

INDUSTRIAL BUILDING FOR SALE OR LEASE

4750 ASHLEY DRIVE

West Chester Township, OH 45011



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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: ± 11,155 SF
FOR LEASE: \$9.50/SF Net
FOR SALE: \$1,675,000 (\$150/SF)

PROPERTY HIGHLIGHTS:

- Excellent location in West Chester Township
- 3,060 SF of office space
- 2 dock doors & 1 drive-in
- 14' – 15' clear height
- Extra land behind building



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FACT SHEET

Location:	West Chester Township; Butler County	Sprinklers:	No
Total Building Size:	± 11,155 SF	Air Conditioning:	Office & Warehouse
Available Space:	± 11,155 SF	Ceiling Fans:	Warehouse
Office Size:	± 3,060 SF	Heating:	Gas Forced Air
Warehouse Size:	± 8,095 SF	Lighting:	Fluorescent – T-8
Divisible:	No	Outside Security Lighting:	Yes
Land:	1.515 Acres	Windows:	Office
Zoning:	M-1	Skylights:	No
Access to Expressways:	I-75 at Union Centre Blvd I-275 at SR-747	Electrical Service:	240V / 480V
Year Built:	1980	Gas:	Duke Energy
Construction:	Concrete Block & Metal	Sewer:	City
Building Dimensions:	100' x 125'	Water:	City
Column Spacing:	24' x 50'	Floor Drains:	Yes – Trench Drain
Floor:	Concrete	Auditor's Information:	M5610007000031
Roof:	Sloping to Rear	Annual Taxes:	\$15,039 (\$1.35/SF)
Clear Height:	14' – 15'	Available:	1/1/2027
Loading Facilities:	(2) Docks – 1 EOD & Shelter (1) Drive-in (12' x 12')	Annual Rental Rate:	\$9.50/SF NN
Restrooms:	Three (3) Total: 2 in Office, 1 in Warehouse	Annual Operating Expenses:	\$1.62/SF for Taxes & Insurance Tenant Self-Maintains
Parking:	15 Spaces	Sale Price:	\$1,675,000 (\$150/SF)



TO I-75 NORTH & SOUTH:
7 MIN | 3.2 MILES

747



TO I-275 EAST & WEST:
6 MIN | 6.5 MILES

INTERSTATE
275

INTERSTATE
75