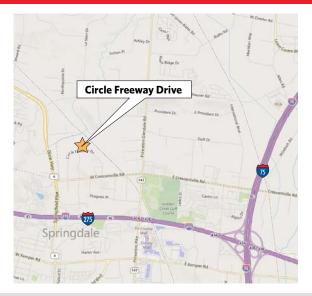
230 Circle Freeway Drive, West Chester, OH 45246



11,200 SF Available for Lease



- 11,200 SF available
- 615 SF office
- 10,585 SF warehouse
- 20' clear height
- Two (2) dock doors
- Fully sprinklered
- Easy access to I-275 & I-75
- Attractive business park environment

For more information, contact:

Dave Kelly, CCIM 513.763.3009 david.kelly@dtz.com **Tom McCormick, SIOR, CCIM** 513.763.3025 thomas.mccormick@dtz.com 221 E Fourth Street, Suite 2600 Cincinnati, OH 45202

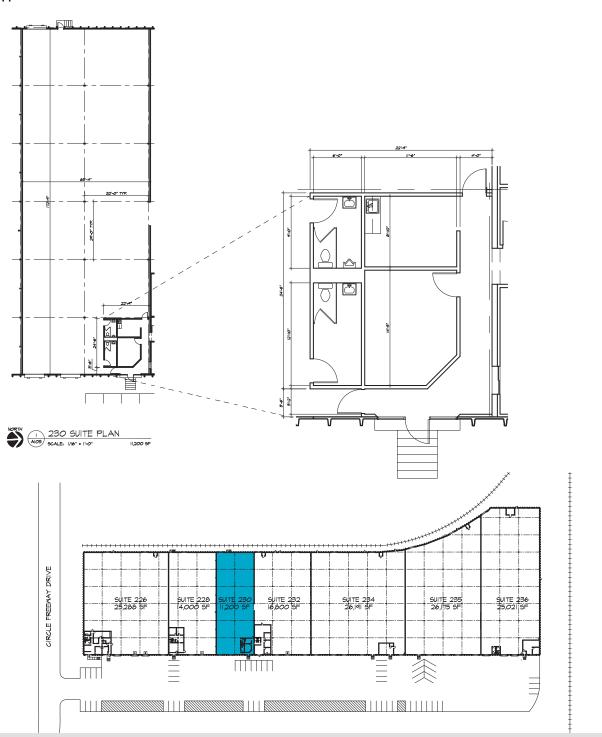
T: 513.421.4884 F: 513.421.1215

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Floor Plan



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Property Specifications

Available SF:	11,200 SF		
Office SF:	615 SF		
Warehouse SF:	10,585 SF		
Clear Height:	20′		
Typical Bay Size:	32' X 175'		
Dock Doors:	Two (2) 9' X 10'		
Truck Court:	95' turn-around		
Year Built:	1971		
Zoning:	M-2, Industrial		
Lighting:	T5 HO fixtures		
Electric:	120/208 v; 200 amp		
HVAC:	Office: Warehouse:	Fully ducted gas heat, electric air-conditioning 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:	\$3.25/SF NNN		



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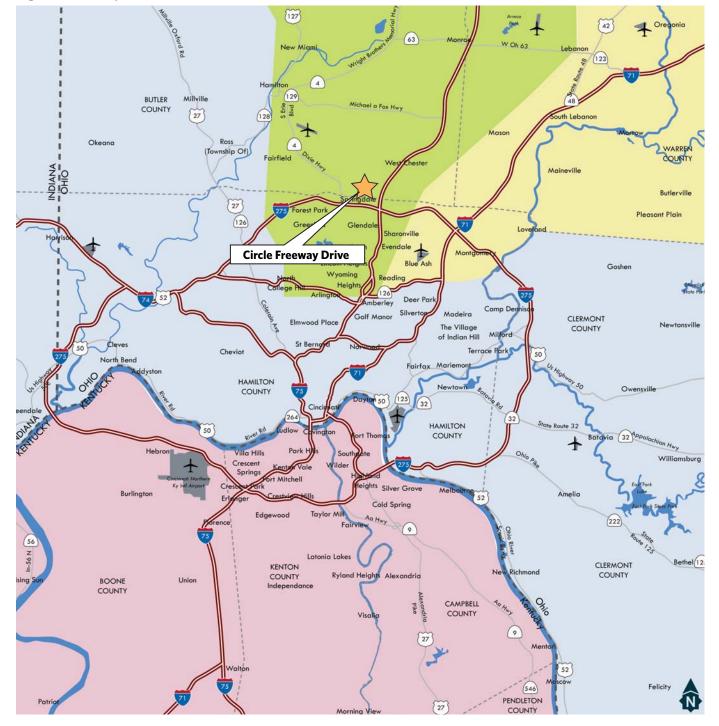
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Regional Map



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