



**CUSHMAN &
WAKEFIELD**

FOR LEASE

CAPITAL CENTER I, DISTRIBUTION 1

4554 - 4600 Interstate Drive, West Chester, OH 45246



FOR LEASE: BULK WAREHOUSE DISTRIBUTION

170,000 SF

Suite 4554 & 4560: 20,400 SF each

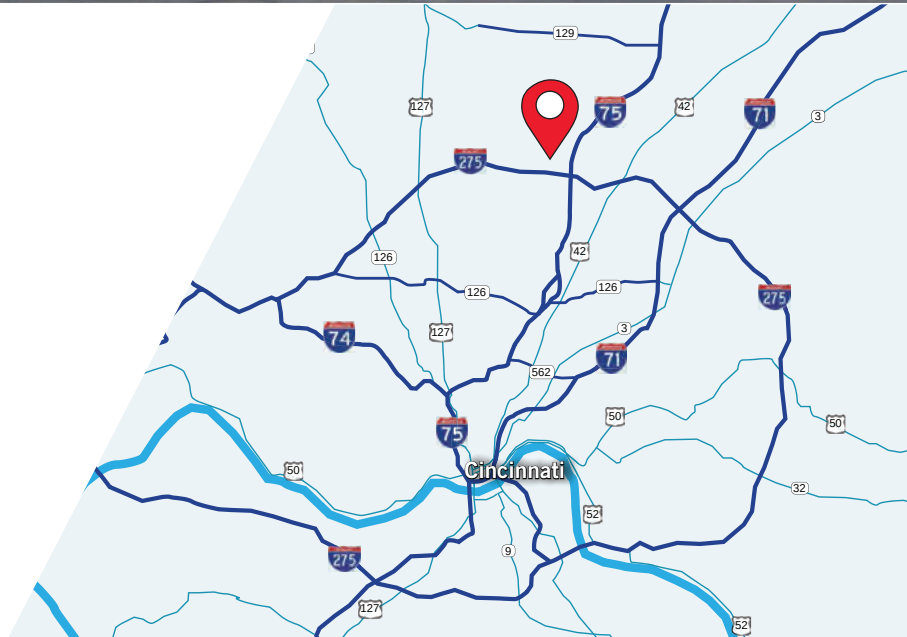
- Office to suit
- 6 Docks

Suite 4570: 27,200 SF

- 560 SF Office
- 5 Docks, 1 Drive-in w/Ramp

Suite 4580: 68,000 SF

- 1,500 SF Office
- 15 Docks



For more information, contact:

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BUILDING SPECIFICATIONS

Location:	West Chester, OH
Building Size:	170,000 SF
Available Area:	<u>Suite 4554</u> 20,400 square feet Office to suit 6 docks
	<u>Suite 4560</u> 20,400 square feet Office to suit 6 docks
	<u>Suite 4570</u> 27,200 square feet 560 SF office 5 docks, 1 drive-in w/ramp
	<u>Suite 4580</u> 68,000 square feet 1,500 SF office 15 docks
Zoning:	M-2, General Industrial
Jurisdiction:	West Chester Twp Butler County
Year Built:	1976
Construction:	Pre-Cast Concrete Panels
Clear Height:	18' - 24'
Column Spacing:	40' x 40' & 40' x 45'
Floors:	6" concrete
Roof:	LS Metal (2003)
Fire Suppression:	Wet system
Lighting:	Fluorescent strip and metal halide



Truck Court	84' - 105' asphalt, front load 30' concrete dolly strip
HVAC	Office: Natural gas package unit heating and cooling Warehouse: Gas fired unit heaters
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)
Telephone/Data:	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
Data:	Spectrum Cable www.spectrum.com (866.481.7927)
LEASE RATE:	\$3.95/psf NNN
OP EXP:	\$1.82/psf



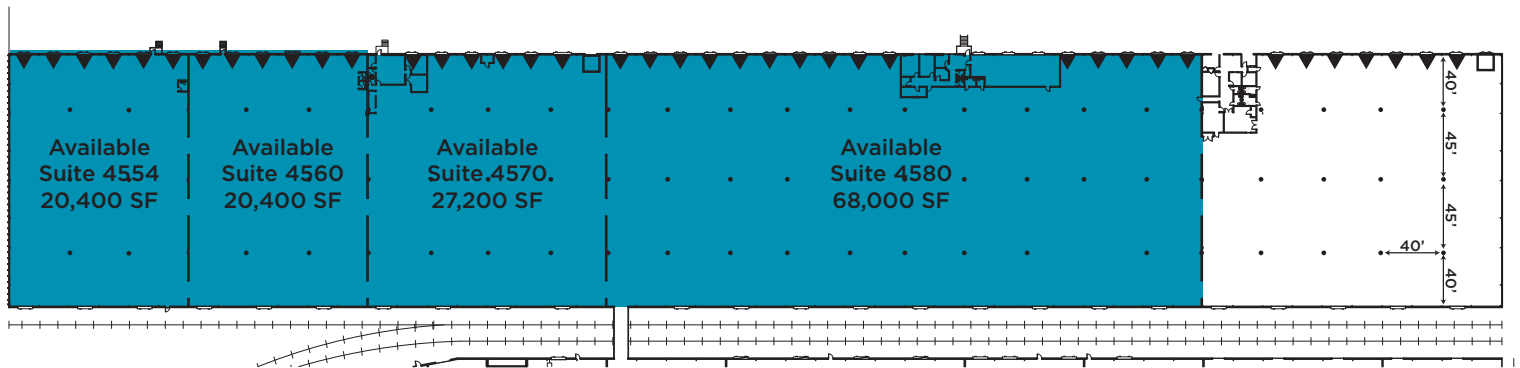
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SITE PLAN



□ Drive-In with ramp ▲ Dock Door



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AERIAL

