



**CUSHMAN &  
WAKEFIELD**

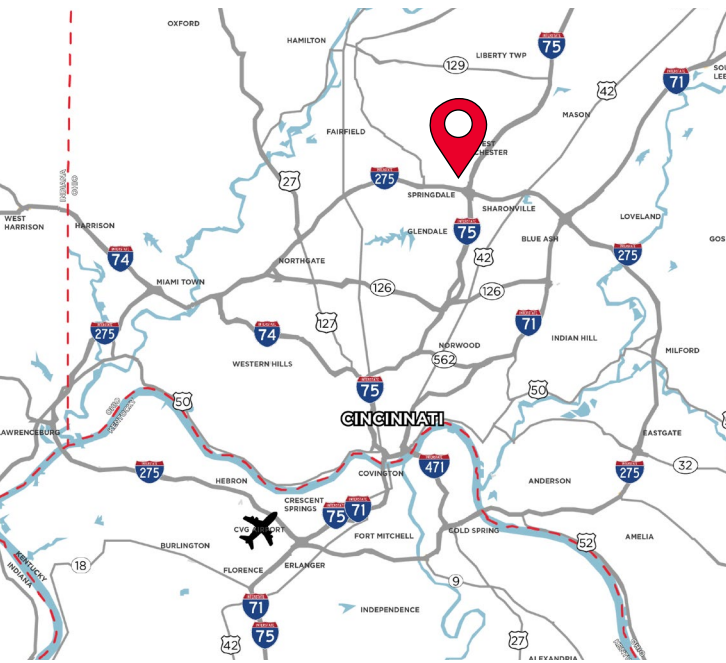


**SPACE AVAILABLE**  
**COMMERCE  
PARK PLAZA**

4850-4890 DUFF DRIVE  
WEST CHESTER, OH 45246

**OFFICE/WAREHOUSE**

**SPACE FOR LEASE**



**PROPERTY HIGHLIGHTS**

- Multiple Suites Available
- See 2nd page for more information
- Office/Warehouse Space
- Wet Fire System
- Zoned M-2
- No Earnings Tax
- Easy access to I-75 & I-275

*For more information, contact:*

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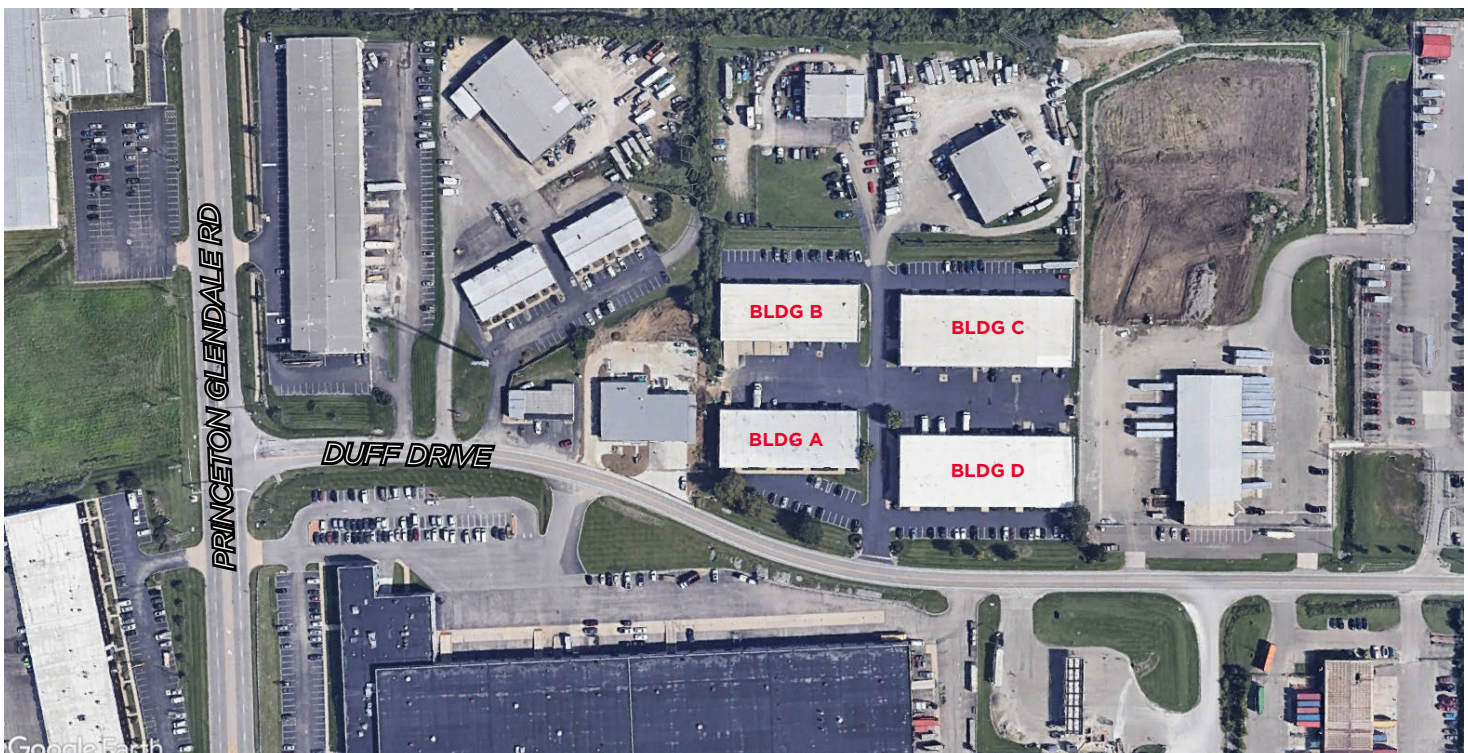
# FOR LEASE COMMERCE PARK PLAZA

WEST CHESTER, OH 45246

## BUILDING SPECIFICATIONS

<b>LOCATION</b>	West Chester, OH	<b>DOCK DOORS</b>	Multiple
<b>ACRES</b>	3.89	<b>ZONING</b>	M-2, General Industrial
<b>YEAR BUILT</b>	1979	<b>ELECTRIC</b>	208 volt, 225 amps, 3 phase
<b>CONSTRUCTION</b>	Pre-engineered metal	<b>HVAC</b>	Gas-fired heat in warehouse
<b>CLEAR HEIGHT</b>	16'	<b>ELECTRIC/GAS</b>	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
<b>COLUMN SPACE</b>	26' x 40'	<b>WATER/SEWER</b>	<a href="http://www.butlercountyohio.org">www.butlercountyohio.org</a>
<b>PARKING</b>	20± parking spaces	<b>TELEPHONE</b>	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
<b>FIRE SUPPRESSION</b>	Wet System	<b>DATA</b>	<a href="http://www.spectrum.com">www.spectrum.com</a>
<b>LIGHTING</b>	LED	<b>OPEX</b>	TBD

Building	Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building B	4866E&F	12,100 SF	9,100 SF	3,000 SF	8 Dock Doors	\$6.95/SF NNN
Building A	4860C	2,000 SF	1,400 SF	600 SF	1 Dock Door	\$8.95/SF NNN



FOR LEASE

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## SITE PLAN



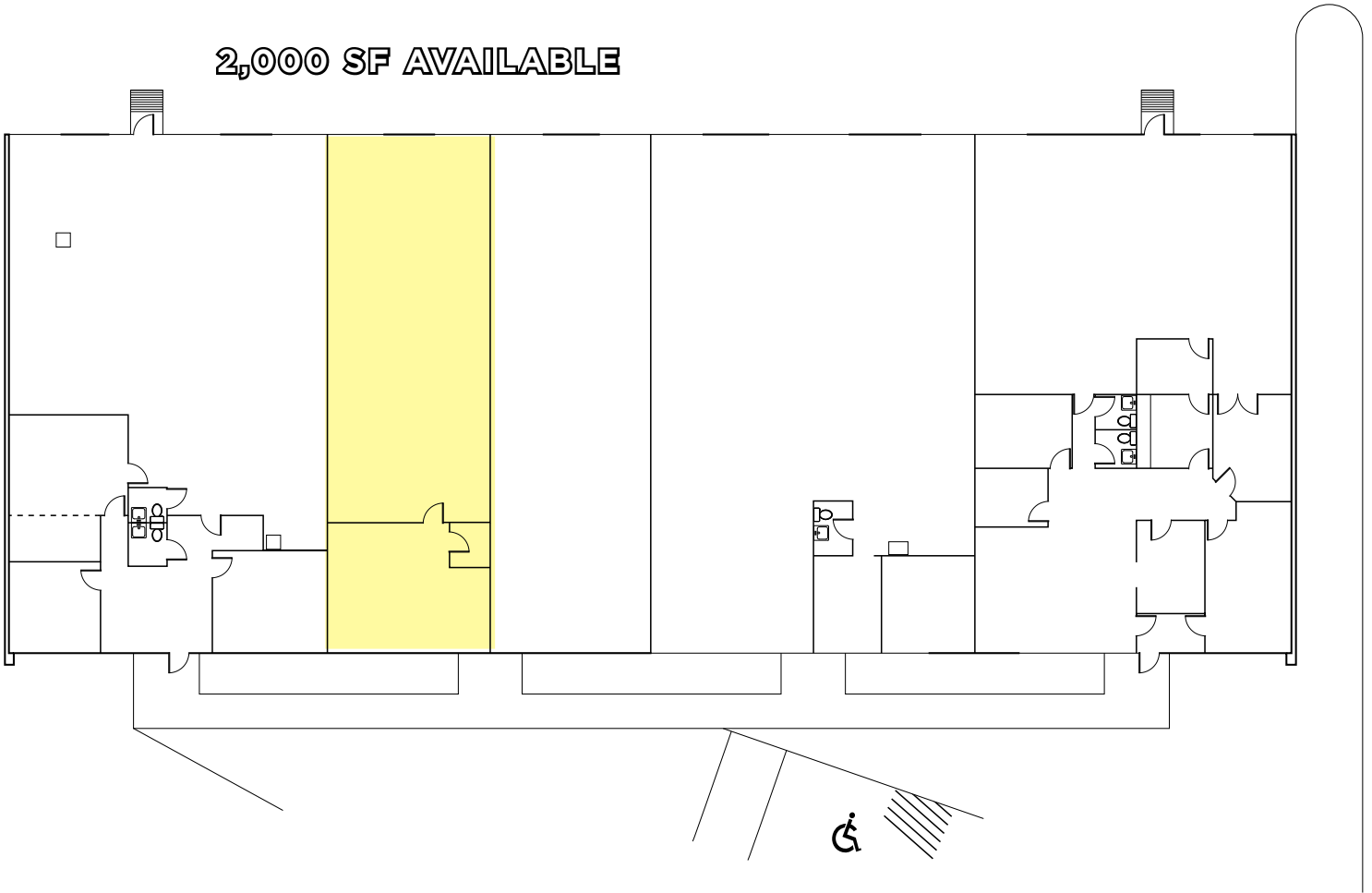
FOR LEASE

# COMMERCE PARK PLAZA

WEST CHESTER, OH 45246

## FLOOR PLAN - BUILDING A

2,000 SF AVAILABLE



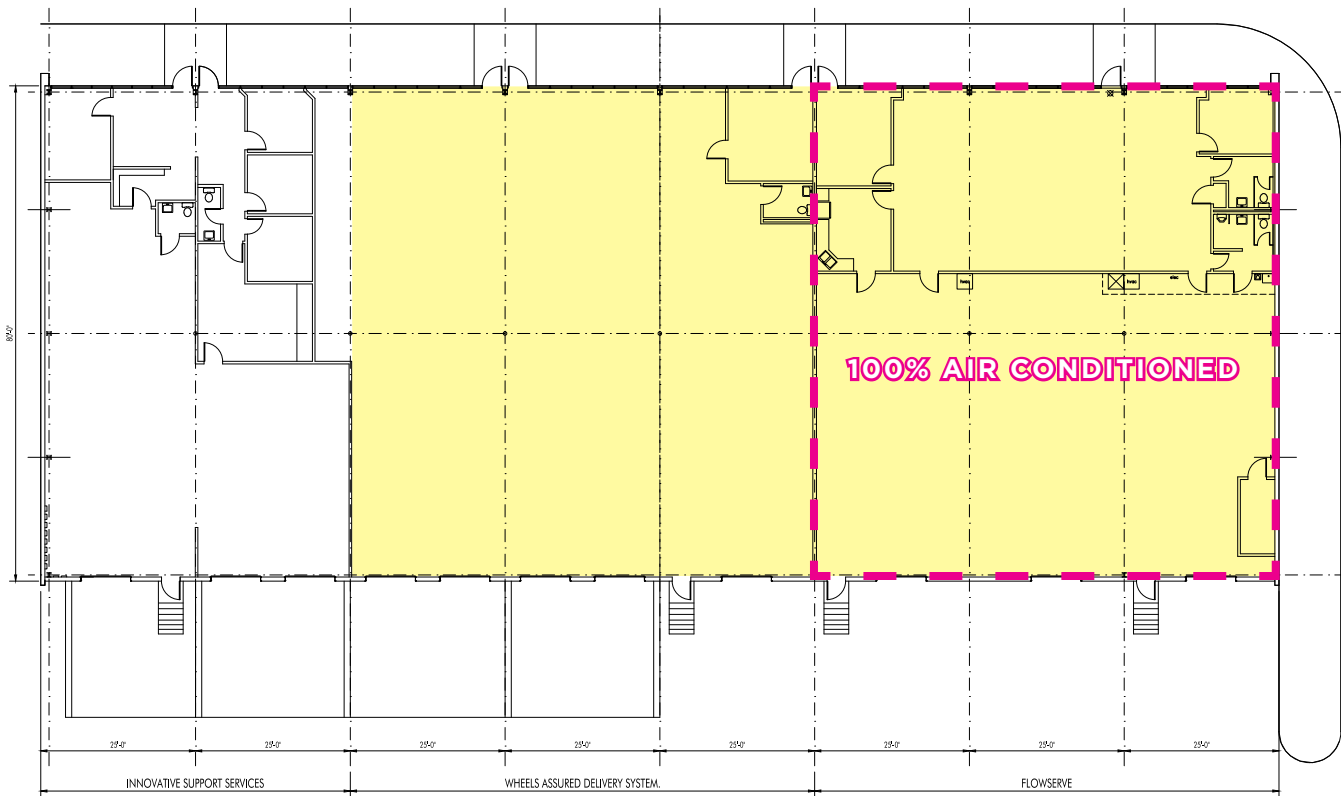
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# COMMERCE PARK PLAZA

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## FLOOR PLAN - BUILDING B

12,100 SF AVAILABLE

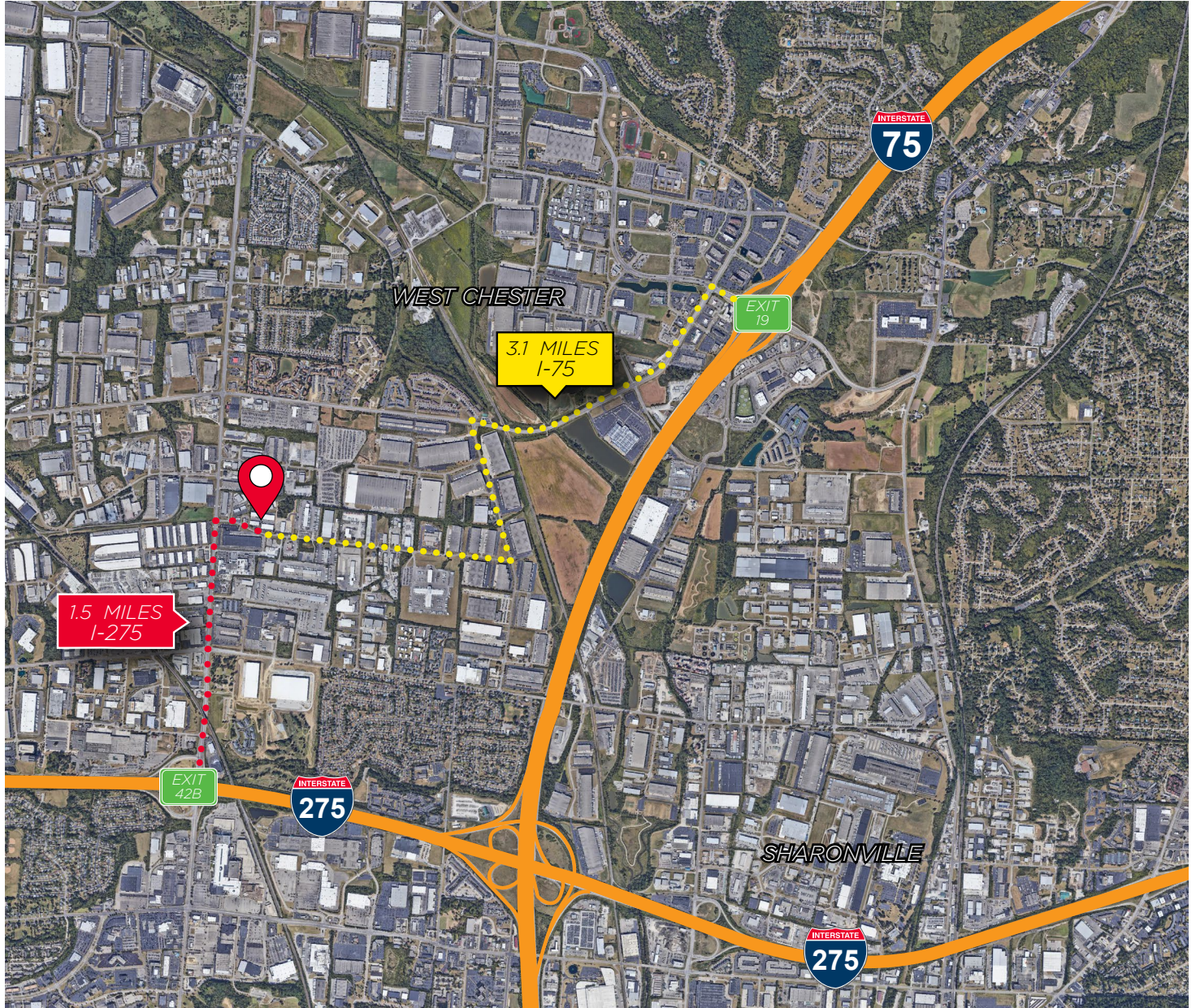


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## AERIAL LOCATION



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