

Circle Freeway Distribution Center

234A Circle Freeway Drive, West Chester, OH 45246

DTZ



26,175 SF Available for Lease



- **26,175 SF available**
- Build-to-suit office
- 26,175 SF warehouse
- 20' clear height
- Four (4) dock doors
- Fully sprinklered
- Easy access to I-275 & I-75
- Attractive business park environment

For more information, contact:

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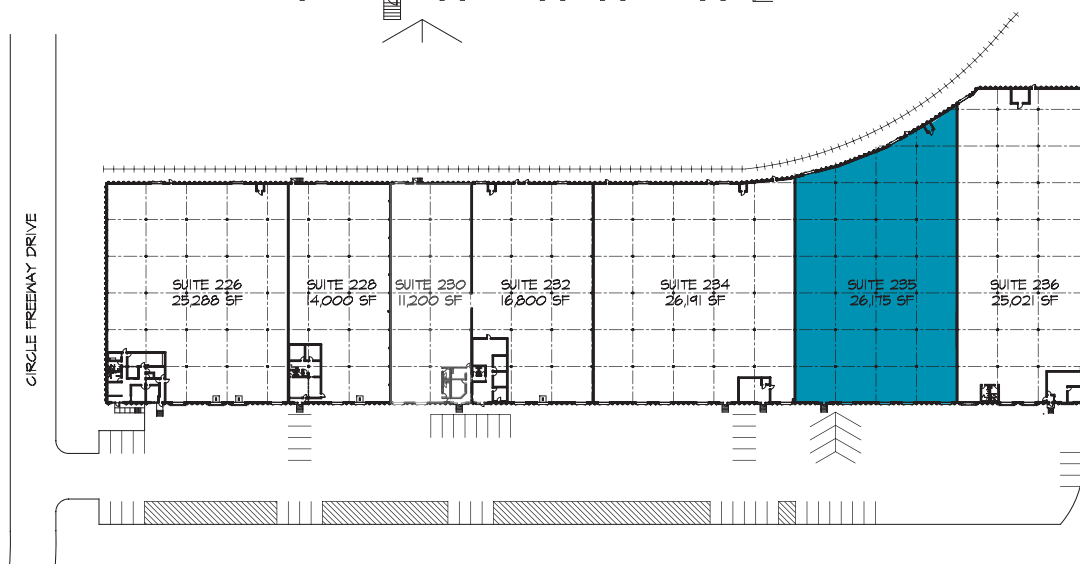
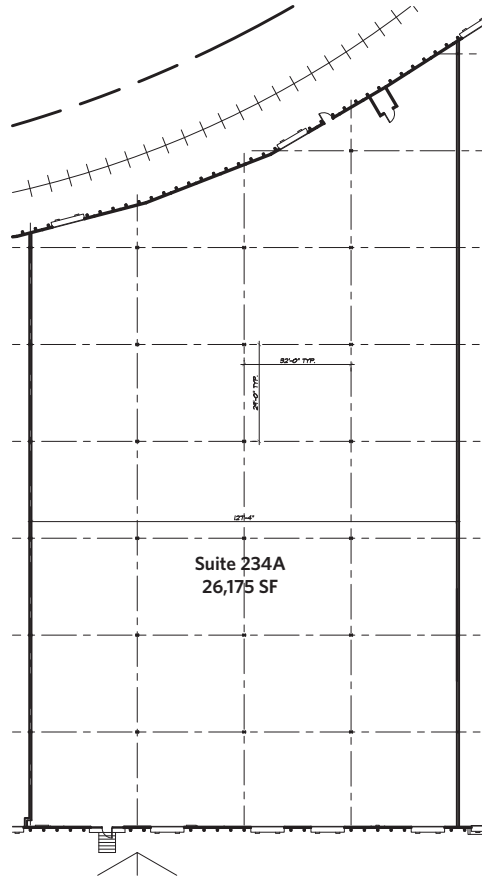
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Property Specifications

Available SF:	26,175 SF
Office SF:	Build-to-suit
Warehouse SF:	26,175 SF
Clear Height:	20'
Typical Bay Size:	32' x 175'
Dock Doors:	Four (4) 9'x 10'
Truck Court:	95' turnaround
Year Built:	1971
Zoning:	M-2, Industrial
Lighting:	T-5 HO fixtures
Electric:	120/208-volt, 200-amp
HVAC:	
Office:	Fully ducted gas heat, electric, air conditioning
Warehouse:	Gas-fired unit heater
Sprinkler:	Conventional wet system
Miscellaneous:	Attractive business park environment Professionally landscaped No earnings tax Easy access to I-275 & I-75
Operating Expenses:	\$0.85/sf
Lease Rate:	\$2.95/sf NNN



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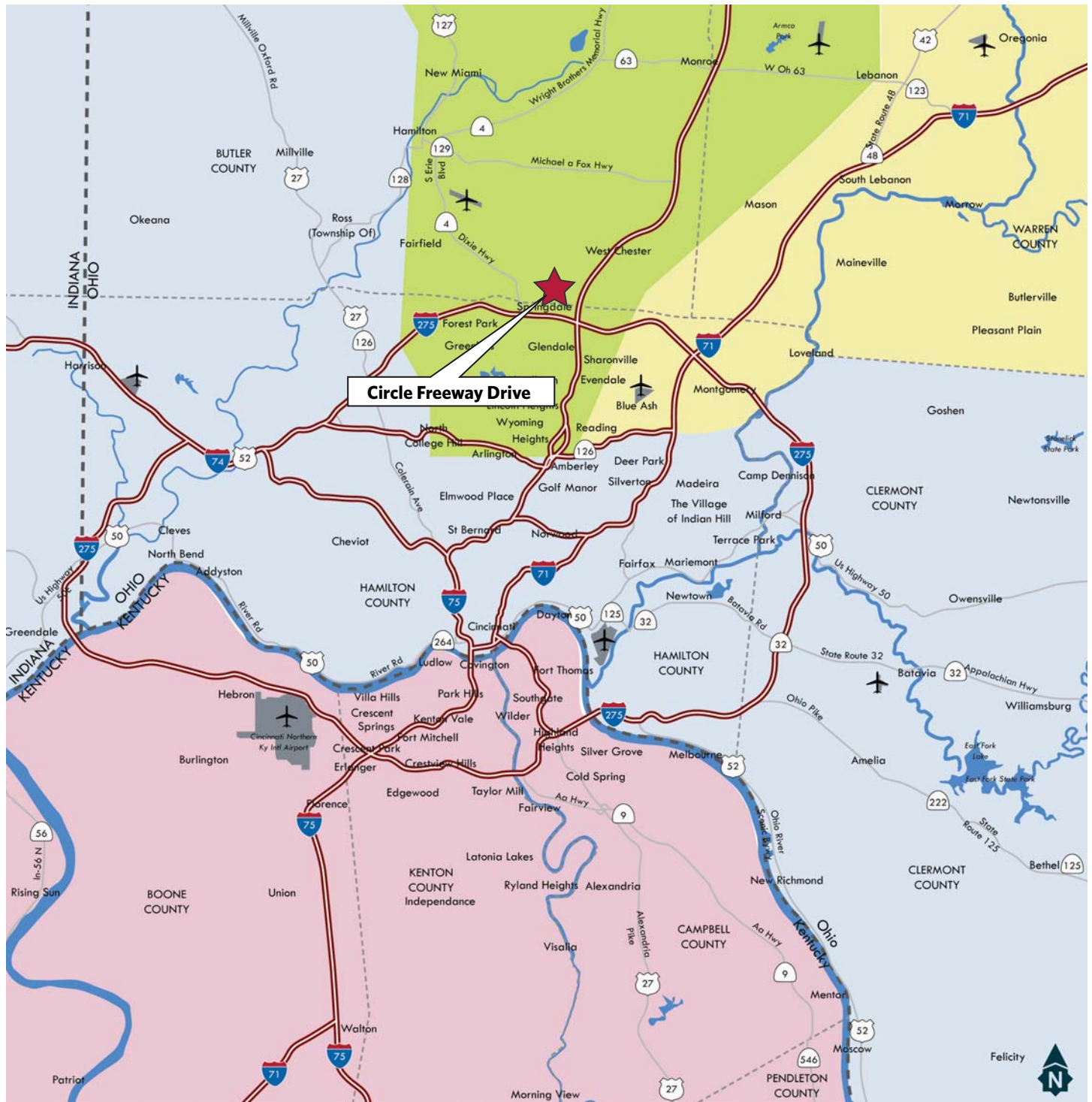
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