



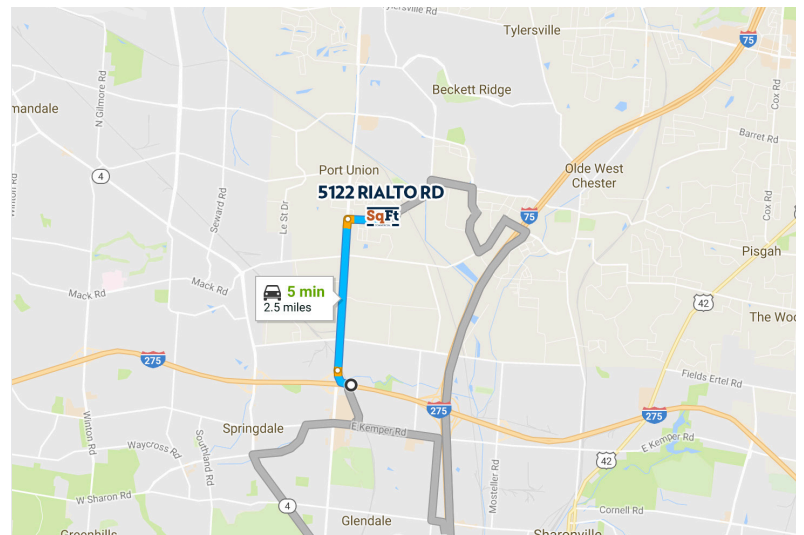
5122 RIALTO RD. WEST CHESTER, OH 45069 - BUTLER COUNTY

AVAILABLE FOR LEASE

PROPERTY DETAILS

 **41,300 SqFt**

Warehouse SqFt:	36,250 (205'x180')
Office SqFt:	5,050 (60'x93')
Acreage:	20.62 acres
Clear Height:	16'-23'
Year Built	1999
Construction:	Concrete and metal
Lighting:	T-5 high efficiency fluorescent with motion sensors
Column Spacing:	29'x70'
Dock Door:	Six (6) - 9'x9'; Five (5) with mechanical pits levelers and seals
Drive-In Door:	Three (3); 2 - 12'x6"-14' and 26'x14'
Sprinkler:	Yes; Wet system
Electric:	480volt/3phase/400 amps
Heat:	Natural gas fired unit heaters
Roof:	Metal
Truck Court:	Concrete
Parking Lot:	Concrete; 50+ spaces and expandable
Restrooms:	Two (2)



PROPERTY HIGHLIGHTS

- 155'x40' covered dock/loading canopy
- Located in West Chester; No employee earnings tax
- Graveled/secure outdoor storage available; ~6 acres
- Expansion capabilities
- Ownership will consider BTS on surplus land; ~10 acres
- Neighboring tenant: Ferguson/Wolseley

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WEST CHESTER, OH

AERIAL



INTERIOR PHOTO



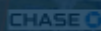
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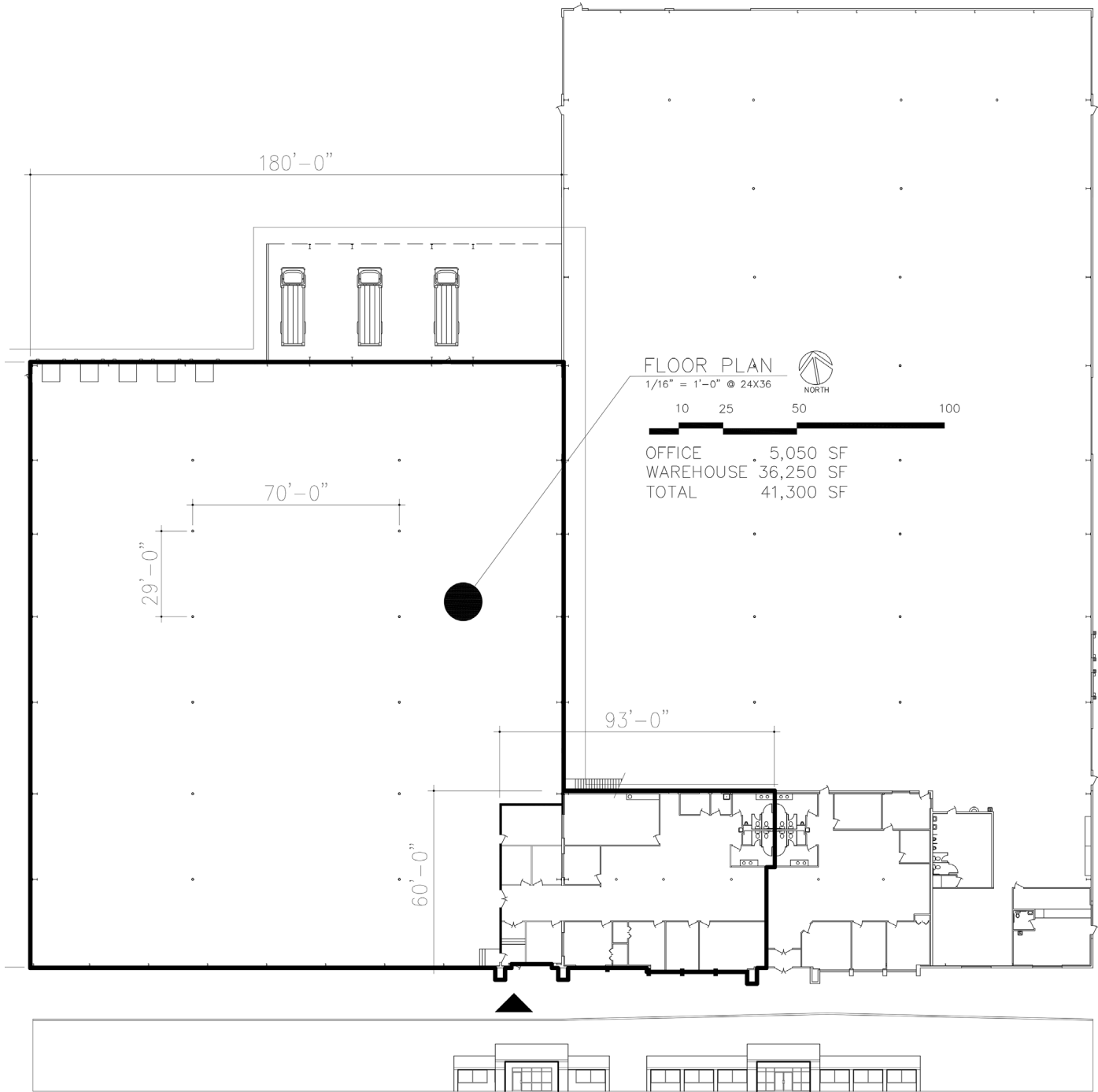
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5122 RIALTO RD
WEST CHESTER, OH

FLOOR PLAN



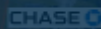
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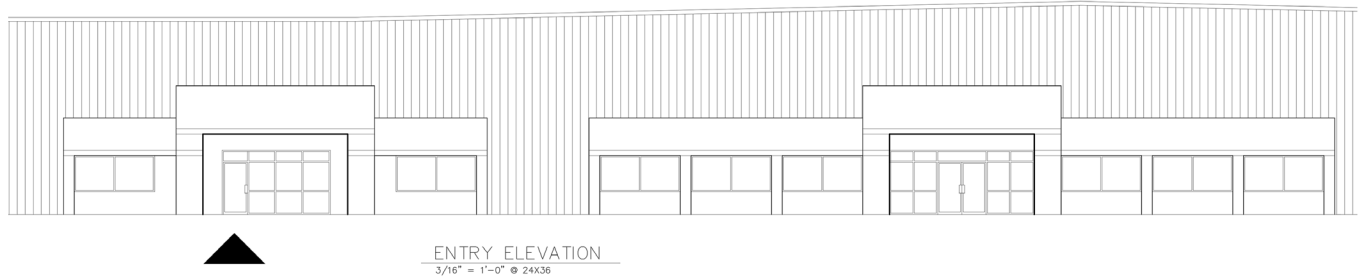
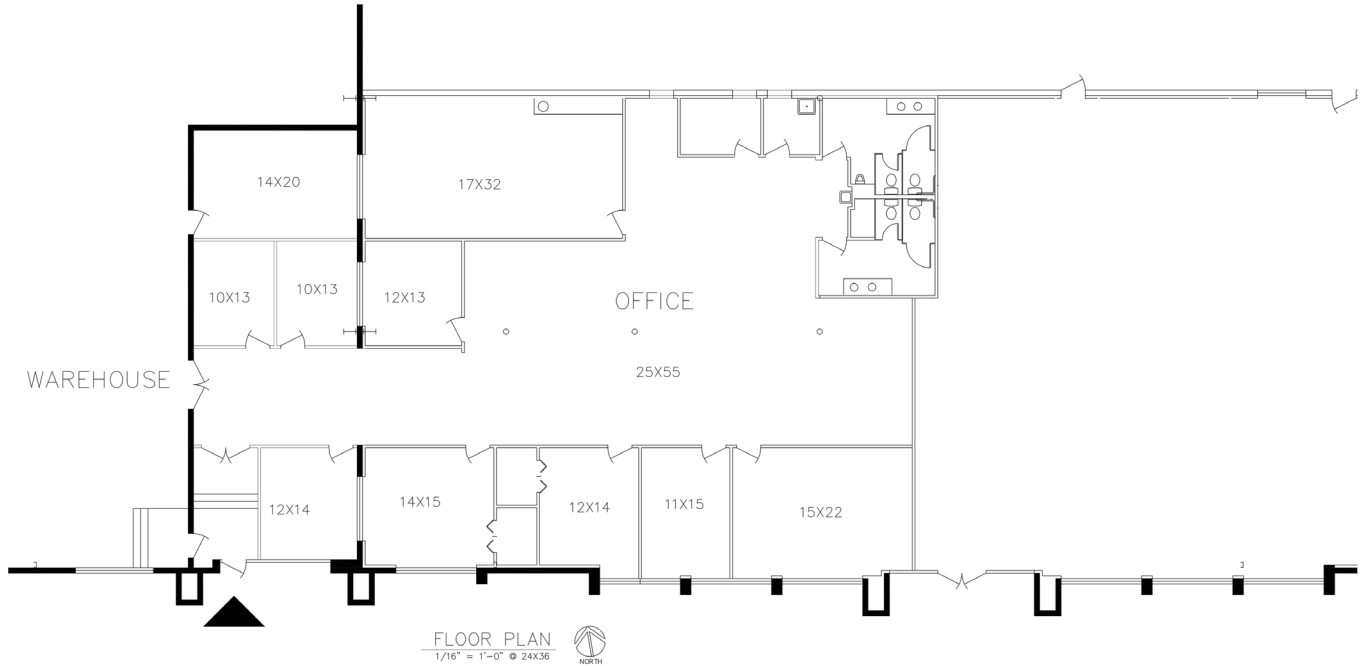
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FLOOR PLAN



RENDERING



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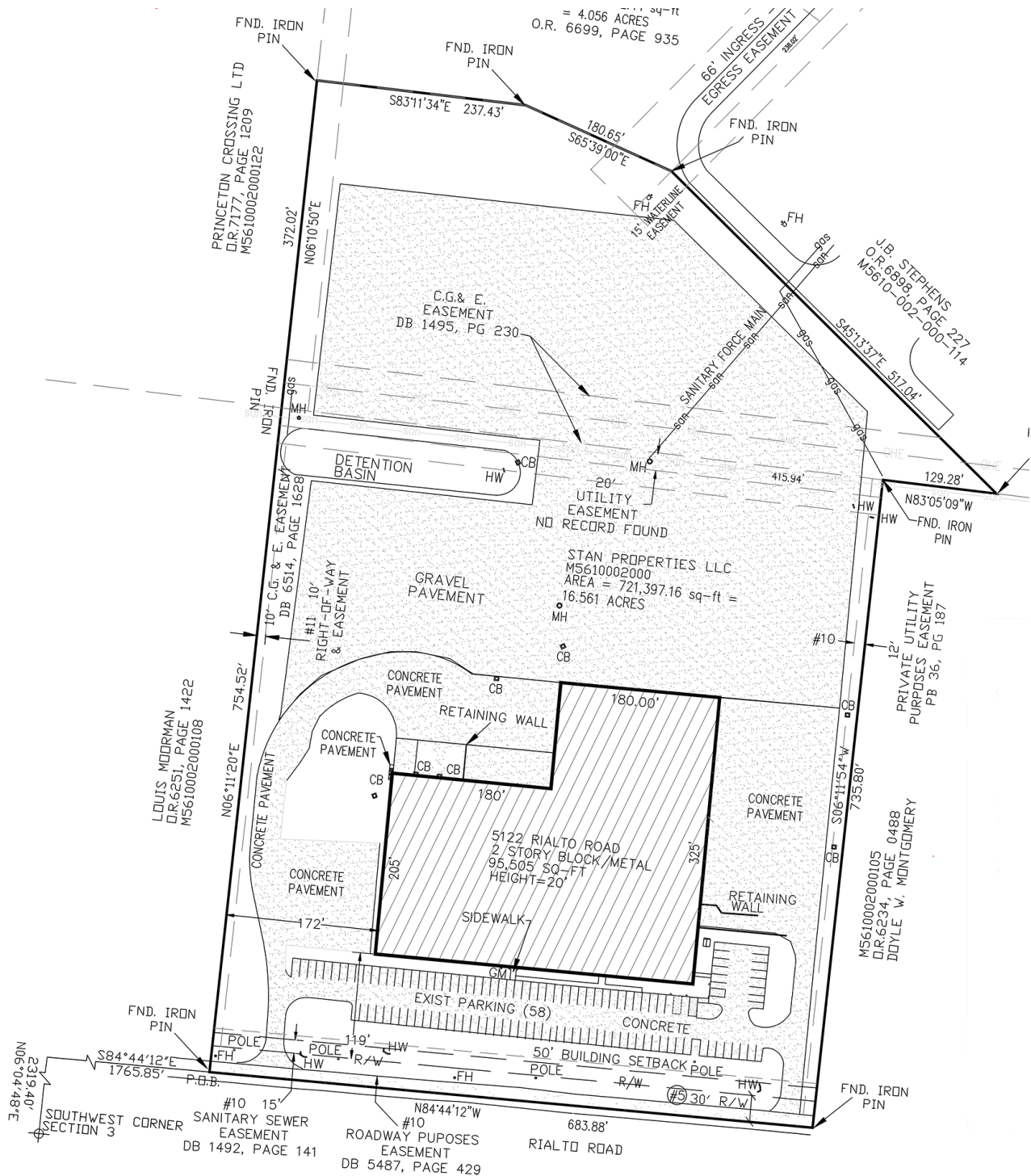
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ALTA SURVEY



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