

4858 Provident Dr, Suite 4
West Chester, Ohio 45246

For Lease

Colliers



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Owned and Managed by:

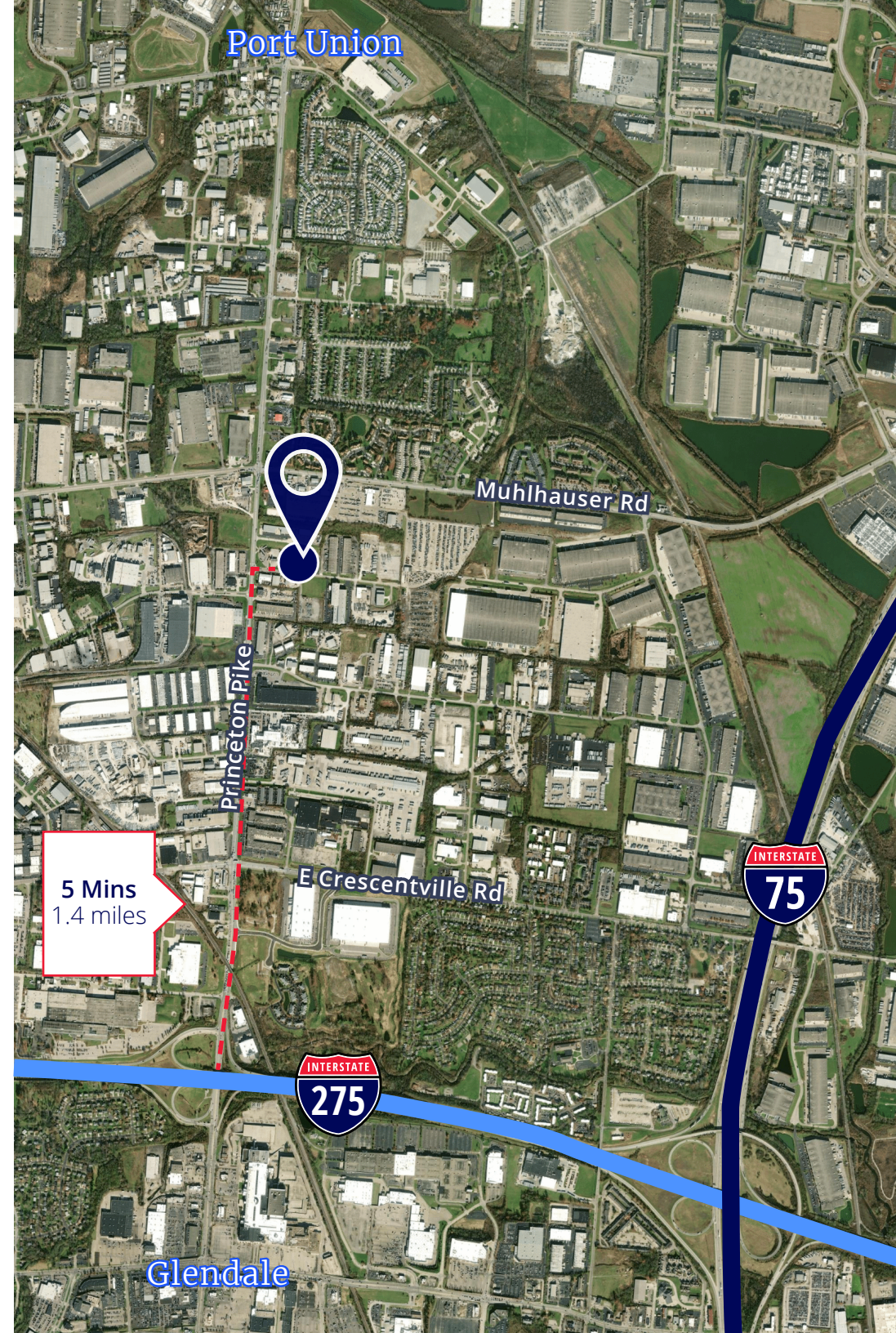


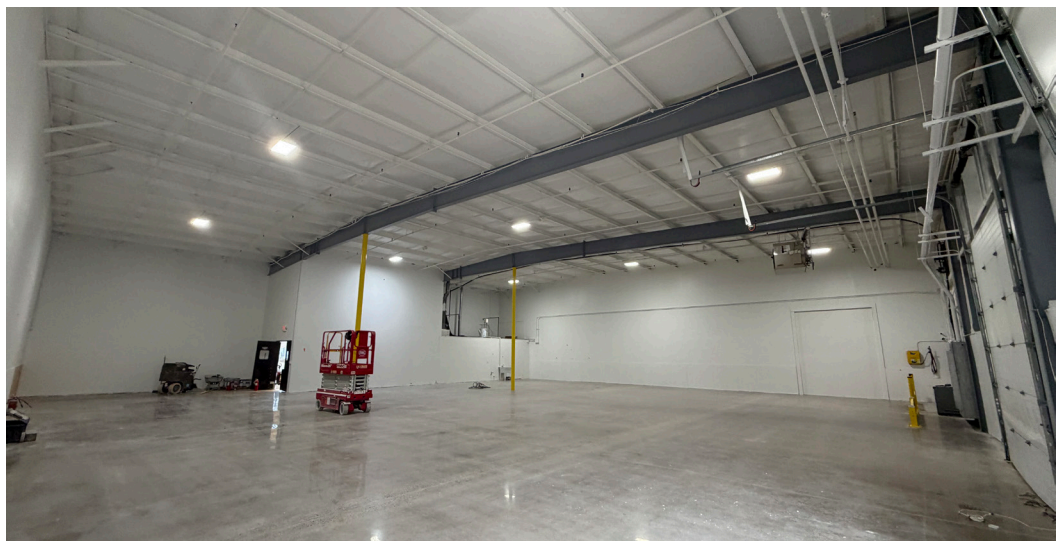
OVERVIEW

Available SF	1,826 SF - Office + 5,674 SF - Warehouse 7,500 SF - Total
Clear Height	16'-18'
Docks	One (1) (8'x8')
Drive-ins	One (1) ramped (12'x12')
Sprinkler System	Wet
Heat	Gas forced Air
Power	208/120v 200a / 480/277v 400a
Lighting	LED
Restrooms	Men's and Women's restrooms in the office
Newly Revovated in 2026	<ul style="list-style-type: none">• LED lights• Polished concrete floors• Interior paint• Renovated restrooms• New breakroom area

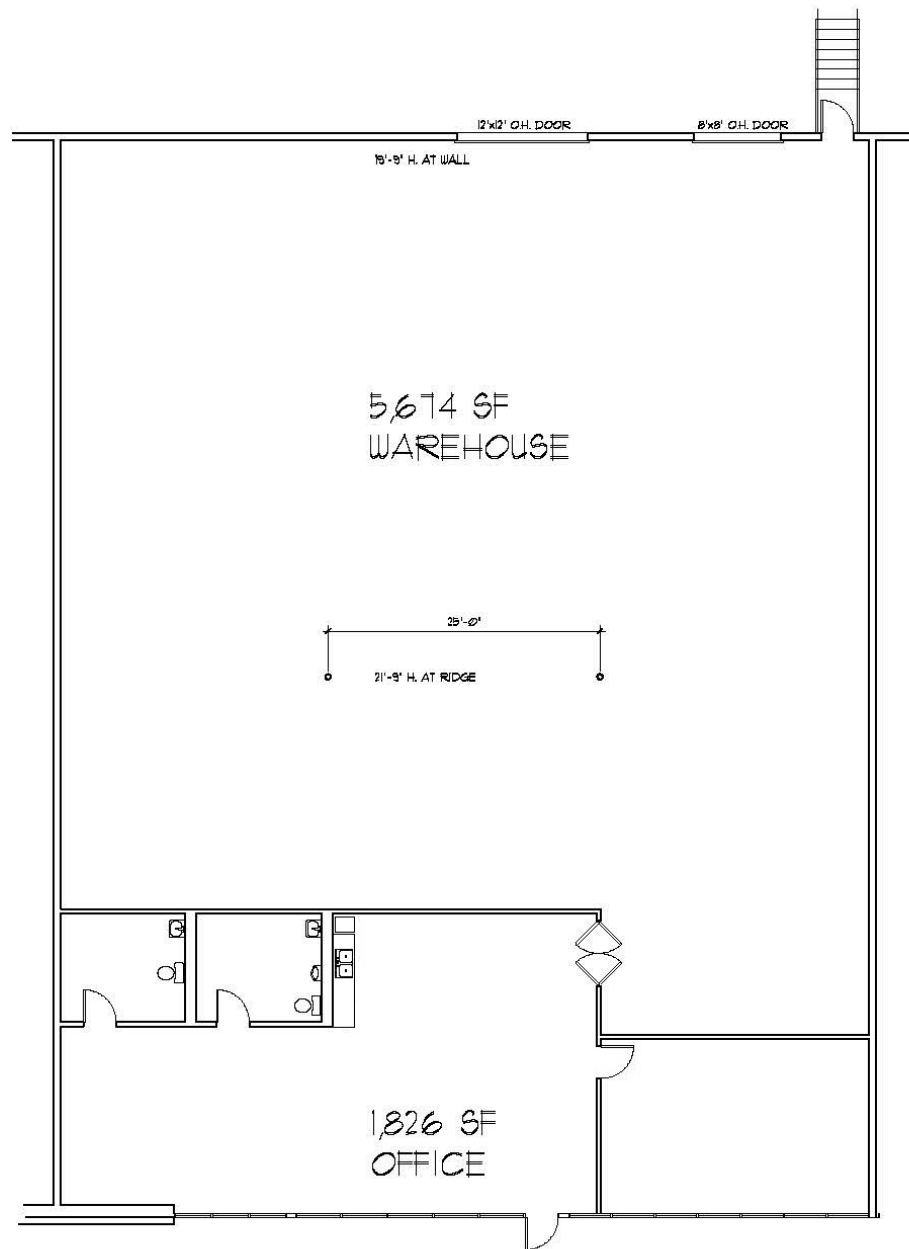
Lease Rate: \$8.50/SF NNN

OPEX: \$2.17/SF





FLOORPLAN



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