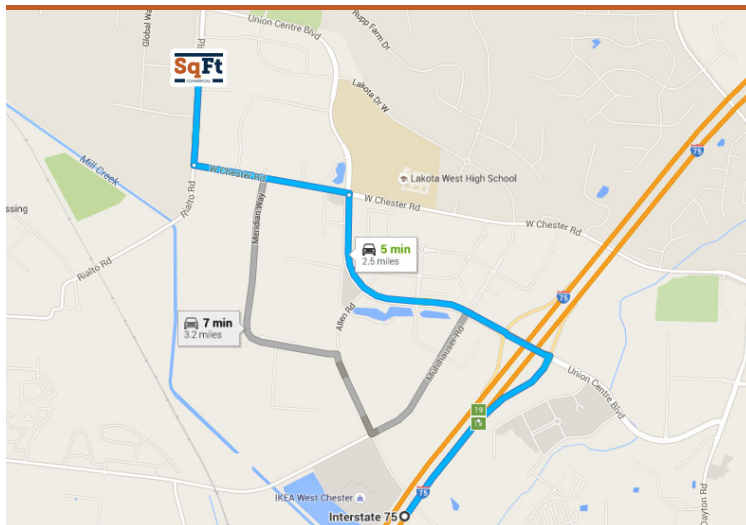




8816-8840 BECKETT RD. WEST CHESTER, OH 45069
 AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

 **65,800 Total SqFt (140' X 470')**

- Suites available between 4,900 SqFt - 28,960 SqFt
- Located in West Chester Township with no employee earnings tax
- Minutes to I-75 Union Centre Blvd. Exit
- 193 parking spaces and expandable
- Class A facility and finish
- Corporate neighbors include: General Electric, Proctor & Gamble, Cornerstone Brands, AK Steel
- Numerous employee amenities within five minutes including Chipotle, LA Fitness, Buffalo Wild Wings, IKEA, Top Golf, Starbucks

SUITE A

Total SqFt:	4,900 SqFt
Office SqFt:	100% (can be removed)
Warehouse SqFt:	To Suit
Dock Door:	One (1) - 8'6" x 10'
Drive-in:	To Suit
Restrooms:	Two (2)

SUITE C

Total SqFt:	28,960 SqFt (divisible to 15,000 SqFt)
Office SqFt:	To Suit
Warehouse SqFt:	28,960 SqFt - 100% HVAC
Dock Door:	One (2) - 8'6" x 10'
Drive-in:	To Suit
Restrooms:	Two (2)

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8816-8840 BECKETT RD

WEST CHESTER, OH

AERIAL VIEW



OVERALL SPECS

Total SqFt:	65,800 SqFt (470' x 140')
Available SqFt:	4,900 SqFt - 28,960 SqFt
Office SqFt:	Approximately 20,000 SqFt
Acreage:	4.93 acres
Clear Height:	20' - 21'
Year Built:	2002
Construction:	Tilt-up concrete
Lighting:	T-5 high efficiency fluorescent and halogen
Column Spacing:	35' x 40'
Dock door:	Four (4) - 8'6" x 10'
Drive-in door:	To Suit
Sprinkler:	Wet system

Electric:	480/277V - 3phase, 208/120V single phase, 1,600+ amps
HVAC:	100% throughout
Roof:	Ballasted Rubber Membrane
Truck court:	120'+ shared truck court; concrete 50' and asphalt 70'+
Parking Lot:	Asphalt: 193 spaces (3.4 spaces per 1,000 SqFt) and expandable in rear truck court
Restrooms:	Six (6) sets
Assessed Valuation:	\$3,450,000 (\$52/SqFt)
Annual Property Taxes:	\$99,258 (\$1.51/SqFt)
Butler County Parcel ID:	M5610033000080

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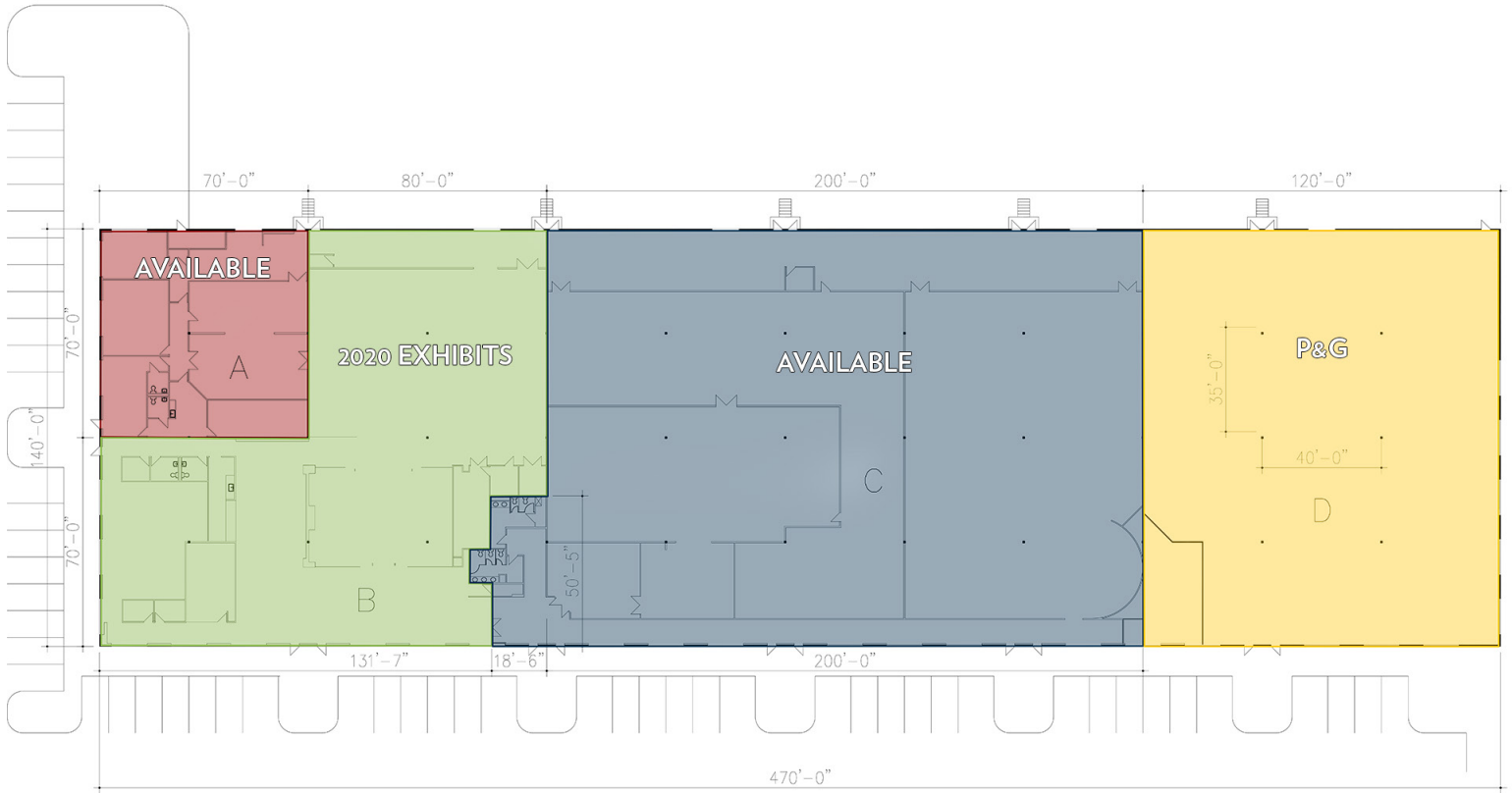
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FLOOR PLAN



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8816-8840 BECKETT RD WEST CHESTER, OH

WEST CHESTER **BUSINESSES**



- | | | |
|------------------------------------|--|--------------------------|
| 1. Ohio Eagle Distributing | 11. Republic Wire | 20. Sanmar |
| 2. LA Fitness | 12. Holiday Inn | 21. TSS |
| 3. Warsteiner USA/City Gate Church | 13. Alside Supply/Gaiam/Activate | 22. Ricoh/Mondelez |
| 4. Stanley/Omnicare/Staples | 14. Scholastic Book Fairs/Noevia Logistics | 23. R&R Donnelley/C-Tech |
| 5. Valvoline | 15. Advantage RN/Sharp | 24. General Motors |
| 6. Berean Christian | 16. Cornerstone | 25. Proctor & Gamble |
| 7. General Motors | 17. Multi-tenant office/warehouse | 26. Savannah Center |
| 8. Netrada | 18. Cummins | 27. Top Golf |
| 9. Macy's/Rock-Tenn | 19. West Chester City Bldg./Butler County | |
| 10. Rock-Tenn | | |

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ADDITIONAL PHOTOS



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