q1 2025
- Lease Rate: Negotiable

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	77,948
Warehouse SqFt:	66,200 (240' x 270')
Enclosed Loading Area:	9,000 (180'x50')
Office SqFt:	2,728 (62'x44')
Acreage:	9.29 acres
Clear Height:	22'-30'
Year Built:	1973
Type Construction:	Pre-engineered metal frame and masonry
Lighting:	LED's
Column Spacing:	60'x25'
Dock door:	Three (3) - (2) 9'x10' and (1) 18'x16'
Drive-in door:	Four (4) - (3) 18'x16' and (1) 9'x10'
Sprinkler:	Ordinary hazard/dry system
Electrical Service:	480/277-volt, 3-phase, 800-amps
Heat:	Natural gas forced air units
Roof:	Standing seam metal
Truck court:	Concrete and asphalt
Parking Lot:	25+ spaces (expandable)
Restrooms:	Three (3)
Butler County Parcel ID:	M5620050000088
West Chester Zoning:	M-2 General Industrial District

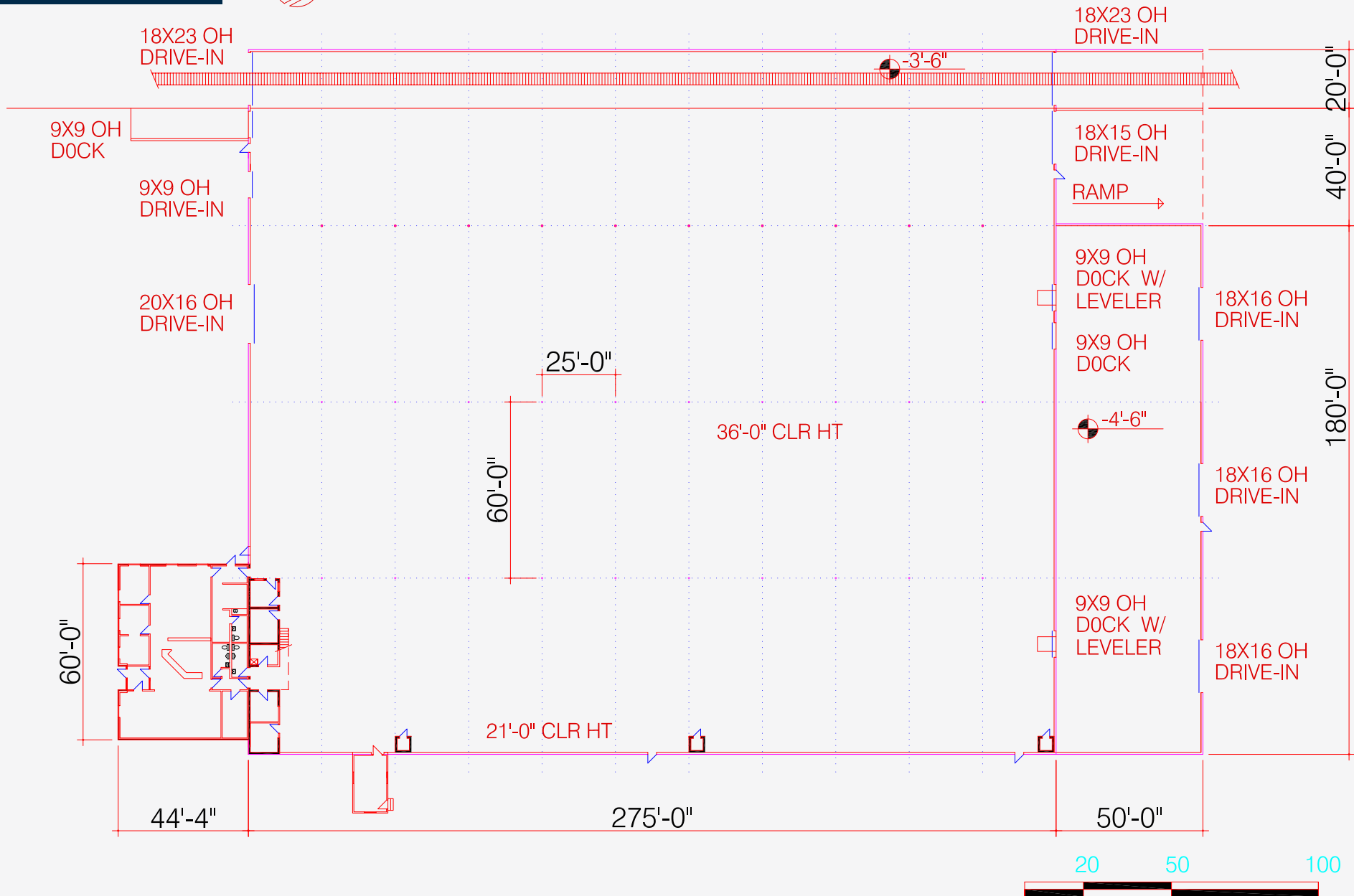
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## FLOOR PLAN





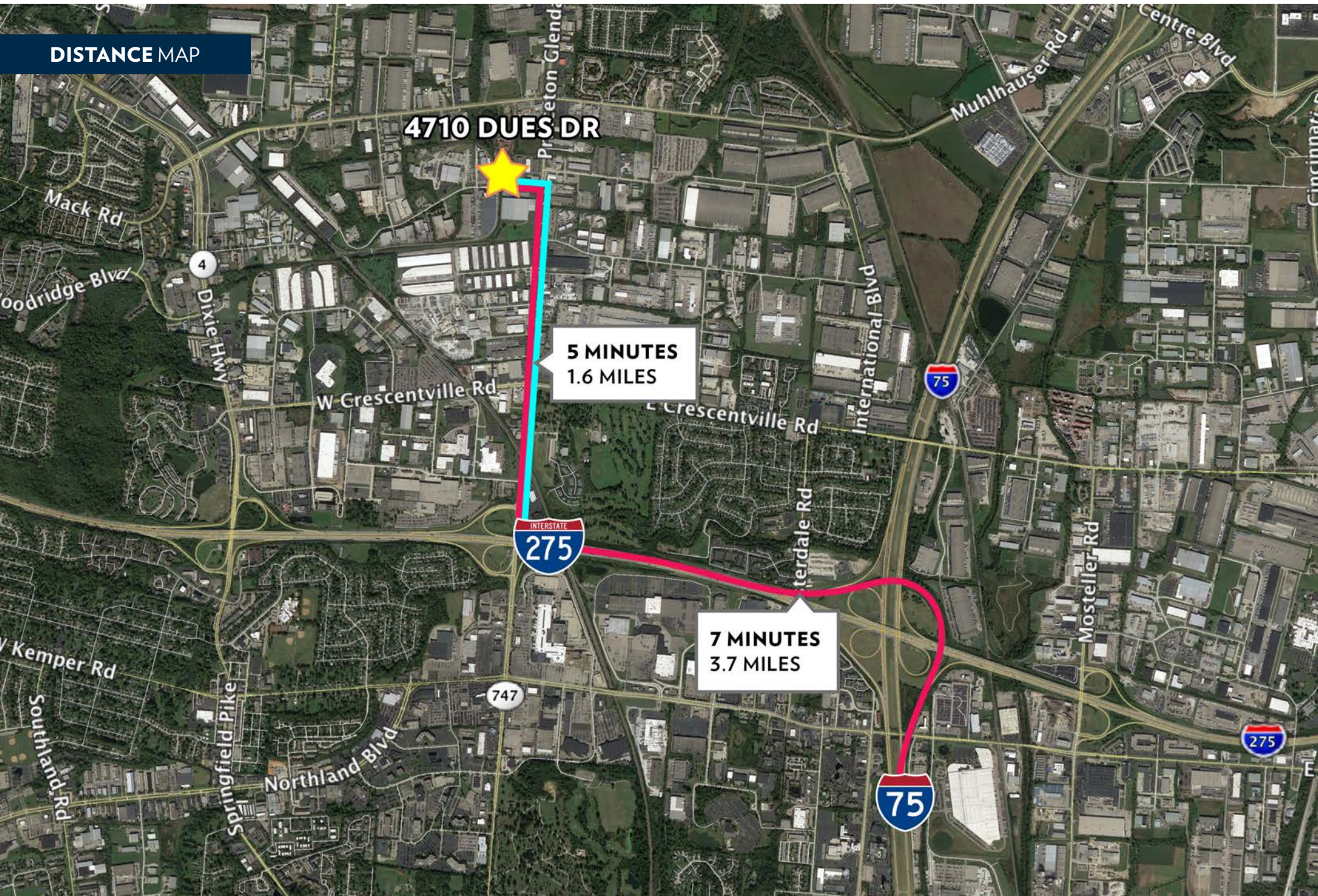
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## DISTANCE MAP



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**PARCEL OUTLINE**



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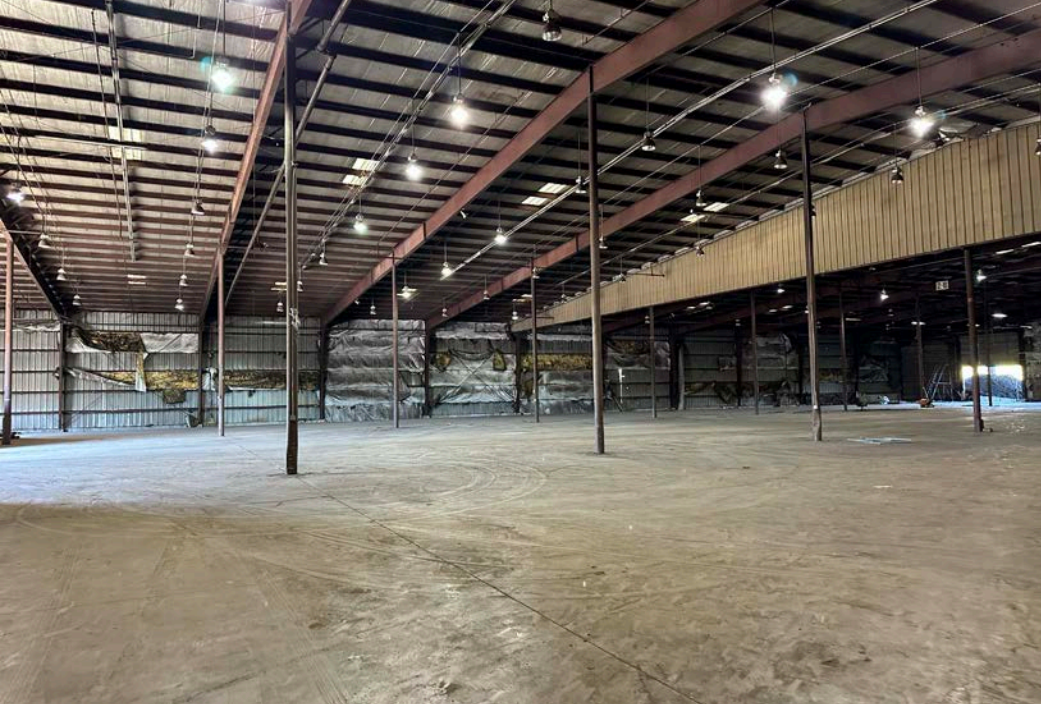
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