

FOR SALE

4665 INTERSTATE DRIVE

WEST CHESTER, OH 45246

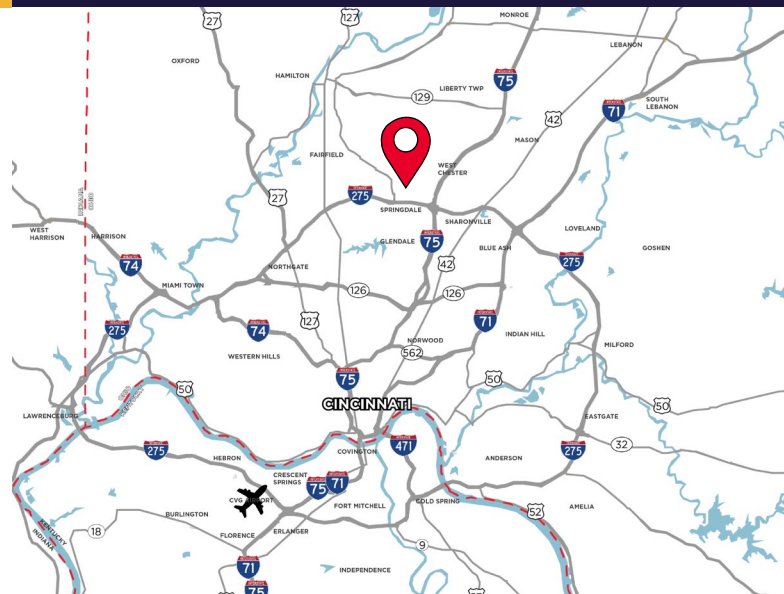


AVAILABLE 8/1/2027

20,660 SF ON 1.78 ACRES

SALE PRICE: \$3,400,000

- 20,660 SF Total
 - » 4,300 SF Office
 - » 16,360 SF Warehouse/Production
 - » (3) Dock Doors
 - » (1) Drive-in Door
 - » 1.78 Acres
- Fenced Outside Storage
- No Employee Income Tax



For more information, contact:

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LOCATION	Butler County
ACRES	1.78 Acres
AVAILABLE SIZE	20,660 SF
WAREHOUSE SIZE	16,360 SF
OFFICE SIZE	4,300 SF
YEAR BUILT	1978
ZONING	M2
CLEAR HEIGHT	15' - 20'
COLUMN SPACING	40' x 40' - High bay 26.5' x 40' (Typical) 20' x 40' - Low bay
HVAC	Warehouse -Gas Fired Heaters Will call HVAC
LIGHTING	LED
CONSTRUCTION	Brick & Block
ROOF	1978; replaced 1994
PARKING	±40

DOCKS	(1) Will call Dock Door; 6' x 8' (2) Dock Doors; 8' x 12' w/ pit levelers & shelters
DRIVE-INS	(1) Drive-in Door; 12' x 14'
POWER	240/480v, 3 phase, 400A (est.)
SPRINKLER	Wet
UTILITIES	
ELECTRIC/GAS	www.dukeenergy.com
WATER/SEWER	www.msdcg.org
PROPERTY INFO	
ANNUAL TAXES	\$26,361.42 (\$1.26/SF) (Based on assessed value)
COUNTY VALUE	\$1,219,380 (\$58.38/SF)
PARCEL ID	M5620166000015 M5620166000016
MISC.	» Warehouse floor drains » 2 ton bridge crane » 5,000 SF fenced outside storage » Skylights » Mezzanine w/ offices (not included in SF)

AERIAL



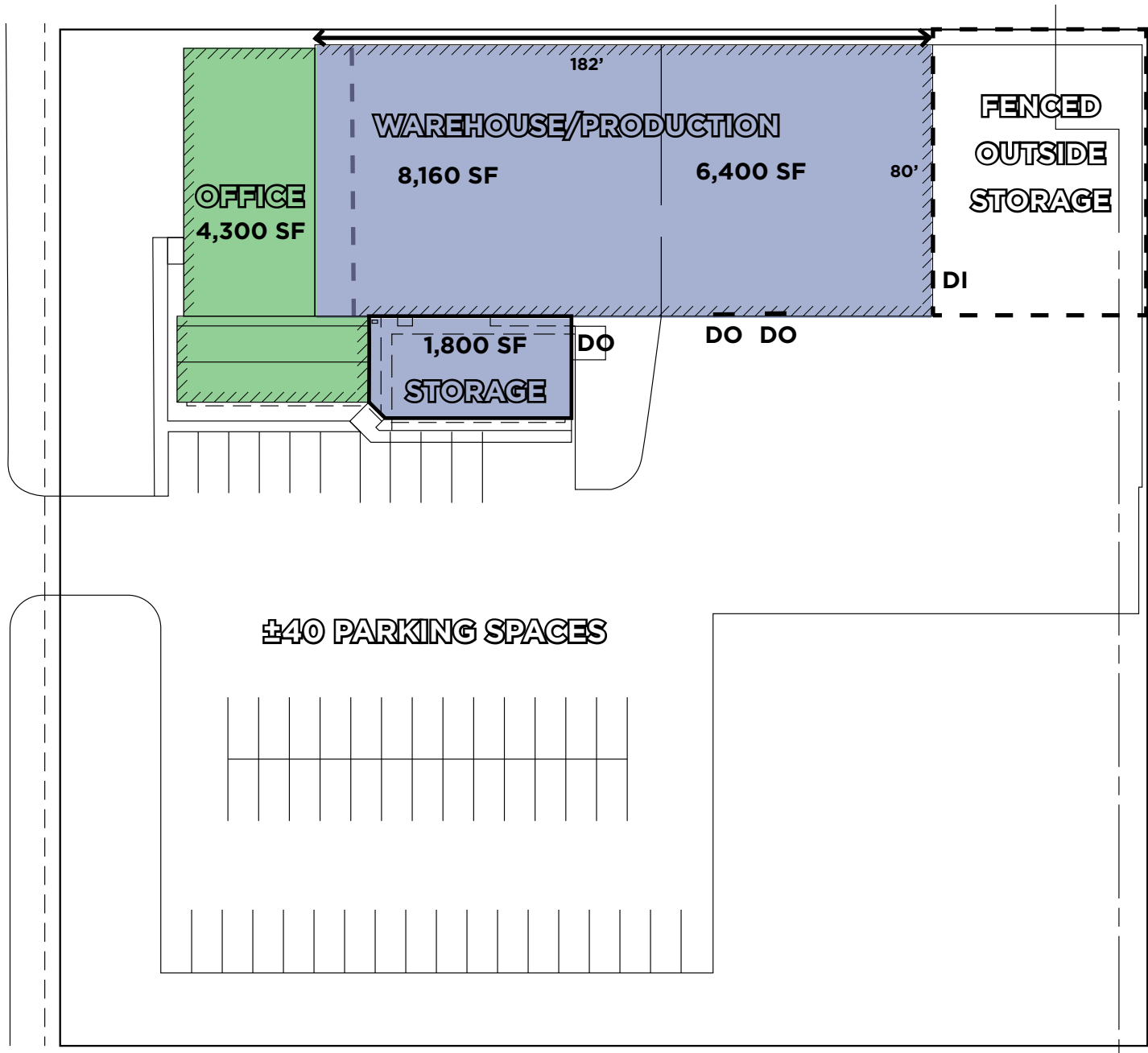
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FLOOR PLAN



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AERIAL PHOTOS



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EXTERIOR PHOTOS



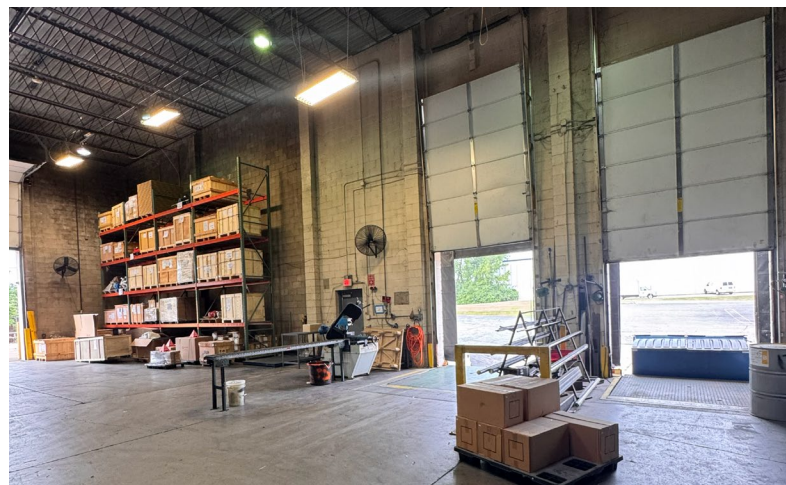
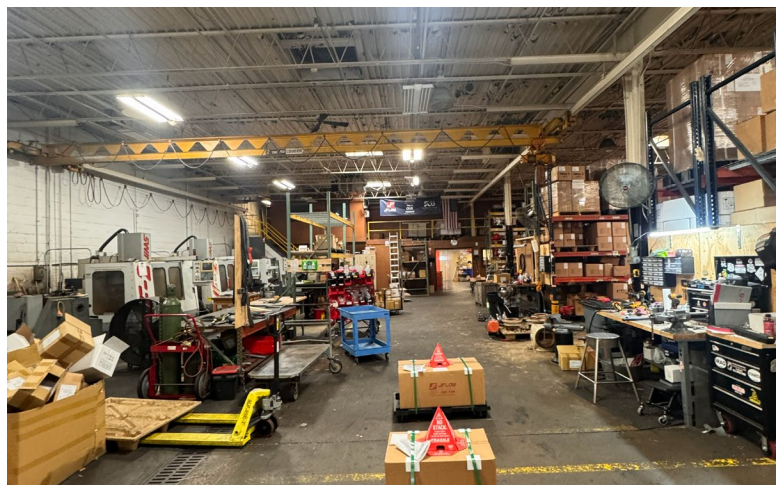
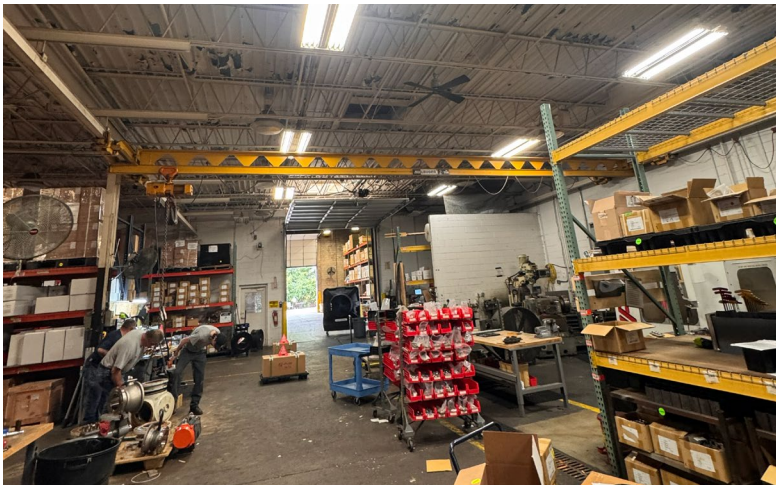
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INTERIOR PHOTOS



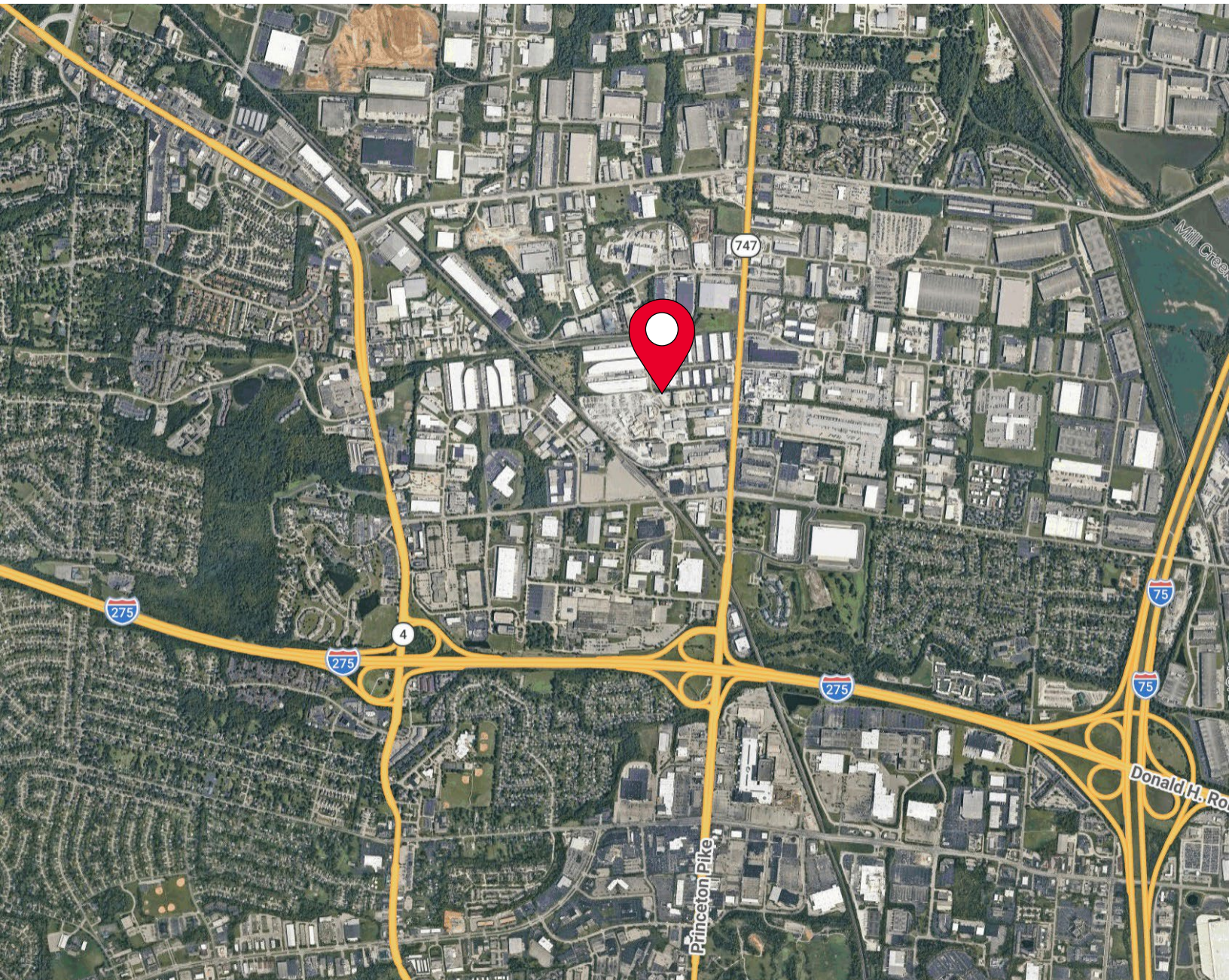
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AERIAL LOCATION



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