

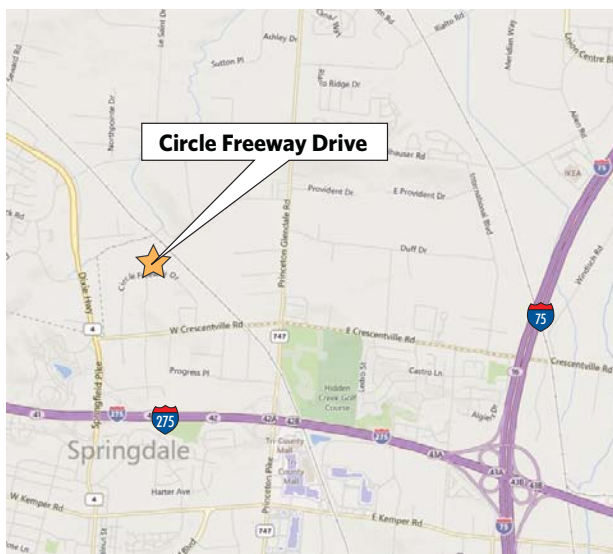
# Circle Freeway Distribution Center

236 Circle Freeway Drive, West Chester, OH 45246

DTZ



## 25,021 SF Available for Lease



- 25,021 SF available
- 800 SF office
- 24,221 SF warehouse
- 20' clear height
- Two (2) 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**

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

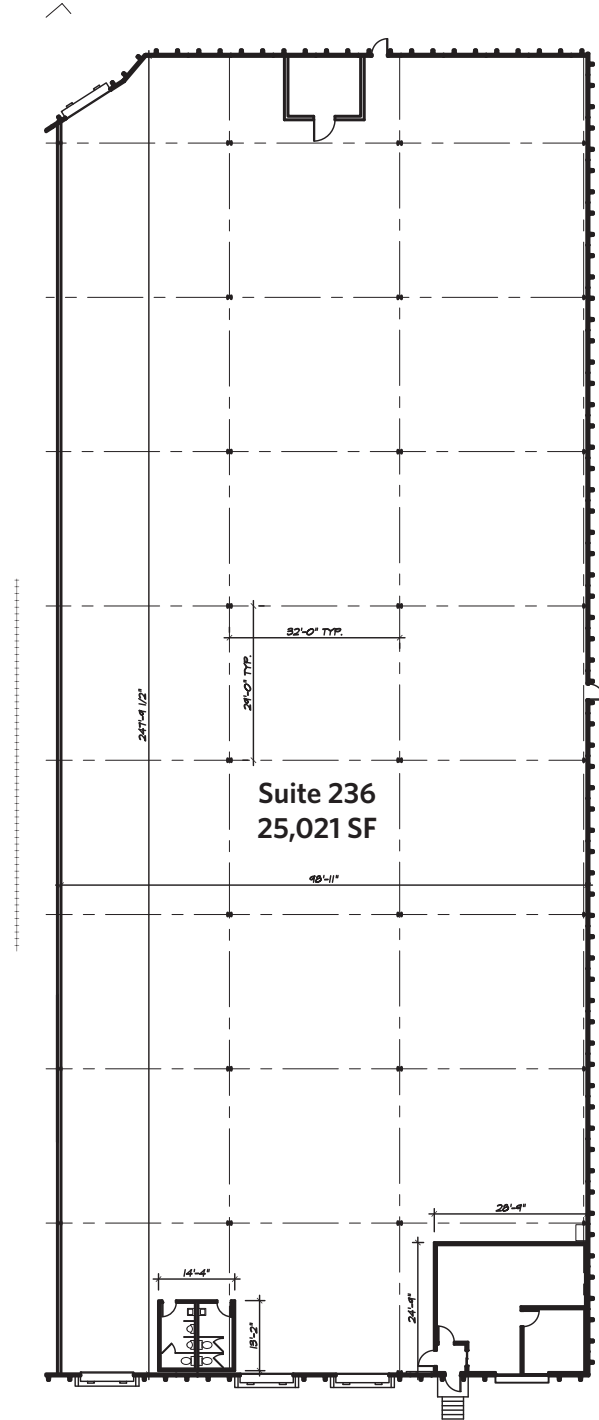
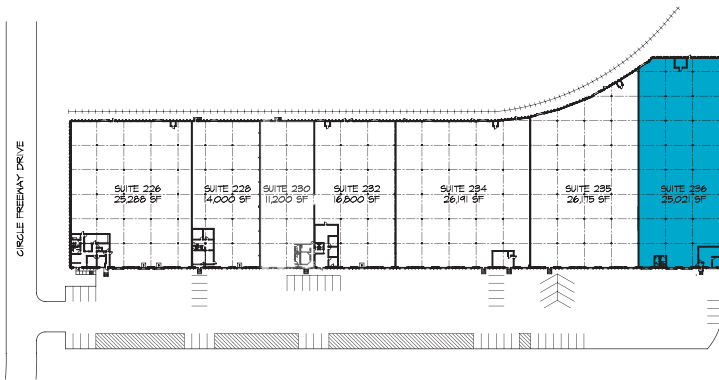
[www.dtz.com](http://www.dtz.com)

# Circle Freeway Distribution Center

236 Circle Freeway Drive, West Chester, OH 45246



## Floor Plan



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

[www.dtz.com](http://www.dtz.com)

# Circle Freeway Distribution Center

236 Circle Freeway Drive, West Chester, OH 45246

DTZ

## Property Specifications

Available SF:	25,021 SF
Office SF:	800 SF
Warehouse SF:	24,221 SF
Clear Height:	20'
Typical Bay Size:	32' X 175'
Dock Doors:	Two (2) 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: 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
<b>Lease Rate:</b>	<b>\$2.95/SF NNN</b>



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

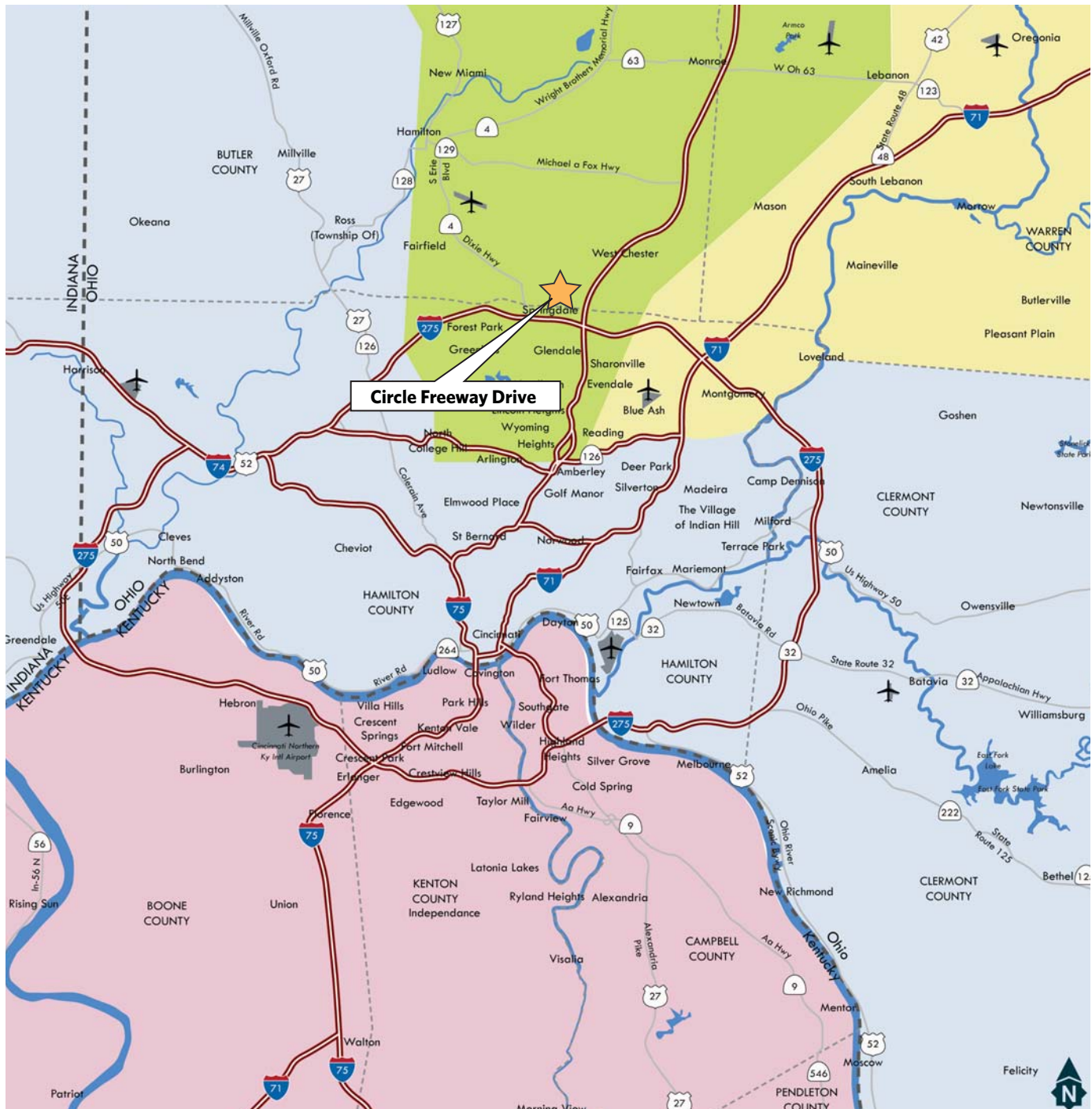
www.dtz.com

# Circle Freeway Distribution Center

236 Circle Freeway Drive, West Chester, OH 45246

DTZ

## Regional Map



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

[www.dtz.com](http://www.dtz.com)