

Circle Freeway Distribution Center

226 Circle Freeway Drive, West Chester, OH 45246

DTZ



25,288 SF Available for Lease



- 25,288 SF available
- 1,182 SF office
- 24,106 SF warehouse
- 20' clear height
- Three (3) dock doors and one (1) drive-in door
- Fully sprinklered
- Easy access to I-275 & I-75
- Attractive business park environment

For more information, contact:

Dave Kelly, CCIM

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Tom McCormick, SIOR, CCIM

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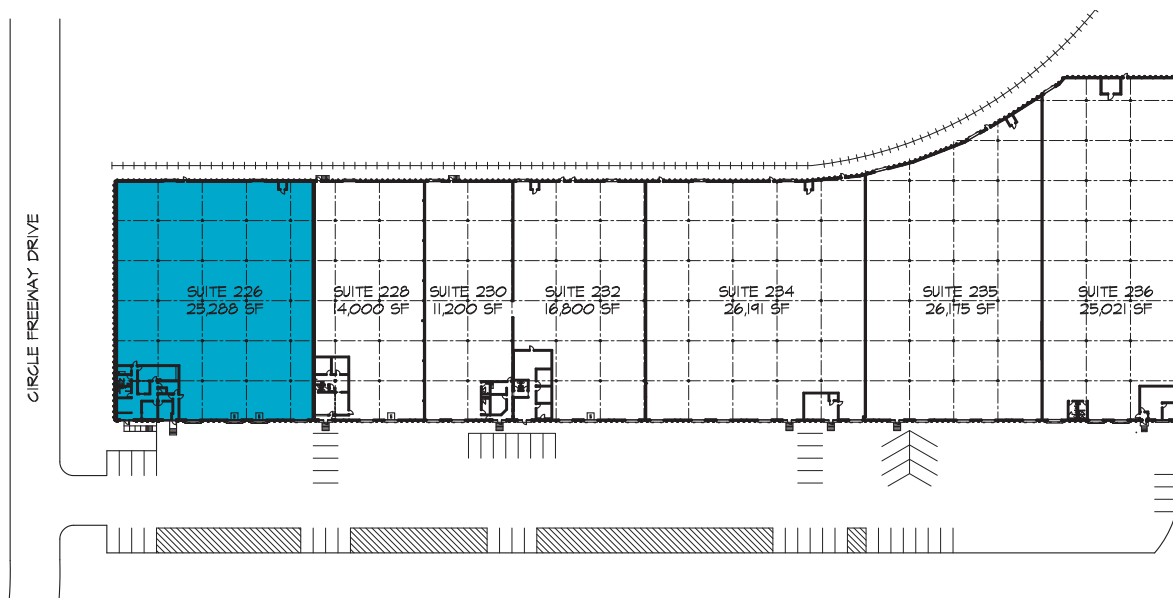
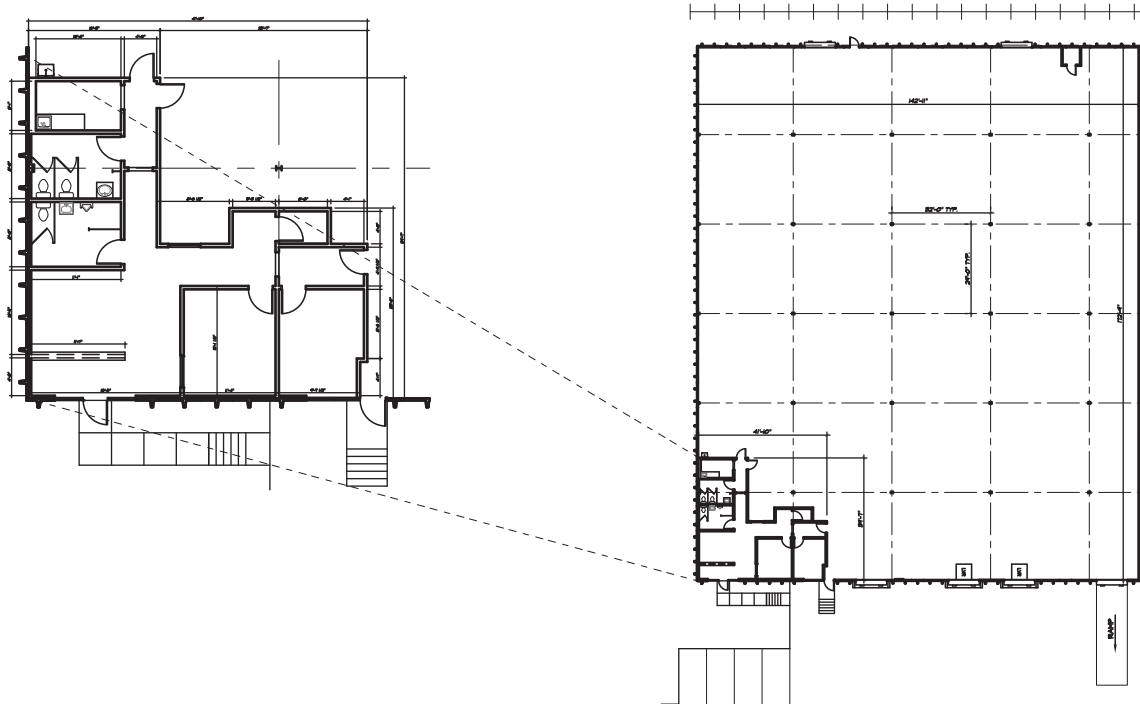
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Floor Plan



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Property Specifications

Available SF:	25,288 SF
Office SF:	1,182 SF
Warehouse SF:	24,106 SF
Clear Height:	20'
Typical Bay Size:	32' X 175'
Dock Doors:	Three (3) 9' X 10'
Drive In Doors:	One (1)
Truck Court:	95' turn-around
Year Built:	1971
Zoning:	M-2, Industrial
Lighting:	T5 HO fixtures
Electric:	120/208 v; 200 amp
HVAC:	Office: Fully ducted gas heat, electric air-conditioning Warehouse: Two (2) gas fired unit heaters
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:	\$3.25/SF NNN



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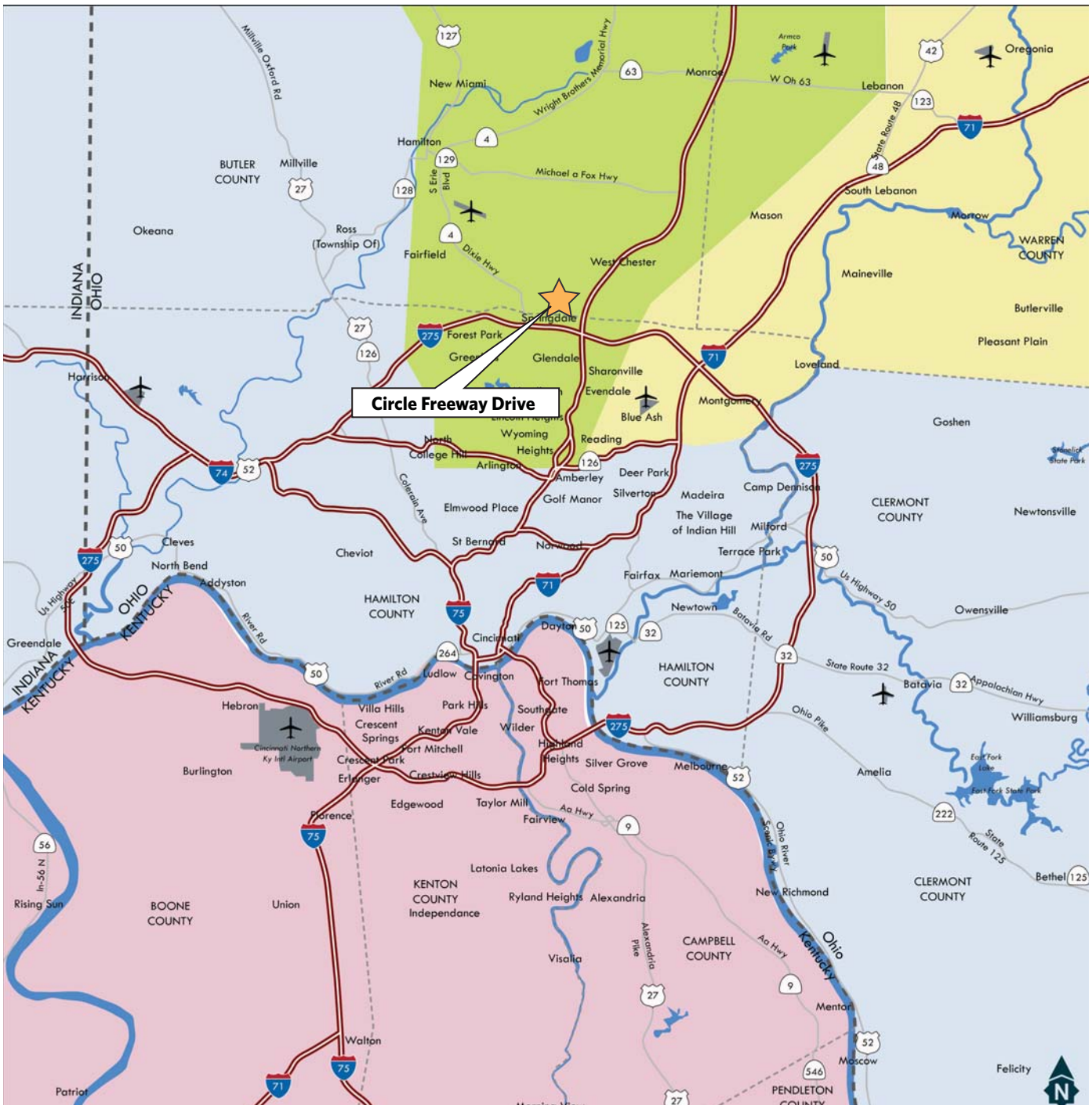
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Regional Map



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