



5420 DUFF DR., WEST CHESTER, OH 45246

AVAILABLE FOR SUBLEASE

PROPERTY HIGHLIGHTS



36,000 SqFt

- Sublease Opportunity: Master Lease Expiration 4/30/2025
- Front Suite with Visibility on Duff Dr
- West Chester location with easy access to I-275/I-75
- Lease rate: \$5.95/SF NNN + \$1.56/SF OpEx



CLICK HERE FOR AERIAL VIDEO



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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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WEST CHESTER, OH

PROPERTY DETAILS

Total SqFt:	36,000 (200'x180')
Warehouse SqFt:	33,374
Office SqFt:	2,626
Clear Height:	24'
Year Built:	1990
Lighting:	T-5 High Efficiency Fluorescent
Column Spacing:	45' d x 40' w
Dock doors:	Nine (9): four (4) with mechanical pit levelers, five (5) with EOD levelers or bumpers

Drive-in door:	One (1): 12'w x 14' h
Sprinkler:	Yes-Wet
Electric:	480V 3phase
Heat:	Natural Gas Fired Unit Heaters
Parking Spaces:	30+ striped spaces
Restrooms:	One full set in office (mens & womens), 1 single-seat restroom in warehouse
Master lease expiration:	4/30/2025

PROPERTY PHOTOS



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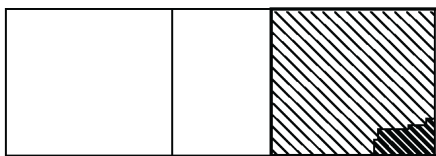
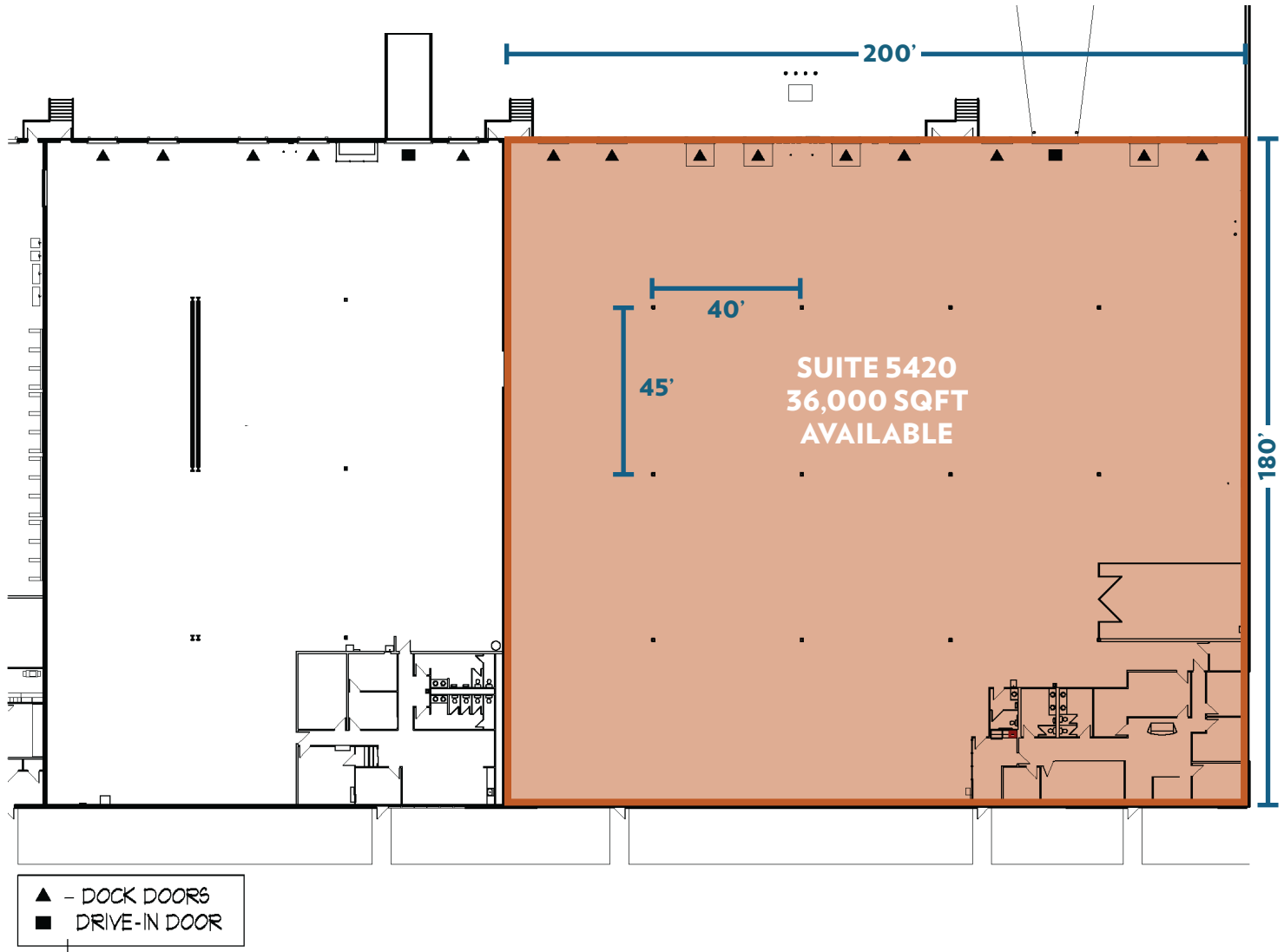
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FLOOR PLANS



KEY PLAN

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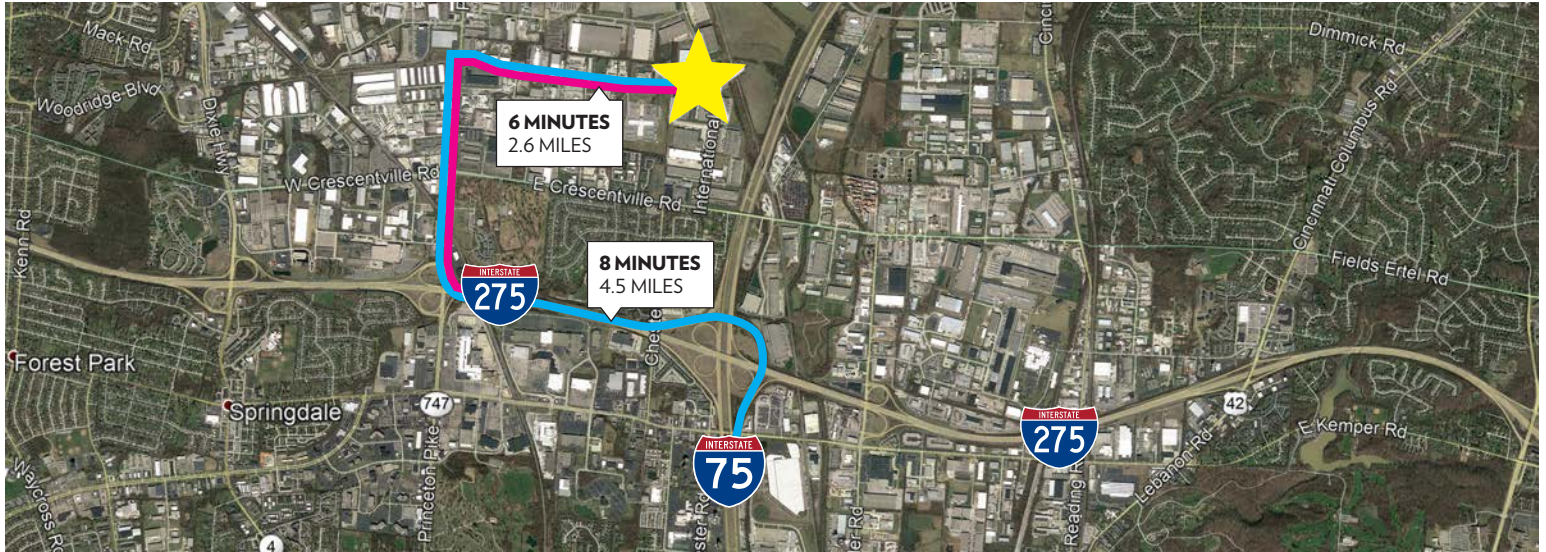
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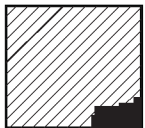
REGIONAL MAP



OFFICE PLAN

33,374 SQFT WAREHOUSE

2,626 SQFT OFFICE



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