

FOR LEASE

# DUES DISTRIBUTION

4225 - 4331

DUES DRIVE

Butler County :: Cincinnati, OH 45246

## PROPERTY FEATURES

- + Easy access to I-75 and I-275
- + M-2 industrial zoning
- + No earnings tax
- + CSX rail spur
- + Lodging, retail, and restaurants available nearby



## PROPERTY SPECIFICATIONS

<b>Total Sq. Ft.</b>	303,451	<b>Floor</b>	6" reinforced concrete
<b>Available: Suite 4285</b>	64,640 sq. ft. - 612 sq. ft. office	<b>Truck Doors</b>	56 dock doors
<b>Specs Suite 4285</b>	14 docks and 4 rail doors, T-8 lighting	<b>Lighting</b>	T-5/T-8
<b>Land Area</b>	15.85 Acres (approx.)	<b>HVAC</b>	Gas
<b>Year Built</b>	1972	<b>Sprinkler</b>	Wet System
<b>Construction Type</b>	Tilt-up concrete	<b>Zoning</b>	M-2, General Industrial, Butler County
<b>Ceiling Height</b>	24' - 26"	<b>Jurisdiction</b>	Unincorporated Butler County
<b>Column Spacing</b>	40' x 40'	<b>Lease Rate</b>	\$2.75/ sq. ft. NNN (\$1.08 O.E.)

## CONTACT US

### MIKE LOWE

First Vice President  
+1 513 369 1311  
mike.lowe@cbre.com

### DOUG WHITTEN

First Vice President  
+1 513 369 1332  
doug.whitten@cbre.com

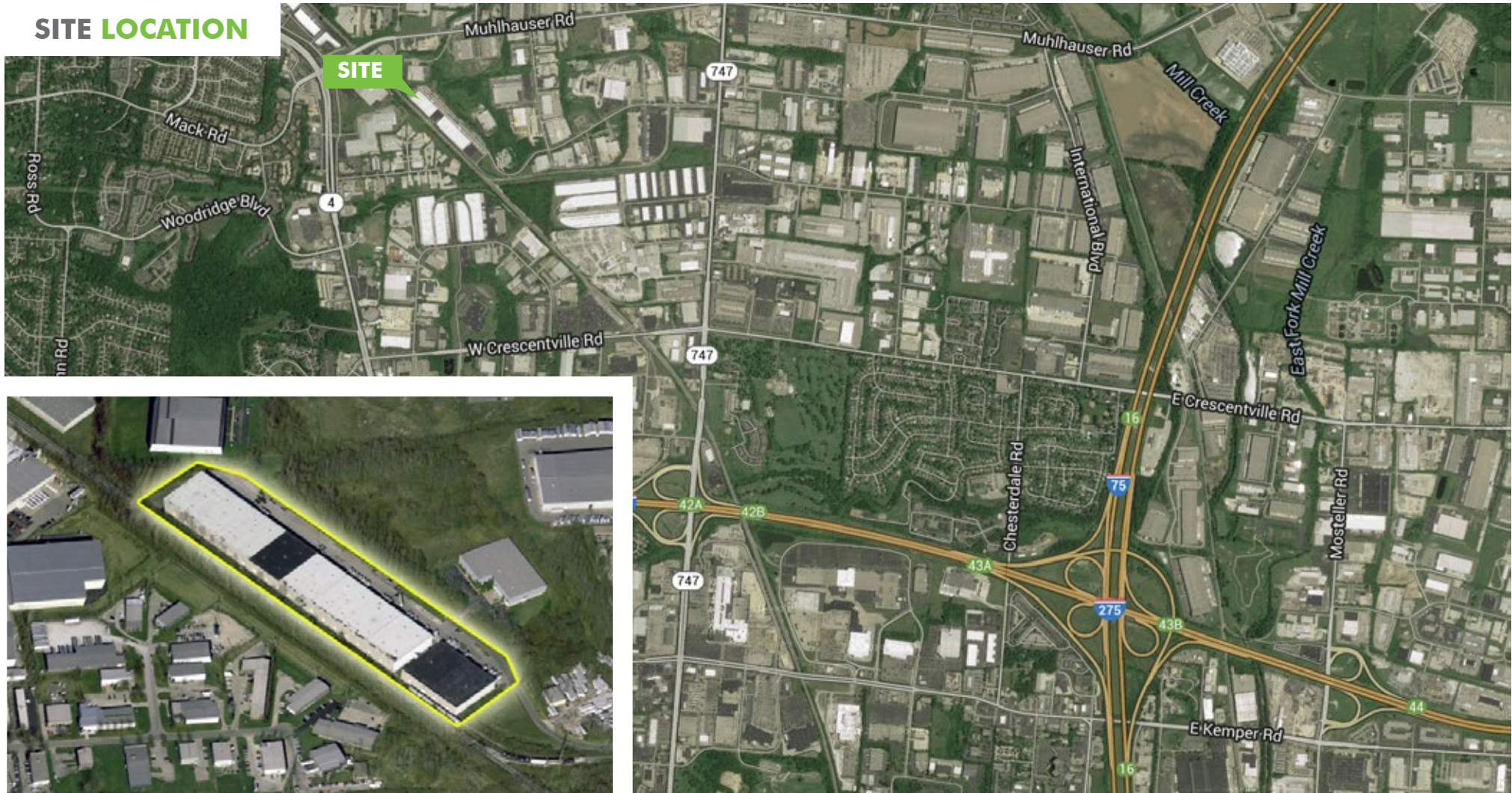
**CBRE**

# FOR LEASE DUES DISTRIBUTION

4225 - 4331  
DUES DRIVE

Butler County :: Cincinnati, OH 45246

## SITE LOCATION



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

# CBRE

# FOR LEASE DUES DISTRIBUTION

4225 - 4331  
DUES DRIVE

Butler County :: Cincinnati, OH 45246

## SITE PLAN



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

# CBRE