



SCHUMACHER DUGAN CONSTRUCTION, LLC

AVAILABLE SQ FT

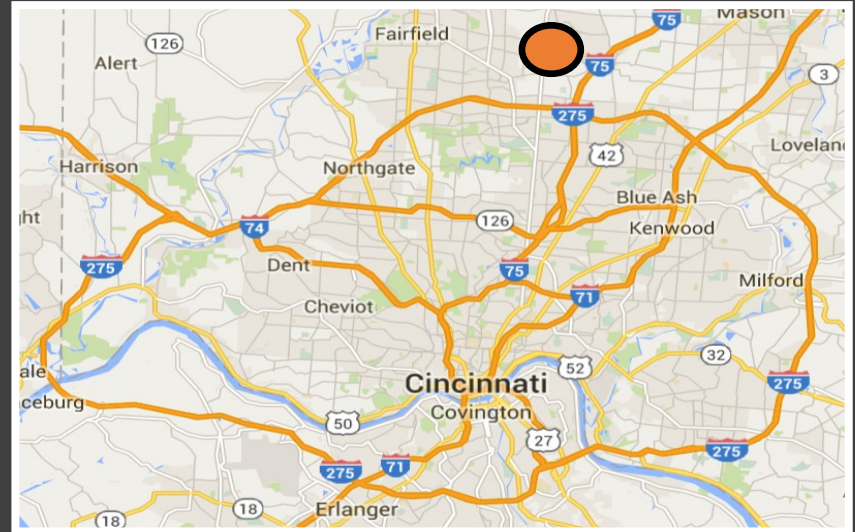
- 12,100 up to 16,069 SQ FT— AVAILABLE NOW

BUILDING 11 - 8488 SHEPHERD FARM DR. WEST CHESTER, OH
PROPERTY FEATURES

- ◇ NO EARNINGS TAX
- ◇ LODGING, RETAIL, & RESTARAUNTS
- ◇ CLOSE ACCESS I-75 & I-275
- ◇ MULTI DOOR ACCESS
- ◇ FREE PARKING

PROPERTY SPECIFICATIONS

TOTAL BUILDING SQ FT	40,429 SQ FT
PARKING SPACE	PARKING SPACES—321
YEAR BUILT	2004
CONSTRUCTION TYPE	STEEL PRAME WITH BRICK FACADE
CEILING HEIGHT	18'
COLUMN SPACING	40'X50'
FLOOR	6" SLAB ON GRADE
DOORS	FRONT & SIDE ACCESS
UTILITIES	GAS & ELECTRIC 480V
SPRINKLER	WET SYSTEM
ZONING	M2, GENERAL INDUSTRIAL—BUTLER
JURISDICTION	UNINCORPORATED BUTLER COUNTY



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