



**CUSHMAN &
WAKEFIELD**

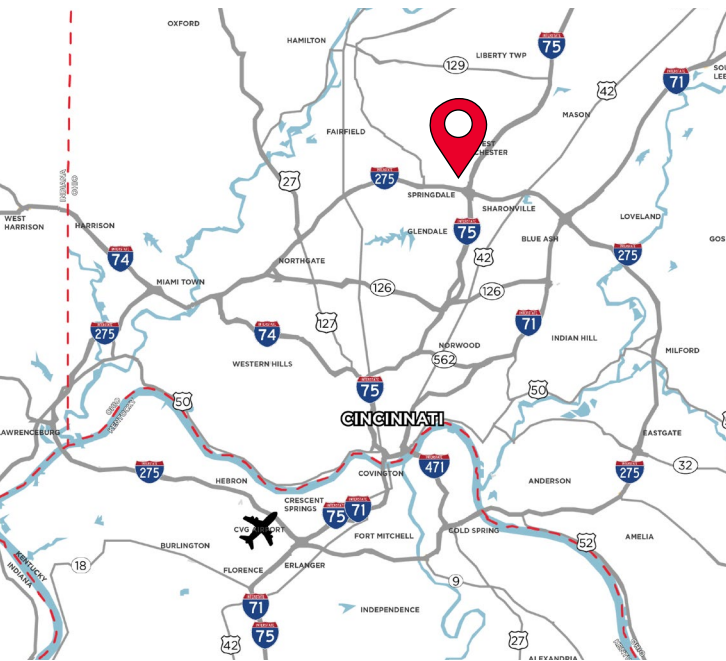


SPACE AVAILABLE COMMERCE PARK PLAZA

4850-4890 DUFF DRIVE
WEST CHESTER, OH 45246

OFFICE/WAREHOUSE

SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Available June 1, 2024
- 5,000 SF Available
- Office/Warehouse Space
- Wet Fire System
- Zoned M-2
- No Earnings Tax
- Easy access to I-75 & I-275

For more information, contact:

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FOR LEASE COMMERCE PARK PLAZA

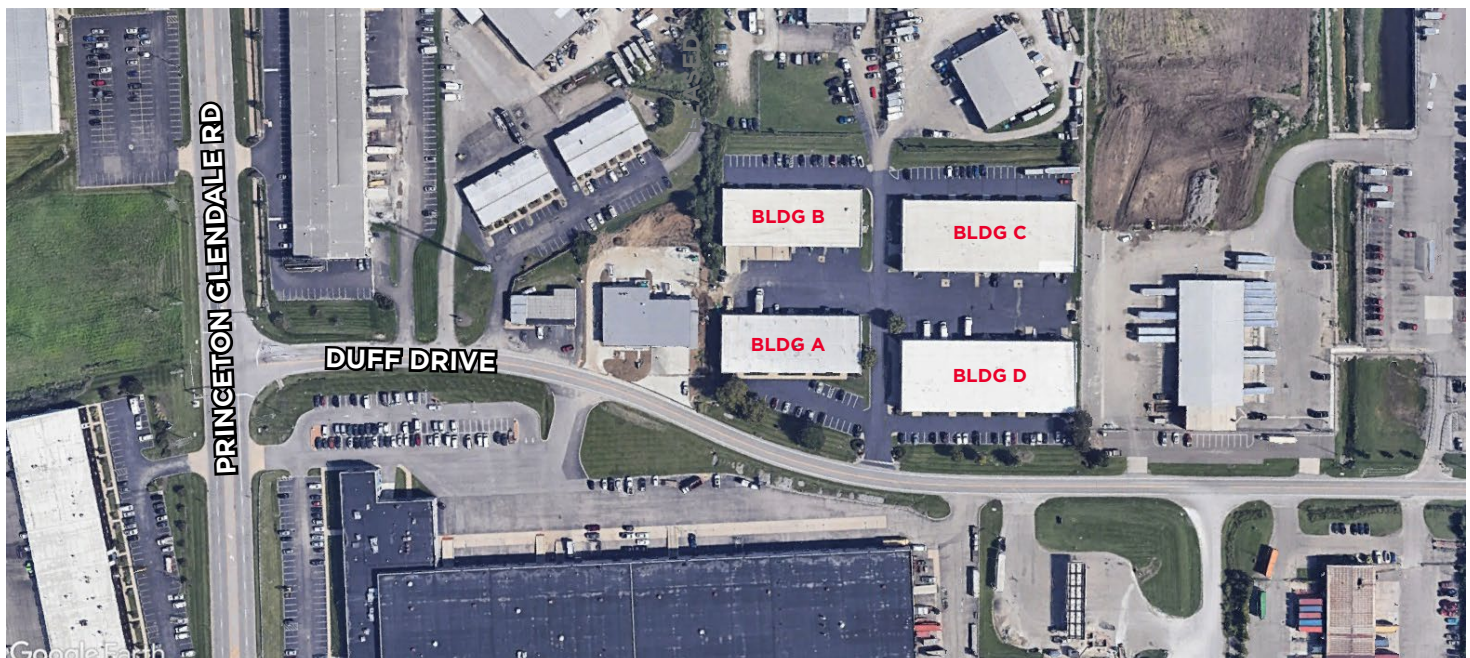
WEST CHESTER, OH 45246

BUILDING SPECIFICATIONS

LOCATION	West Chester, OH	DOCK DOORS	Multiple
ACRES	3.89	ZONING	M-2, General Industrial
YEAR BUILT	1979	ELECTRIC	208 volt, 225 amps, 3 phase
CONSTRUCTION	Pre-engineered metal	HVAC	Gas-fired heat in warehouse
CLEAR HEIGHT	16'	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACE	26' x 40'	WATER/SEWER	www.butlercountyohio.org
PARKING	20± parking spaces	TELEPHONE	www.cincinnati-bell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	LED	OPEX:	\$2.65/psf

Building	Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building D	4890B	5,000 SF	2,100 SF	2,900 SF**	2 Dock Doors	\$7.50/SF

**Office can be made smaller per tenant requirements



FOR LEASE

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SITE PLAN

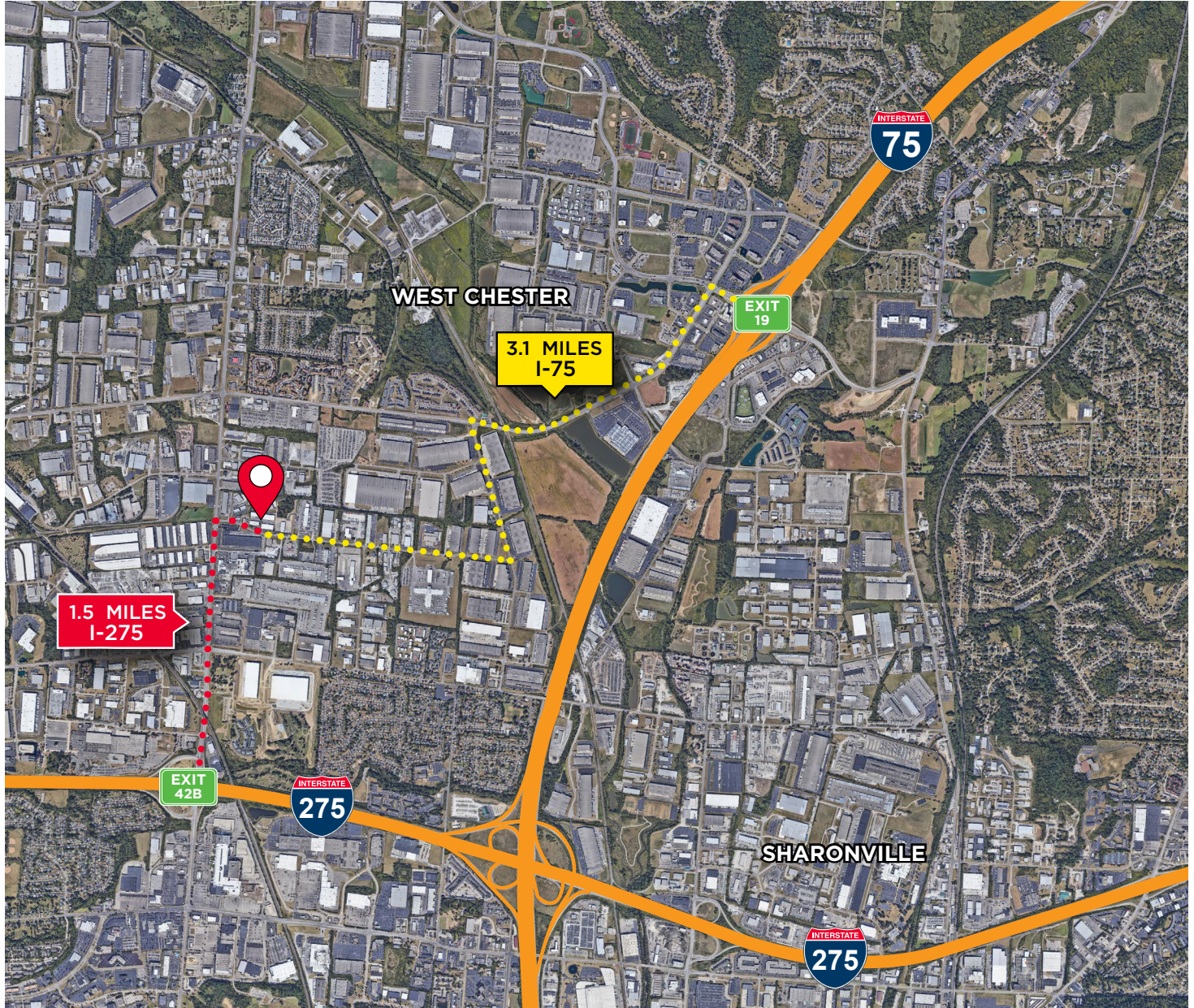


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AERIAL LOCATION



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