



**CUSHMAN &
WAKEFIELD**

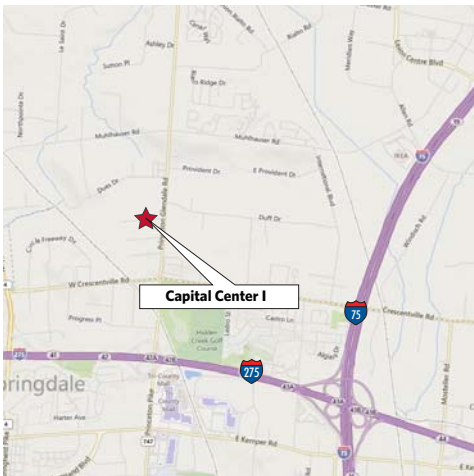
FOR LEASE

Capital Center I, Industrial Center 8

4729-4739 Interstate Drive, Cincinnati, OH 45246



Office/Warehouse with Great Interstate Access



- **11,162 SF Available**
- High-profile industrial park
- Industrial zoning (M-2, Butler County)
- 20 minutes to Downtown Cincinnati
- Nearby amenities include hotels, restaurants, and retail
- Ideal distribution point

This property owned by

Dalfen
AMERICA CORP

For more information, contact:

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www.cushmanwakefield.com

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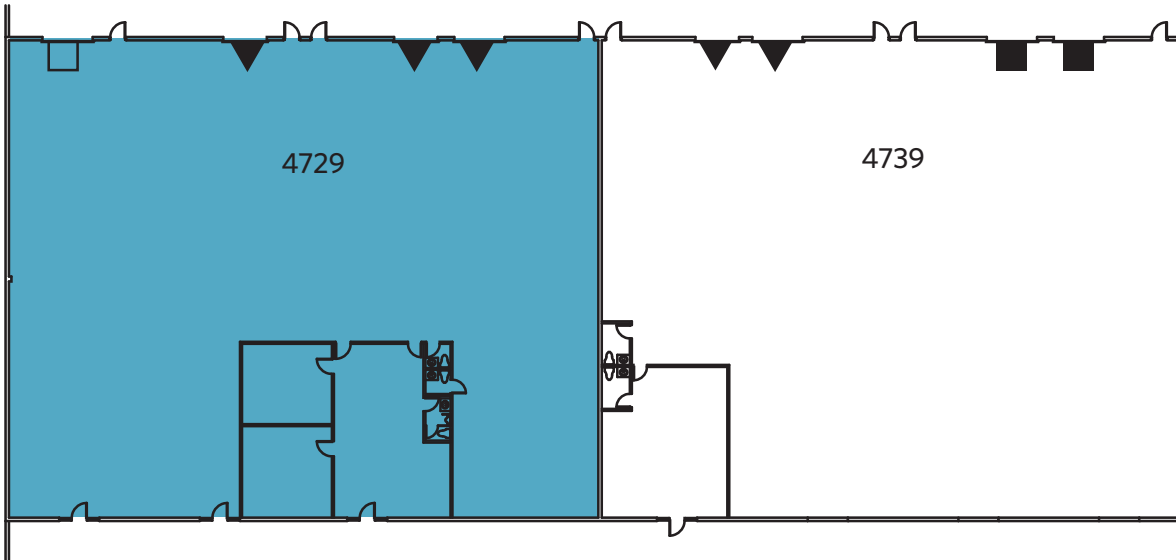


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Capital Center I consists of four bulk warehouse and ten office/warehouse buildings with suites starting at 2,000 SF, making it ideal for companies who want the flexibility to expand their premises as their business grows.

Property Specifications

- 11,163 SF
- 1,800 SF office
- 3 docks and 1 drive-in doors
- 16' clear

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Total Building Area:	22,325 square feet	Zoning:	M-2, General Industrial
Available Area:		Governing Jurisdiction:	West Chester Township/ Butler Co.
Suite 4729:	11,162 sf total. 1,800 sf office. 3 docks. 1 drive-in with ramp. \$4.95/sf NNN	Operating Expenses (2018):	\$1.82/sf/year
Year Built:	1973		
Construction Type:	Block		
Column Spacing:	30' x 48'		
Ceiling Height:	16' clear		
Floors:	6"		
Roof:	4-ply BU (2004)		
Truck Court:	110' asphalt shared with Building 7		
Sprinkler System:	Wet system		
Lighting:	Fluorescent strip and metal halide		
HVAC:			
Office:	Natural gas package unit heating and cooling.		
Warehouse:	Gas-fired unit heaters		
Utilities:			
Electric:	Duke Energy (513.800.544.6900)		
Gas:	Duke Energy (800.544.6900)		
Water:	Butler County Water & Sewer (513.887.3066)		
Sewer:	Butler County Water & Sewer (513.887.3066)		
Telephone/Data:	Cincinnati Bell Telephone (513.566.5050) Time Warner Cable (877.425.6016)		

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