



AVAILABLE

8730 N. PAVILION DRIVE

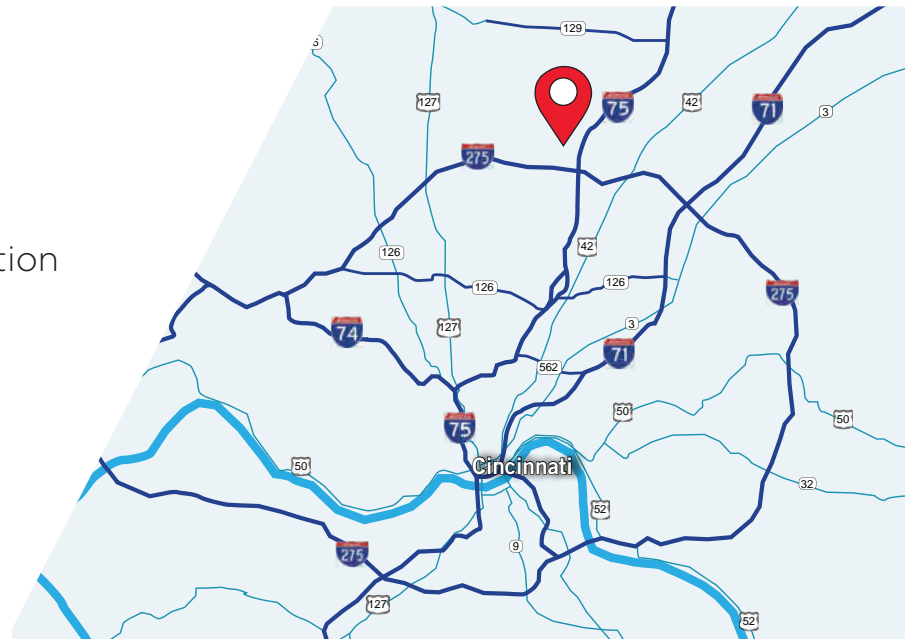
West Chester, OH 45069



ENTERTAINMENT VENUE FOR SALE OR LEASE

57,000 TOTAL SF

- Multi-Purpose Facility
- 271 Auto Stalls
- Union Centre Blvd & SR 747 Location
- No Local Earnings Tax
- Very Well-Maintained Property



For more information, contact:

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**CUSHMAN &
WAKEFIELD**

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BUILDING SPECIFICATIONS

Location:	West Chester, OH
Building Size:	57,000 square feet
Office Area:	2,000± square feet
Warehouse Area:	55,000± square feet
Land Area:	5.59 Acres
Zoning:	B-2/M-2 Zoning
Jurisdiction:	West Chester Township Butler County
Year Built:	2003
Construction:	Pre-engineered metal, block
Clear Height:	18' - 24'
Loading Doors:	1 Drive-in
Roof:	Standing seam
Electric:	480/277-volt, 600-amp, 3-phase
Fire Suppression:	Wet system
Lighting:	T-8 high efficiency fluorescent
HVAC:	100% air conditioned



Utilities:

Electric:	Duke Energy www.duke-energy.com (800.544.6900)
Gas:	Duke Energy www.duke-energy.com (800.544.6900)
Water:	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
Sewer:	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)

PIDN: M5610003000081

**Real Estate Taxes:
(2018)** \$45,020.48/Yr.

SALE PRICE: **\$2,995,000 (\$52.54/SF)**

LEASE RATE: **\$6.95/SF NNN**



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ADDITIONAL PHOTOS





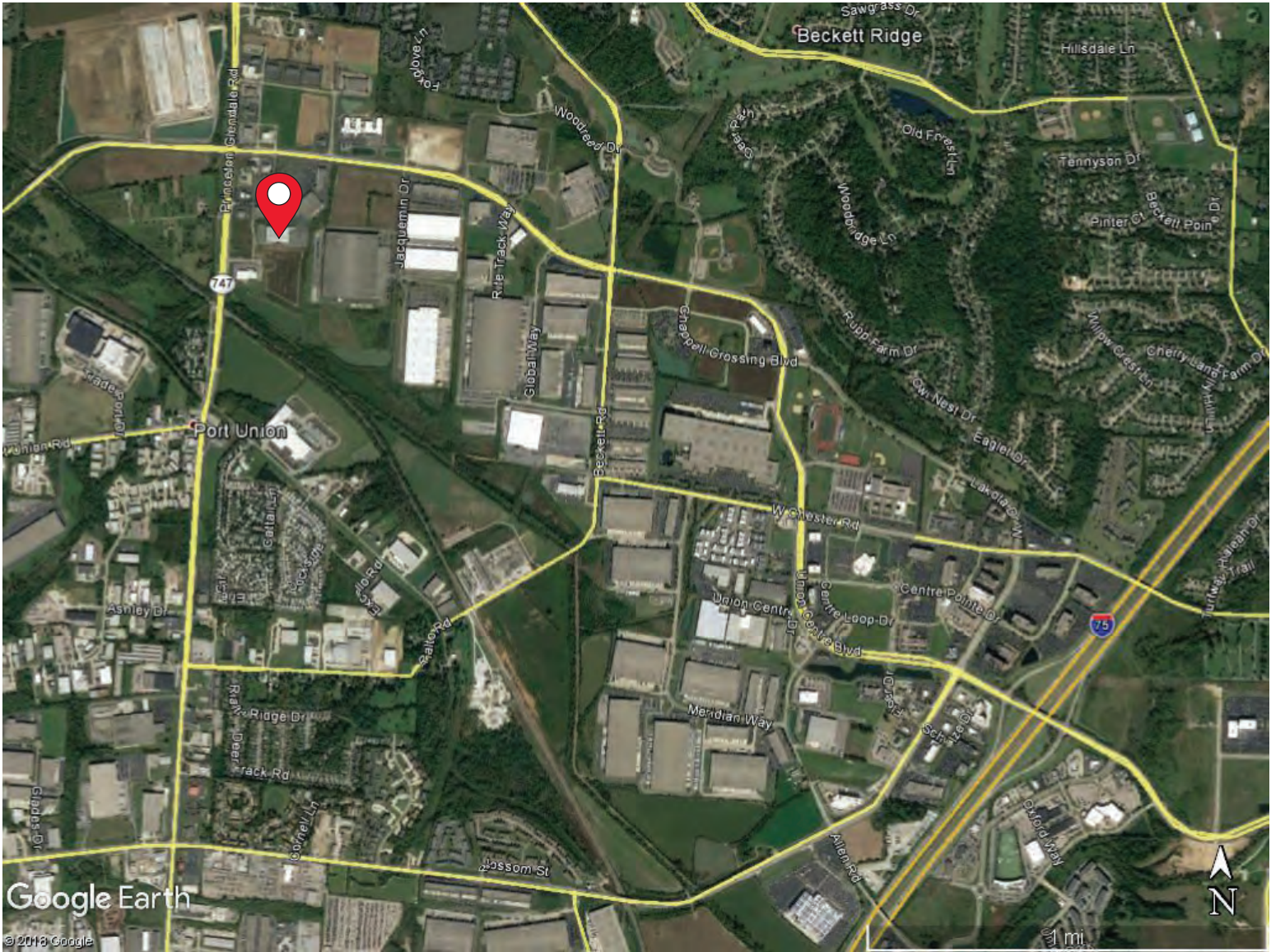
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AERIAL PHOTO



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