

FOR SUBLEASE



**KEN PERRY
REALTY
COMMERCIAL
GROUP**

39,100 SF

3 Year Sublease + 5 Year Option

**5406 Spellmire Dr
West Chester, OH 45246**



Property Specifications

Zoning	M - General Industrial
Location	West Chester, OH
Year Built	1985
Parking Spaces	48
Fire Suppresion	Wet System
HVAC	Natural Gas

Docks	6 [8.5' x 9']
Levelers	2
Drive-in	1 [9' x 11']
Power	480V, 3-Phase
Gas	Yes
Clear Height	22'
Column Space	40' x 40'

\$7.05 / SF / YR - NNN



M. Ryan Motz
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4135 Alexandria Pike #101
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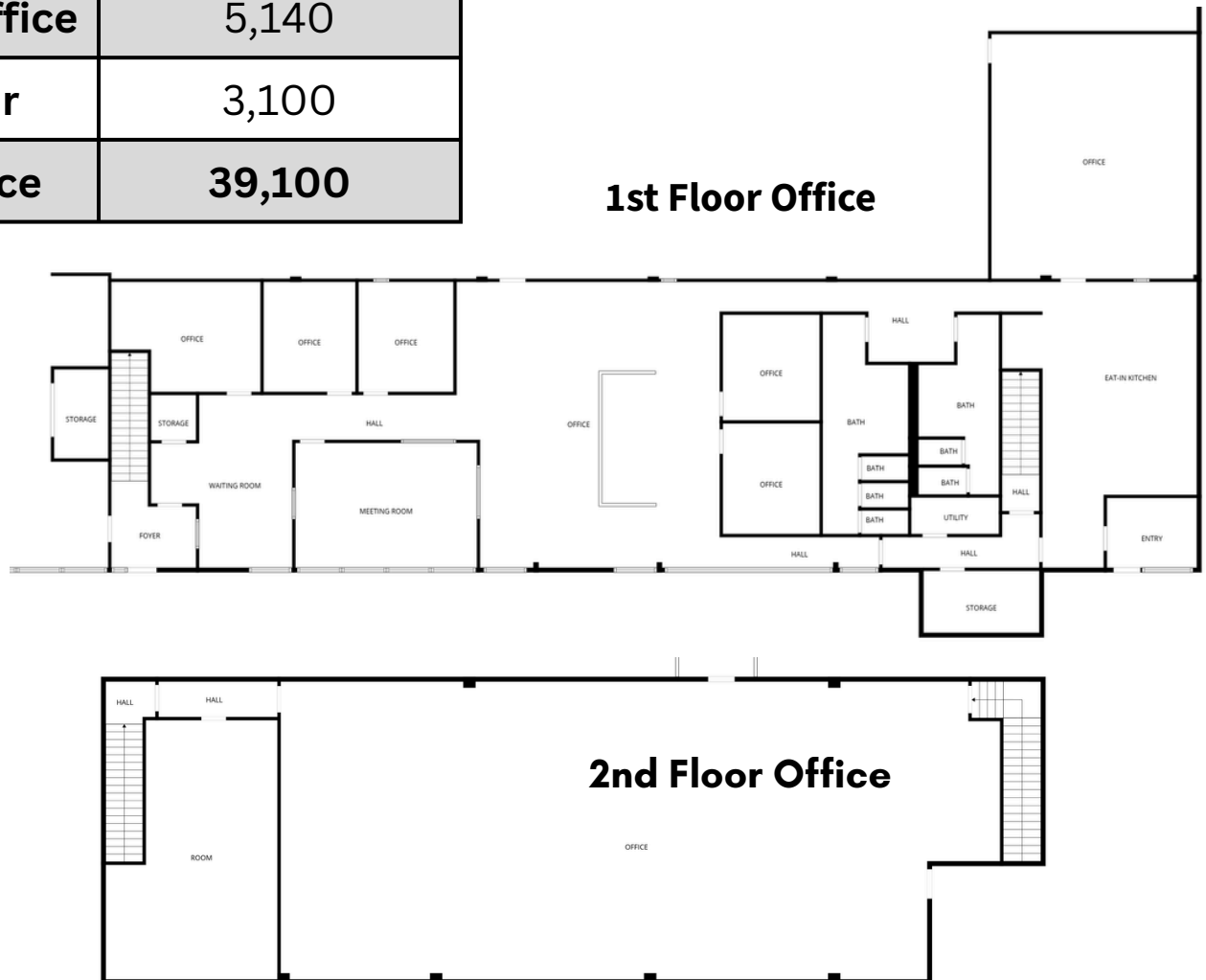
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Floor Area	36,000
Warehouse	30,860
1st Floor Office	5,140
2nd Floor	3,100
Total Space	39,100

CAM	Approx \$5,800 / Month
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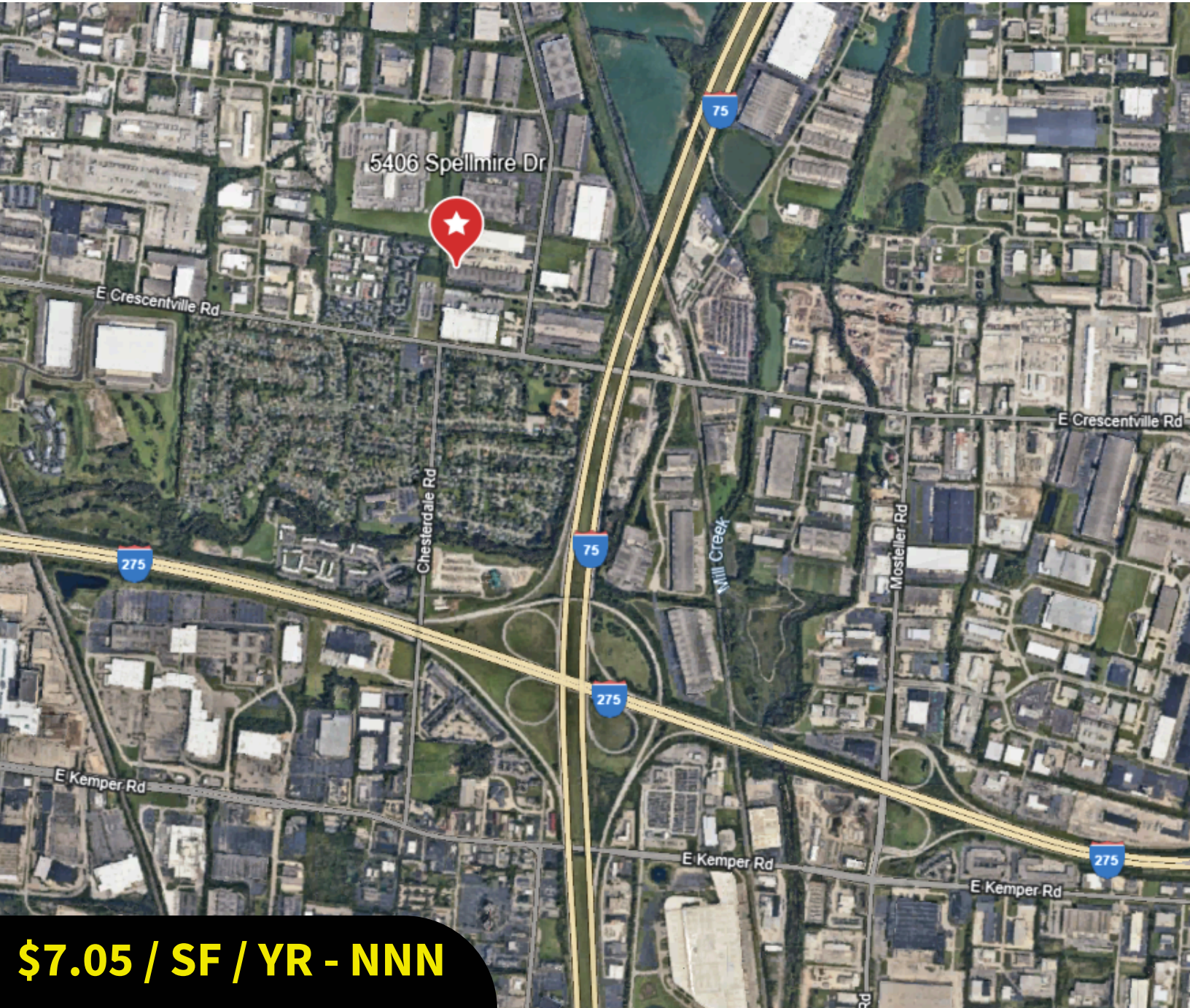
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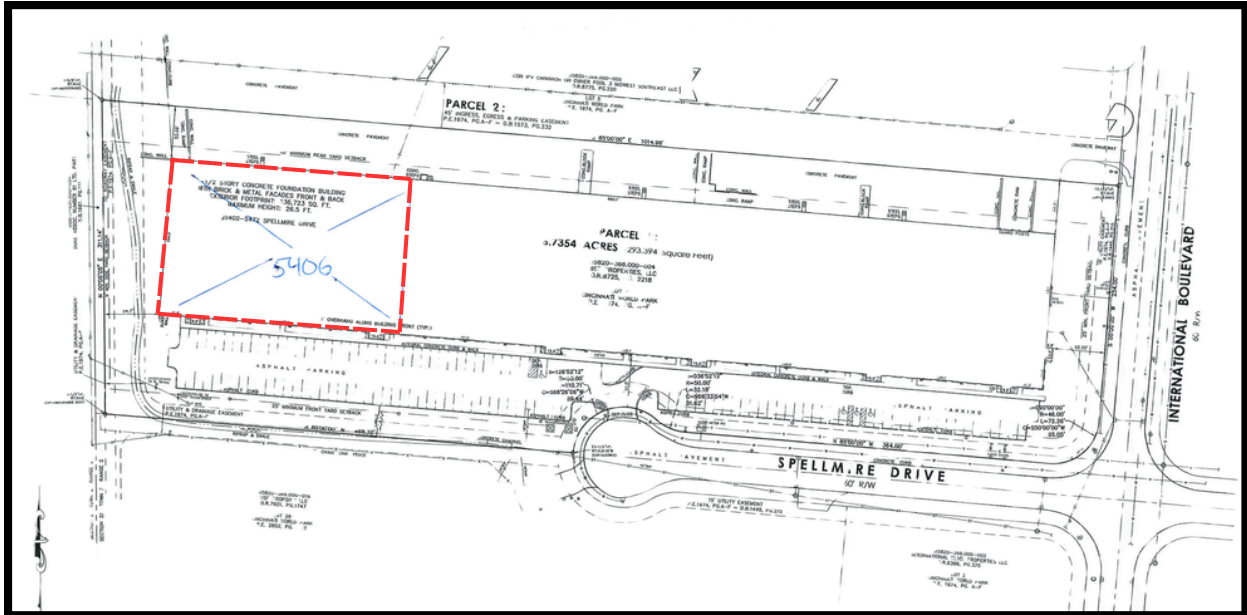
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Property Overview

This flex space consists of 39,100 SF of well-maintained warehouse space with updated office improvements. It is zoned M – General Industrial, permitting a broad range of uses.

The office area includes a training/classroom, five private offices, a conference room, and a kitchenette with dedicated dine-in space. The second floor is largely open, allowing flexibility for collaborative workspace or additional office use. The building contains four restrooms, including two within the office area, one within the training room, and one serving the warehouse.

The property is located minutes from I-71 and I-275, providing efficient access to the Cincinnati metropolitan area and regional markets.



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