

5242-5252 Rialto Road West Chester, OH 45069



Class A Office/Warehouse Facility



- 28,200 SF AVAILABLE ENTIRE BUILDING
- Divisible to 4,700sf, 9,400sf, 18,800sf, 23,500sf
- Built in 2008
- 39'2" x 40' column spacing
- 20' clear height
- Docks and drive-ins (12' x 14')
- 120' depth
- Zoned: M-2
- Easy access to I-75
- No local earnings taxes

For more information, contact: Ben McNab, SIOR, CCIM Owner/Agent 513-763-3019 ben.mcnab@cassidyturley.com

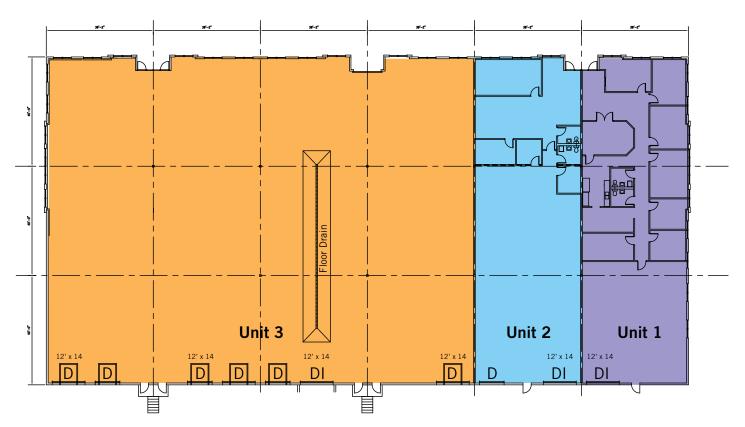
Tom McCormick, SIOR, CCIM Owner/Agent 513-763-3025 tom.mccormick@cassidyturley.com 221 E Fourth Street, Suite 2600 Cincinnati, OH 45202 513-421-4884 cassidyturleyindustrial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



5242-5252 Rialto Road West Chester, OH 45069

Floor Plan



Unit	Total SF	Office SF	Warehouse SF	Docks/Driveins	Net Rental Rate	Est. Op. Ex.
1	4,700 SF	2,940 SF	1,760 SF	0/1	\$6.75	\$2.30
2	4,700 SF	1,687 SF	3,013 SF	1/1	\$6.25	\$2.30
3	18,800 SF	To Suit	18,800 SF	6/1	\$5.50	\$2.30
Total	28,200 SF	4,627 SF	23,573 SF	7/3		

Sale Pricing: \$1,850,000 (\$65.00/SF)

For more information, contact: Ben McNab, SIOR, CCIM Owner/Agent 513-763-3019 ben.mcnab@cassidyturley.com

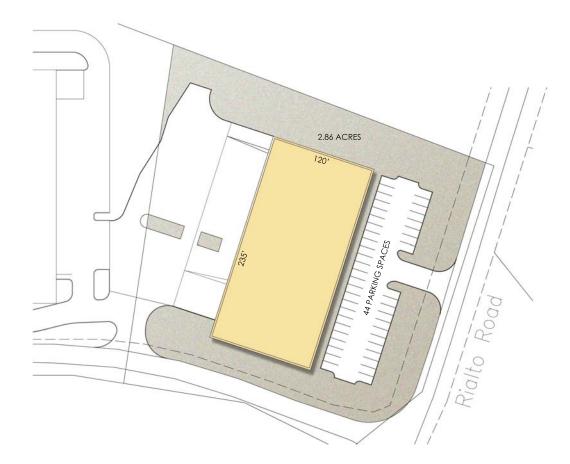
Tom McCormick, SIOR, CCIM Owner/Agent 513-763-3025 tom.mccormick@cassidyturley.com 221 E Fourth Street, Suite 2600 Cincinnati, OH 45202 513-421-4884 cassidyturleyindustrial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



5242-5252 Rialto Road West Chester, OH 45069

Site Plan





For more information, contact: Ben McNab, SIOR, CCIM Owner/Agent 513-763-3019 ben.mcnab@cassidyturley.com

Tom McCormick, SIOR, CCIM Owner/Agent 513-763-3025 tom.mccormick@cassidyturley.com 221 E Fourth Street, Suite 2600 Cincinnati, OH 45202 513-421-4884 cassidyturleyindustrial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.