

FOR LEASE

CAPITAL CENTER I, INDUSTRIAL 2

4758 - 4784 Interstate Drive, West Chester, OH 45246



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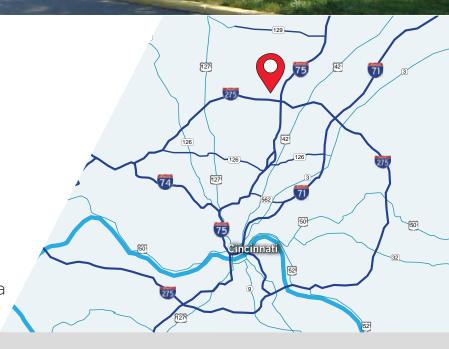
53,094 SF

Suite 4770: 4,827 SF

- 830 SF Office
- 1 Dock

Suite 4784: 4,827 SF

- 840 SF Office
- 1 Dock, 1 Drive-in
- M-2 Industrial Zoning
- Excellent Access to I-275 & I-75 via SR747 Interchange



For more information, contact:

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BUILDING SPECIFICATIONS

Location: West Chester, OH

Building Size: 53,094 SF

Suite 4770

4,827 square feet **Available Area:**

830 SF office

1 dock

Suite 4784

4,827 square feet 840 SF office 1 dock, 1 drive-in

Zoning: M-2. General Industrial

West Chester Twp Jurisdiction: **Butler County**

Year Built: 1976

Glass/Block **Construction:**

Clear Height: 18' - 24'

Column Spacing: 40' x 40'

Floors: 6" concrete

Roof: BU gravel (1996)

Fire Suppression: Wet system

Lighting: Fluorescent strip and metal halide

Truck Court: 98' asphalt; shared with Industrial 1

Auto Parking: 97 Total Bldg Spaces

Office: Natural gas unit heating **HVAC:**

Warehouse: Gas-fired unit heaters



Utilities:

Duke Energy

Electric: www.duke-energy.com

(513.421.9500)

Duke Energy

Gas: www.duke-energy.com

(513.421.9500)

Butler County Water & Sewer

Water: www.butlercountyohio.org

(513.887.3066)

Butler County Water & Sewer Sewer:

www.butlercountyohio.org

(513.887.3066)

Cincinnati Bell

Telephone/Data: www.cincinnatibell.com

(513.566.5050)

Spectrum Cable

Data: www.spectrum.com

(866.481.7927)

\$4.75/psf NNN **LEASE RATE:**

OP EXP: \$1.82/psf

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SITE PLAN



▲ Dock door



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AERIAL

