



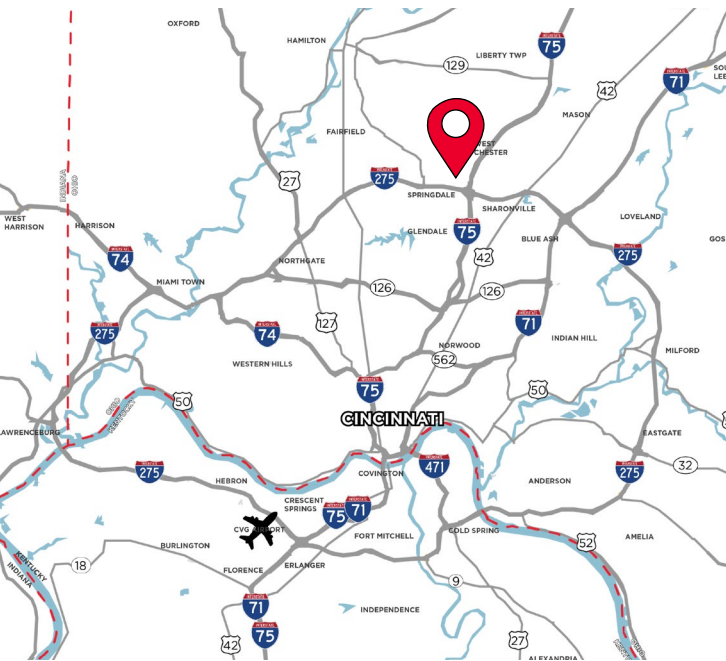
**CUSHMAN &  
WAKEFIELD**



**12,000 SF AVAILABLE**  
**5162-5166**  
**DUFF DRIVE**  
WEST CHESTER, OH 45246

**OFFICE/WAREHOUSE**

**FULLY RENOVATED IN 2024**



### **PROPERTY HIGHLIGHTS**

- 12,000 SF Available
- 650 SF Office
- (3) Dock Doors
- (1) Drive-in Door
- Zoned: GI - General Industrial
- Easy access to I-75 & I-275



*Owned and managed by:*

For more information, contact:

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# FOR LEASE

# 5162-5166

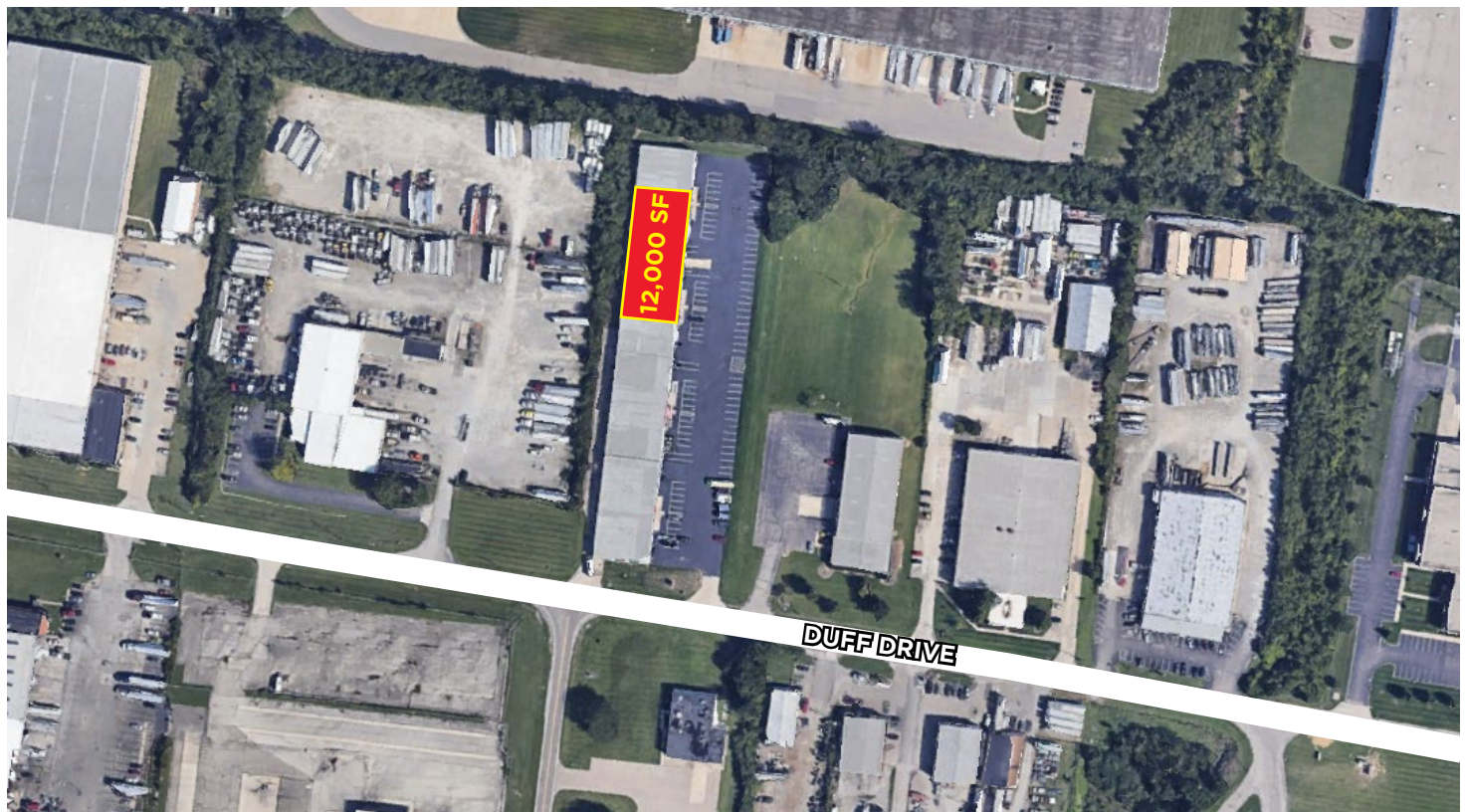
# DUFF DRIVE

WEST CHESTER, OH 45246

## BUILDING SPECIFICATIONS

**LEASE RATE: \$7.95/SF NNN**  
**\$2.01/SF OPEX**

LOCATION	West Chester, OH	DOCK DOORS	(3) Dock Doors
BUILDING SIZE	48,000 SF	DRIVE-IN DOORS	(1) 8' x 9' Drive-In Door
AVAILABLE SIZE	12,000 SF	ELECTRIC	208-Volt, 400-Amp, 3-Phase
WAREHOUSE SIZE	11,350 SF	HVAC	Natural Gas-Fired Unit Heaters
OFFICE SIZE	650 SF	ELECTRIC	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
ZONING	G-1, General Industrial	GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
CLEAR HEIGHT	16' - 18'	WATER	<a href="http://www.butlercountyohio.org">www.butlercountyohio.org</a>
CONSTRUCTION	Block and Metal	SEWER	<a href="http://www.butlercountyohio.org">www.butlercountyohio.org</a>
FLOORS	6" Concrete Slab	TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
LIGHTING	LED	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
JURISDICTION	Hamilton County	OPEX:	\$2.01/SF



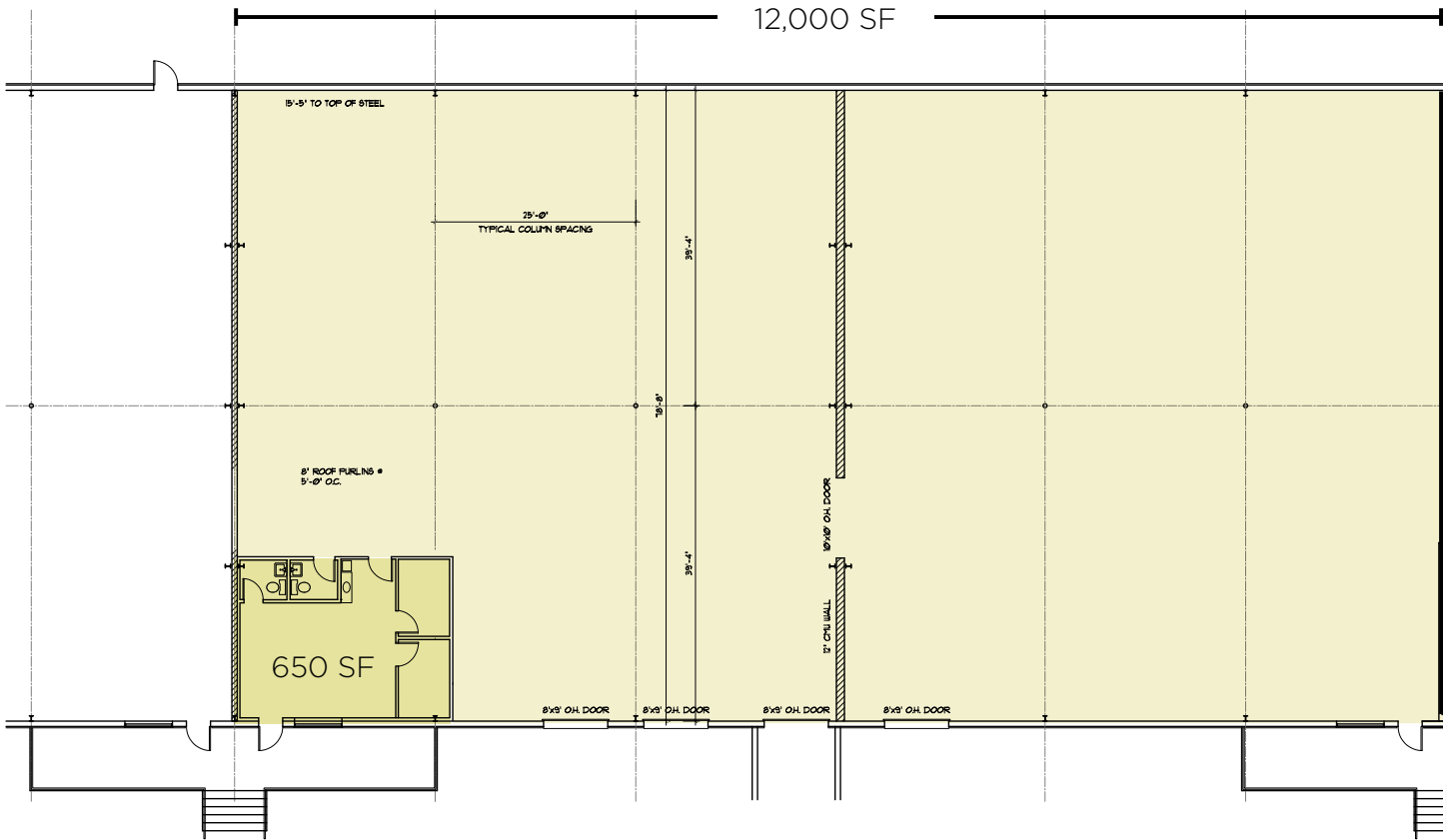
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DUFF DRIVE

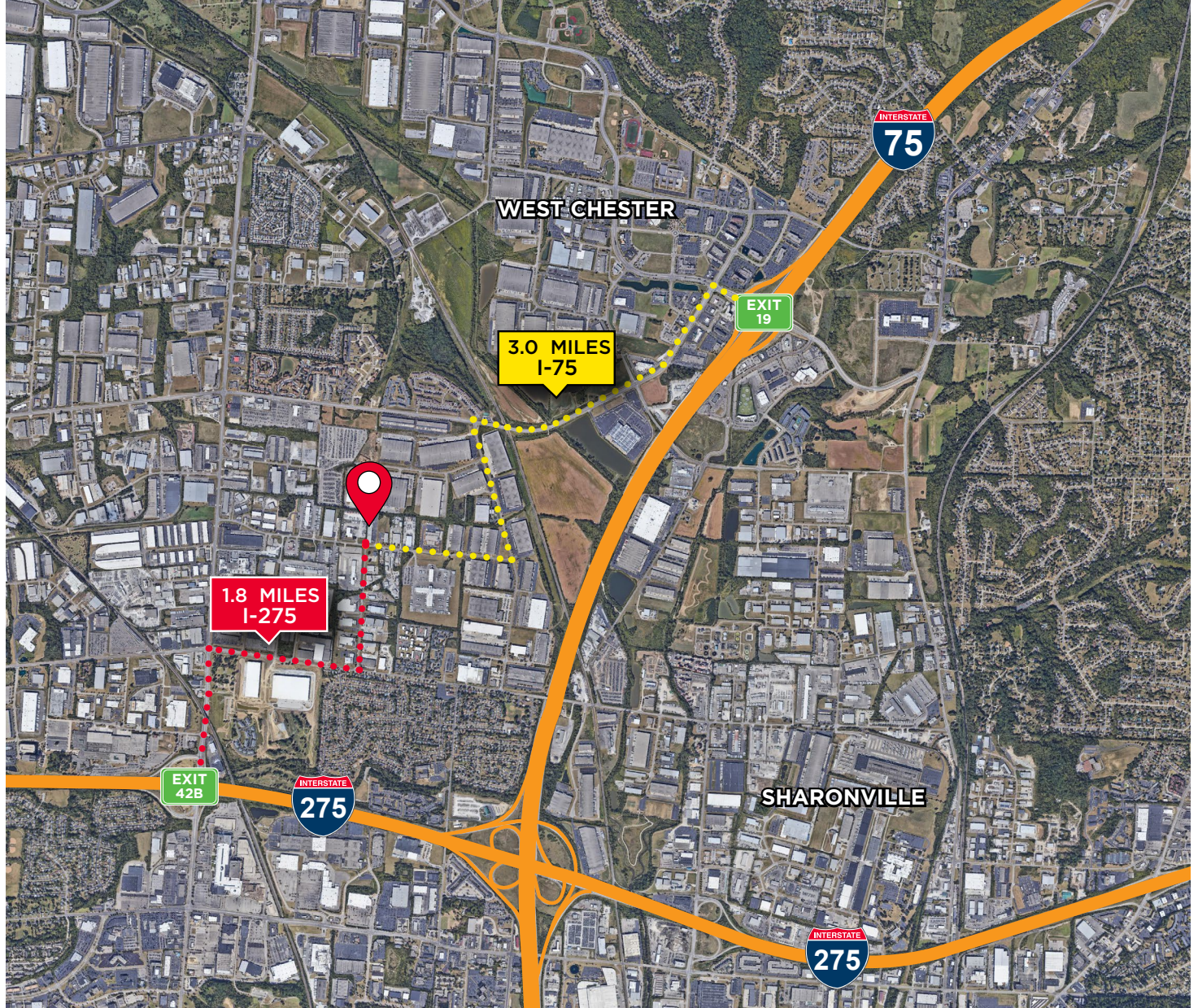
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SITE PLAN



FOR LEASE  
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**DUFF DRIVE**  
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## AERIAL LOCATION



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