



**CUSHMAN &
WAKEFIELD**

FOR LEASE

CAPITAL CENTER I, INDUSTRIAL 2

4758 - 4784 Interstate Drive, West Chester, OH 45246



FOR LEASE: BULK WAREHOUSE DISTRIBUTION

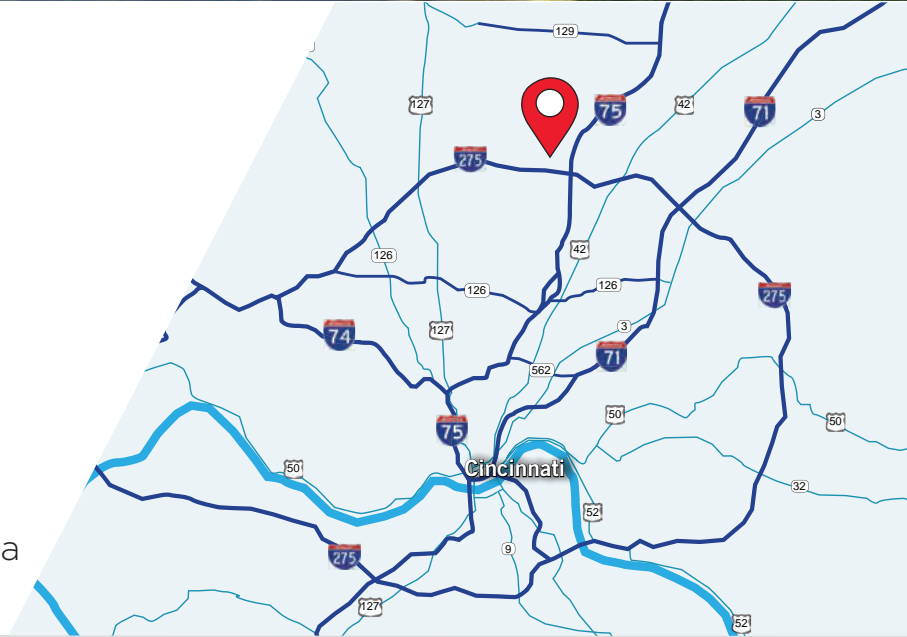
53,094 SF

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:

Jeffrey R. Bender, SIOR, CCIM
Executive Managing Director
+1 513 763 3046
jeff.bender@cushwake.com

Connor Cleves
Associate
+1 513 763 3024
connor.cleves@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
main +1 513 421 4884
fax +1 513 421 1215
cushmanwakefield.com



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BUILDING SPECIFICATIONS

Location:	West Chester, OH
Building Size:	53,094 SF
Available Area:	<u>Suite 4770</u> 4,827 square feet 830 SF office 1 dock
	<u>Suite 4784</u> 4,827 square feet 840 SF office 1 dock, 1 drive-in
Zoning:	M-2, General Industrial
Jurisdiction:	West Chester Twp Butler County
Year Built:	1976
Construction:	Glass/Block
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
HVAC:	Office: Natural gas unit heating Warehouse: Gas-fired unit heaters



Utilities:

Electric:	Duke Energy www.duke-energy.com (513.421.9500)
Gas:	Duke Energy www.duke-energy.com (513.421.9500)
Water:	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
Sewer:	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
Telephone/Data:	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
Data:	Spectrum Cable www.spectrum.com (866.481.7927)
LEASE RATE:	\$4.75/psf NNN
OP EXP:	\$1.82/psf



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SITE PLAN





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AERIAL

