

AVAILABLE FOR LEASE 146,800 SF



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Commercial Real Estate Services

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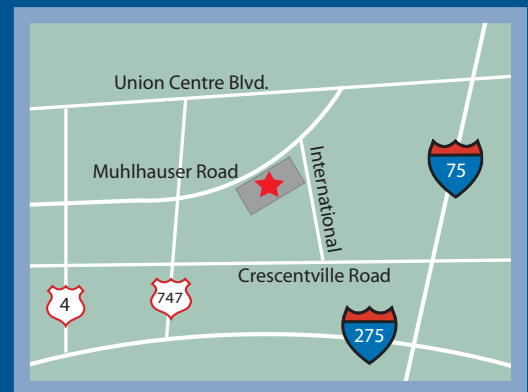
The Pointe at Union Centre West Chester, OH

Building A

- Total SF: 70,000
- Available SF: 4,000 & 5,000 SF Bays
- Docks & Drive-Ins
- Office Build to Suit
- 18' Clear Height

Building B

- Total SF: 76,800
- Available SF: 5,400 & 6,000 SF Bays
- Docks & Drive-Ins
- Office Build to Suit
- 18' Clear Height



Information contained herein has been obtained from reliable resources. We do not doubt its accuracy, but we do not guarantee it.

The Pointe at Union Centre West Chester, OH FOR LEASE

Total Square Footage:	146,800 SF
Office Square Footage:	Built to Suit
Bay Sizes:	4,000 - 5,400 - 6,000 SF
Building Depths:	100' & 120'
Zoning:	M-2
Type of Construction:	Tilt up Concrete
Floor Construction:	6" Concrete
Clearance Height:	18' Minimum (18' & 20')
Truck Doors:	9' x 10' & 12' x 14' per bay, expandable
Drive In Doors:	To Suit
Roof System:	Rubber Membrane
Heat Warehouse:	Gas Fired Unit Heaters
Parking:	2 Spaces/1,000 SF
Electric:	200 Amp, 240 Volt, 3 Phase
Sprinkler:	Standard Density Wet System
Interior Lighting:	400 Watt Metal Halide Fixtures
Rest Rooms:	To Suit
Miscellaneous:	Immediate Access to I-75 & I-275 Visibility on Muhlhauser Road Convenient to Restaurants & Other Employee Amenities Class "A" Space

Lease Rates:	Office	Warehouse
	\$12.00/SF/YR	\$6.00/SF/YR

Operating Expenses: \$2.00/SF/YR (est.)



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