



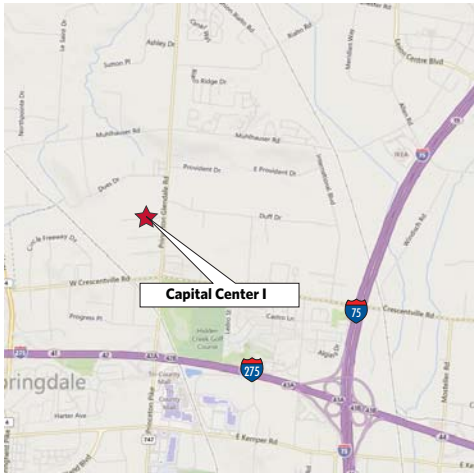
FOR LEASE

Capital Center I, Industrial Center 3

4740 Interstate Drive, Cincinnati, OH 45246



Office/Warehouse with Great Interstate Access



- **13,000 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:

Jeffrey R. Bender, SIOR, CCIM
513.763.3046
jeff.bender@cushwake.com

Connor Cleves
513.763.3024
connor.cleves@cushwake.com

201 E Fourth Street
Suite 1800
Cincinnati, OH 45202

T: 513.421.4884
F: 513.421.1215

www.cushmanwakefield.com

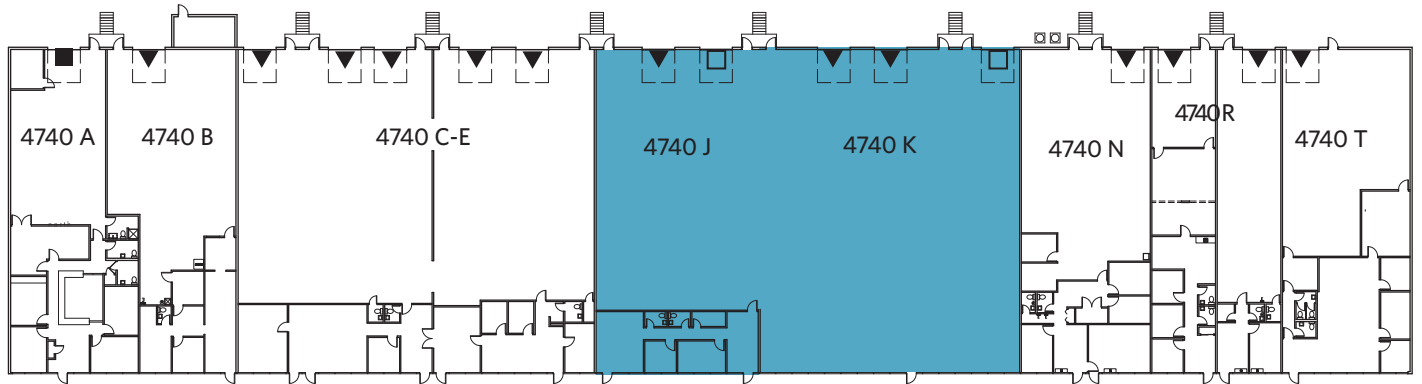


CUSHMAN & WAKEFIELD

FOR LEASE

Capital Center I, Industrial Center 3

4740 Interstate Drive, Cincinnati, OH 45246



- Drive-In
- Drive-In with ramp
- ▲ Dock Door



Capital Center I consists of four bulk warehouse and ten office/warehouse buildings with suites starting at 1,200 SF, making it ideal for companies who want the flexibility to expand their premises as their business grows.

Property Specifications

- 13,000 SF
- 1,975 SF office
- Three (3) docks
- Two (2) drive-ins
- 18' clear

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Total Building Area:	43,000 square feet	Warehouse:	Gas-fired unit heaters
Available Area: Suites J&K:	13,000 square feet. 1,975 sf office. 3 docks with levelers. 2 drive-in with ramps \$4.75/SF NNN	Utilities:	
Year Built:	1979	Electric:	Duke Energy (800.544.6900)
Construction Type:	Glass/block	Gas:	Duke Energy (800.544.6900)
Column Spacing:	40' x 50'	Water:	Butler County Water & Sewer (513.887.3066)
Ceiling Height:	16' clear	Sewer:	Butler County Water & Sewer (513.887.3066)
Floors:	6"	Telephone/Data:	Cincinnati Bell Telephone (513.566.5050) Spectrum Cable (866.481.7927)
Roof:	BU/2-ply SBS gravel (1996)	Zoning:	M-2, General Industrial
Truck Doors:	13 dock doors 3 drive-in doors	Governing Jurisdiction:	West Chester Township/ Butler Co.
Truck Court:	89' asphalt. Shared with Building 4	Operating Expenses (2018):	\$1.82/sf/year
Sprinkler System:	Wet system		
Lighting:	Fluorescent strip and metal halide		
HVAC: Office:	Natural gas package unit heating and cooling.		

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