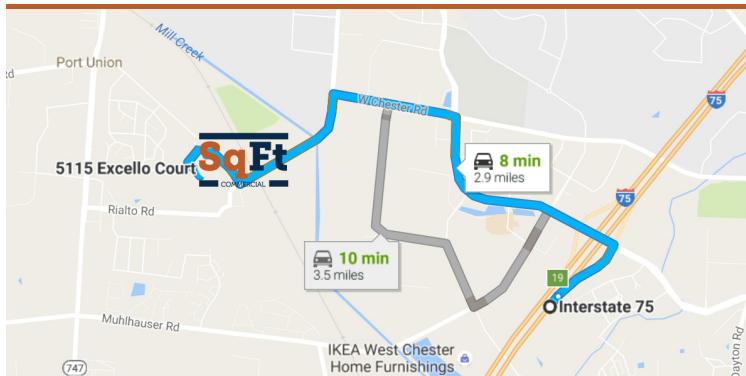




5115 EXCELLO CT, WEST CHESTER, OH 45069 – BUTLER COUNTY

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



70,400 (320'x220') Total SqFt

- Located in West Chester within minutes to I-75 Union Centre Blvd. and I-275 Princeton Glendale Rd.
- No employee earnings tax
- Building expandable to 100,000 + SqFt



CLICK HERE FOR AERIAL VIDEO

Total SqFt:	70,400 (320'x220')
Warehouse SqFt:	63,243
Office SqFt:	7,157
Acreage:	7.825 acres
Clear Height:	19'6" - 23'6"
Year Built:	2000
Type Construction:	Concrete and metal; fully insulated
Lighting:	T-8 high efficiency fluorescents
Column Spacing:	29'x55'
Dock doors:	6 - 8'6" x 10' with levelers, lights, etc
Drive-in doors:	One (1) - 12' x 14'

Sprinkler:	Wet system
Electrical Service:	480V/3-phase/800 amps
Heat:	Natural gas-fired unit heaters
Roof:	Standing seam metal
Truck court:	Concrete; 130'
Parking Lot:	55 spaces; expandable to 100+
Restrooms:	6; 4 in office and 2 in warehouse
Assessed Valuation:	\$2,504,560 (\$36/SqFt)
Annual Property Taxes:	\$69,015 (\$0.98/SqFt)
Butler County Parcel ID:	M5610002000114T & M5610002000114

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5115 EXCELLO CT

WEST CHESTER, OH

ADDITIONAL PHOTOS



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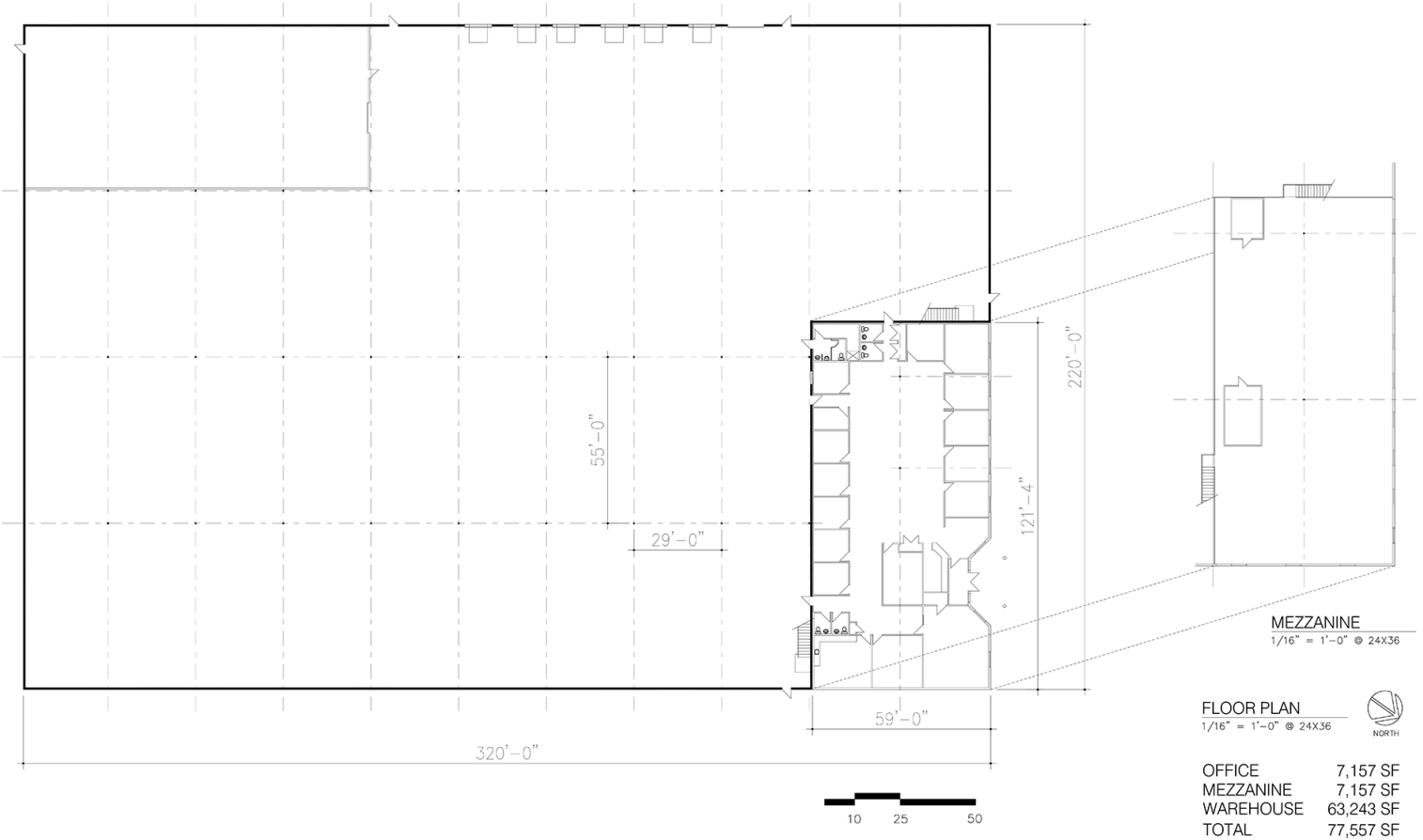
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FLOOR PLAN



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WEST CHESTER, OH

AERIAL VIEW



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