

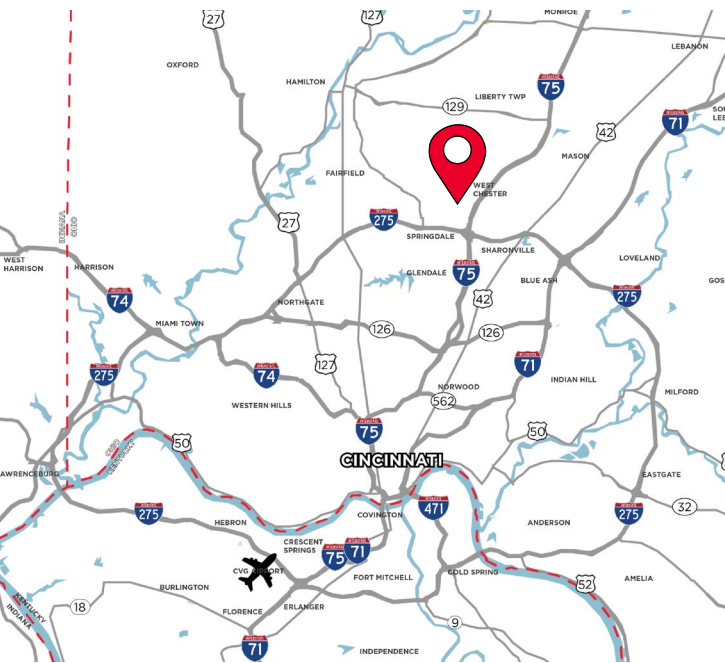
**SPACE AVAILABLE**  
**THE POINTE AT  
UNION CENTRE**

5207 MUHLHAUSER RD  
WEST CHESTER, OH 45011



**OFFICE/WAREHOUSE**

**4,000 - 12,000 SF AVAILABLE**



**PROPERTY HIGHLIGHTS**

- Suite 5235:
  - 4,000 SF
  - (1) 9'x10' Dock
  - (1) 12' x 14' Drive-in
- Suite 5239:
  - 8,000 Total SF
  - (3) Docks
  - (1) Drive-in
- Suite 5235 + 5239:
  - 12,000 Total SF
  - (4) Docks
  - (2) Drive-ins
- 18' - 20' Clear height
- Zoned M-2
- Two (2) parking spaces per 1,000 SF
- Quick access to I-75 & I-275

For more information, contact:

**Ben McNab, SIOR, CCIM**  
Managing Director  
+1 513 763 3019  
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FOR LEASE

# THE POINTE AT UNION CENTRE

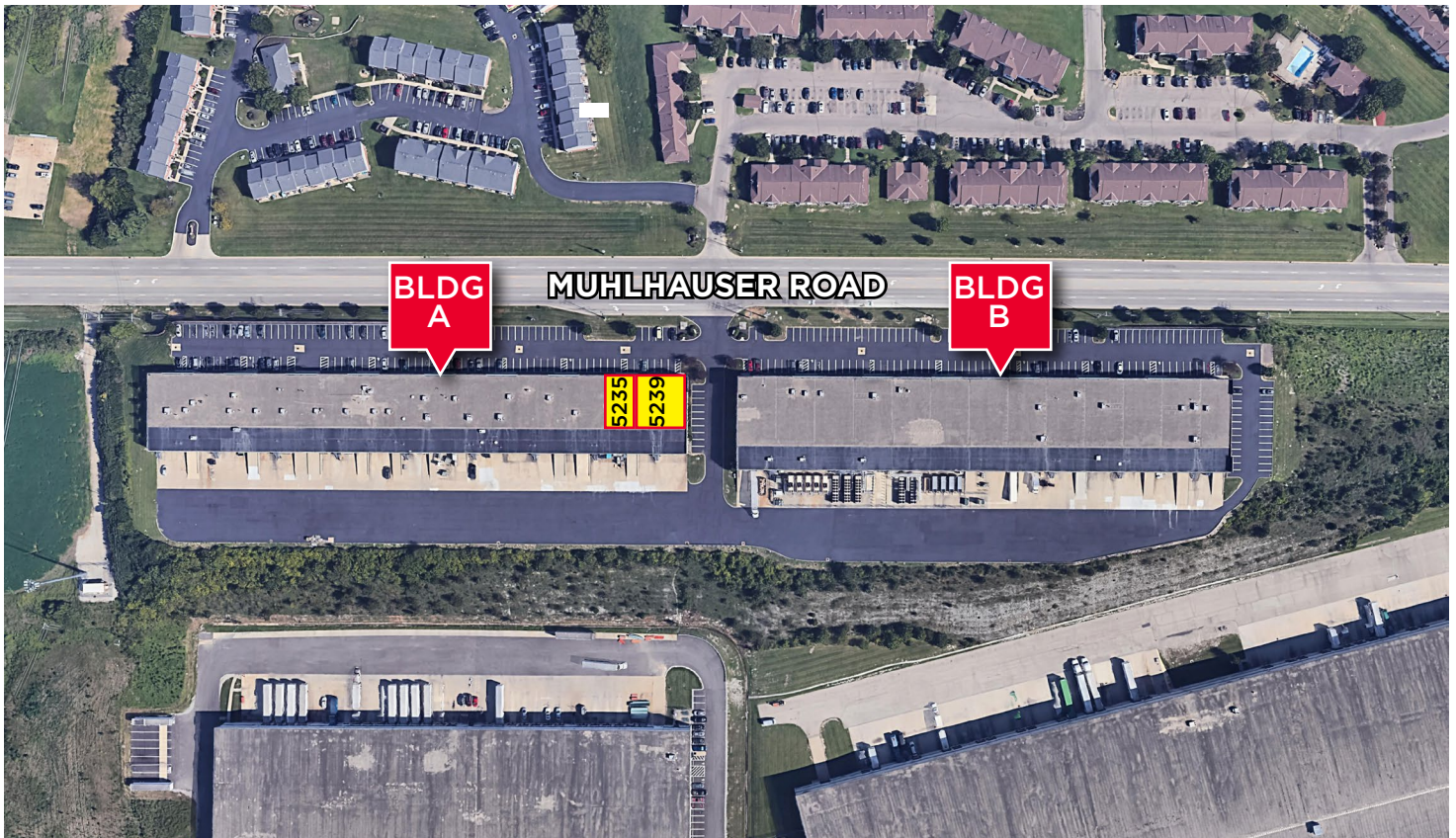
5207 MUHLHAUSER RD, WEST CHESTER, OH



## BUILDING SPECIFICATIONS

**LEASE RATE: \$8.95/PSF NNN**  
**\$3.00/PSF OPEX**

<b>LOCATION</b>	West Chester, OH (Butler County)	<b>LIGHTING</b>	T-5 High Efficiency Fluorescent
<b>ADDRESS</b>	5207-5333 Muhlhauser Road	<b>DOCK DOORS</b>	9'x10' docks
<b>BUILDING SIZE</b>	Bldg A: 70,000 SF Bldg B: 76,800 SF	<b>DRIVE-IN DOORS</b>	12' x 14' drive-in doors
<b>AVAILABLE SIZE</b>	See Chart on Following Page	<b>ELECTRIC</b>	200 amp, 480 volt, 3 phase
<b>YEAR BUILT</b>	2007	<b>HVAC</b>	Gas fired unit heaters
<b>CONSTRUCTION</b>	Tilt-up Concrete	<b>ELECTRIC</b>	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
<b>CLEAR HEIGHT</b>	18' - 20' Clear	<b>GAS</b>	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
<b>COLUMN SPACE</b>	40' x 50'	<b>WATER</b>	<a href="http://www.des.butlercountyohio.org">www.des.butlercountyohio.org</a>
<b>FLOORS</b>	6" concrete	<b>SEWER</b>	<a href="http://www.des.butlercountyohio.org">www.des.butlercountyohio.org</a>
<b>ROOF</b>	Rubber Membrane	<b>TELEPHONE</b>	<a href="http://www.cincinnatiell.com">www.cincinnatiell.com</a> (Alta Fiber)
<b>FIRE SUPPRESSION</b>	Wet system	<b>DATA</b>	<a href="http://www.spectrum.com">www.spectrum.com</a>

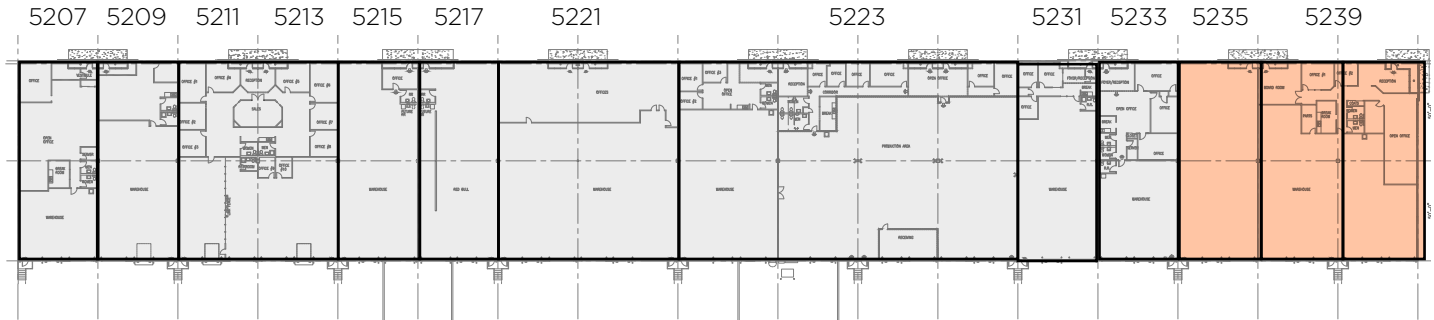


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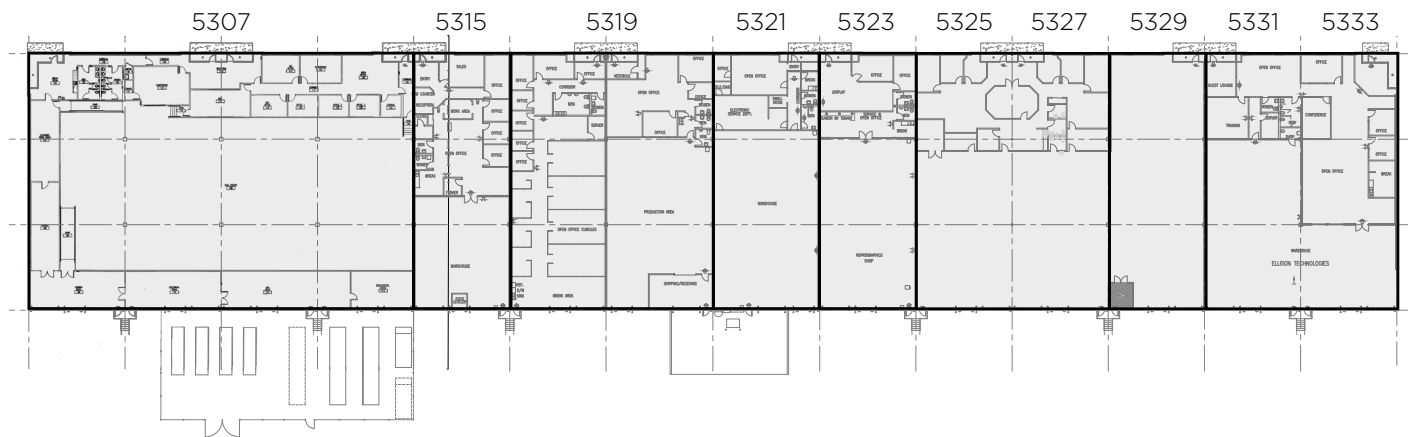
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## BUILDING "A"



## BUILDING "B"



Suite #	Available SF	Office SF	Docks	Drive-Ins	Rate
5235	4,000 SF	1,000 SF	(1) 9'x10'	(1) 12'x14'	\$8.95/psf
5239	8,000 SF	3,000 SF	(3) 9'x10'	(1) 12'x14'	\$8.95/psf
5235 + 5239	12,000 SF	4,000 SF	(4) 9'x10'	(2) 12'x14'	\$8.95/psf

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# THE POINTE AT UNION CENTRE

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## BUILDING PHOTOS

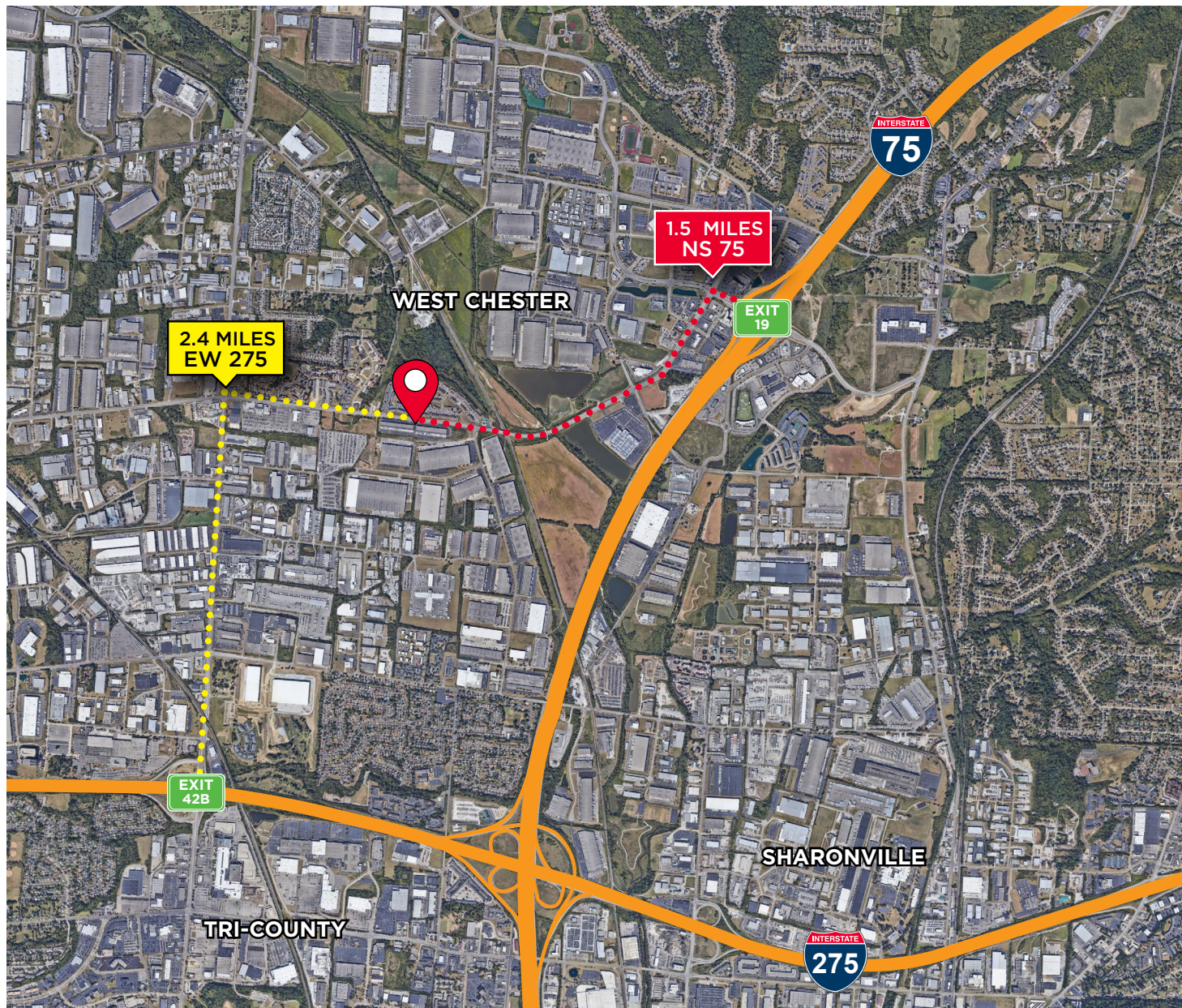


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## AERIAL LOCATION



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