

OFFICE/WAREHOUSE

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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:

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THE POINTE AT UNION CENTRE

5207 MUHLHAUSER RD, WEST CHESTER, OH



BUILDING SPECIFICATIONS

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

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

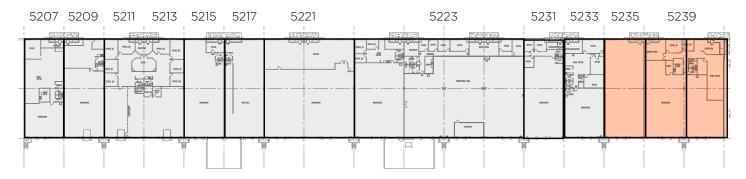


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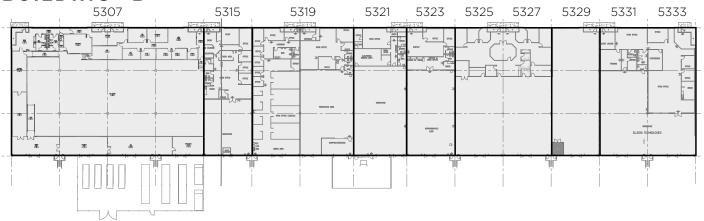
5207 MUHLHAUSER RD, WEST CHESTER, OH



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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BUILDING PHOTOS













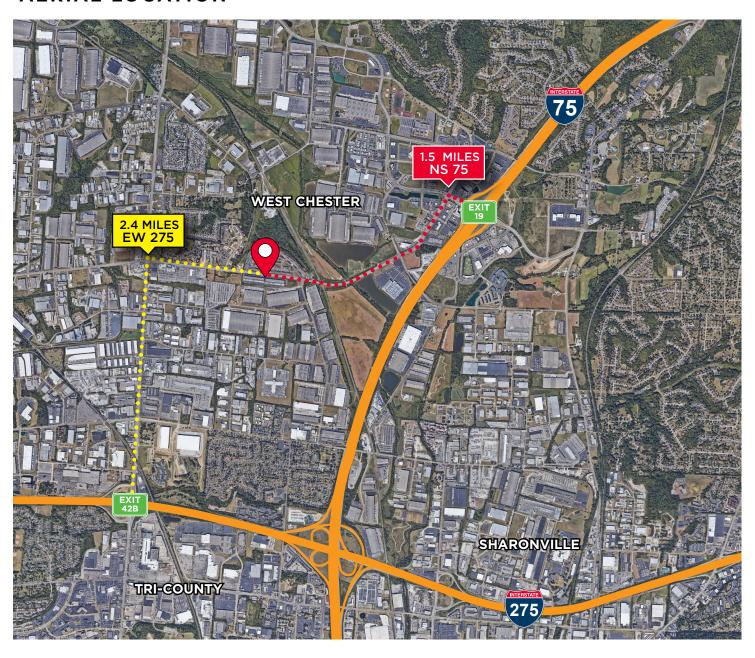
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AERIAL LOCATION



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