



9991 COMMERCE PARK DR, WEST CHESTER, OH 45246

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- 12.49 acre secure/fenced site with two (2) access points via Commerce Park Dr. and Duff Dr.
- Located in West Chester; No employee earnings tax
- Cross-docked truck terminal facility with fleet maintenance garage
- Storage for 250+ trailers
- Close proximity to I-75/I-275
- Available January 2020

Total SqFt:	44,320
Warehouse SqFt:	35,000 (70'x500')
Office SqFt:	4,100 (2-floors)
Maintenance Garage:	5,220 (60'x87')
Acreage:	12.49 acres
Clear Height:	11'-13' in warehouse and 16' + in maintenance garage
Year Built:	1971
Type Construction:	Metal
Lighting:	T-5 high efficiency fluorescent

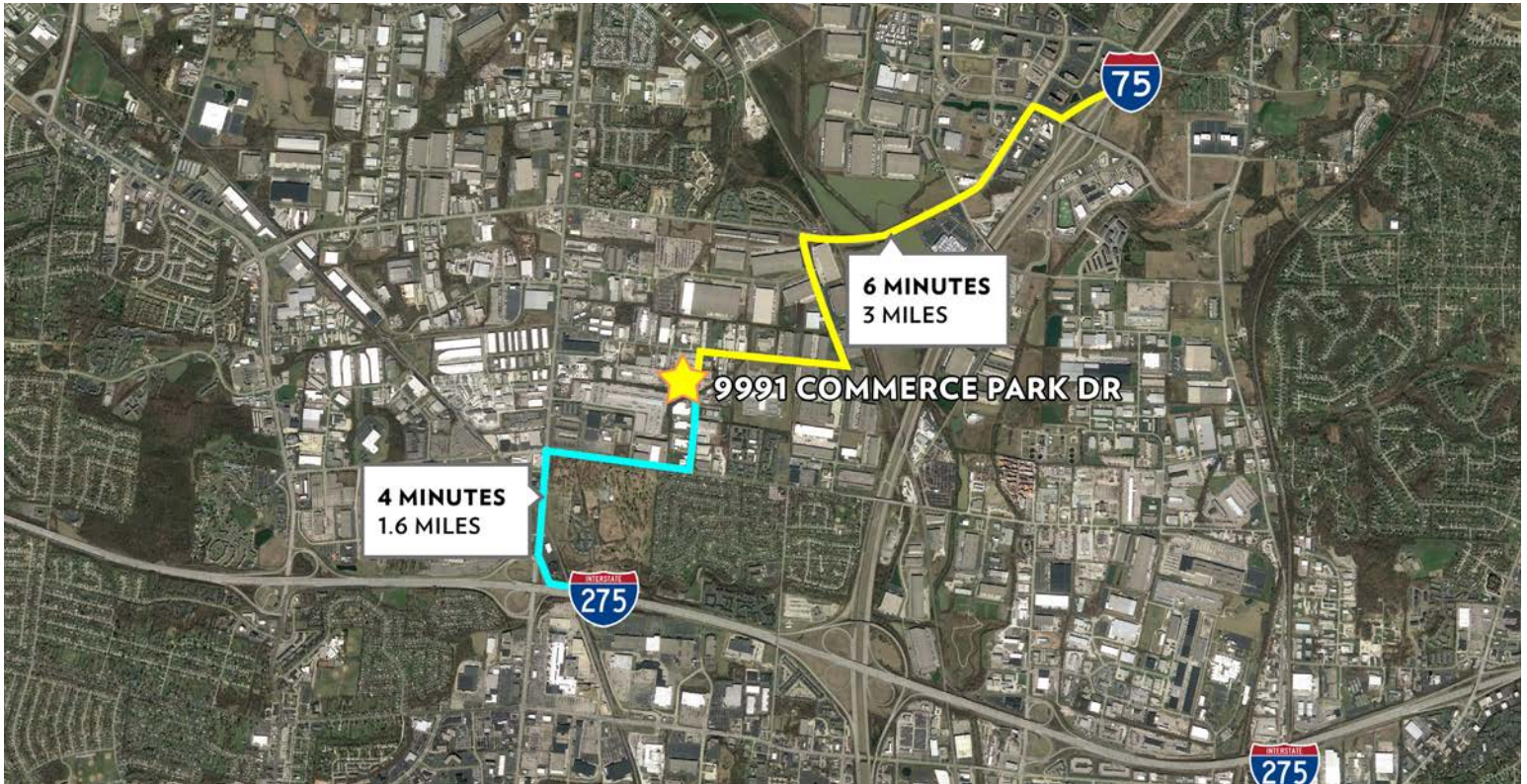
Column Spacing:	Clear span
Dock door:	Ninety-Three (93); 9'x10' with EOD's
Drive-in doors:	Four (4); 12'x16' in maintenance garage (drive-thru capabilities) and One (1) 9'x10' in warehouse
Sprinkler:	Yes; Dry system
Electrical Service:	480V/3-Phase
Heat:	None
Roof:	Metal
Restrooms:	Two (2) sets

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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DISTANCE MAP



AERIAL VIEW



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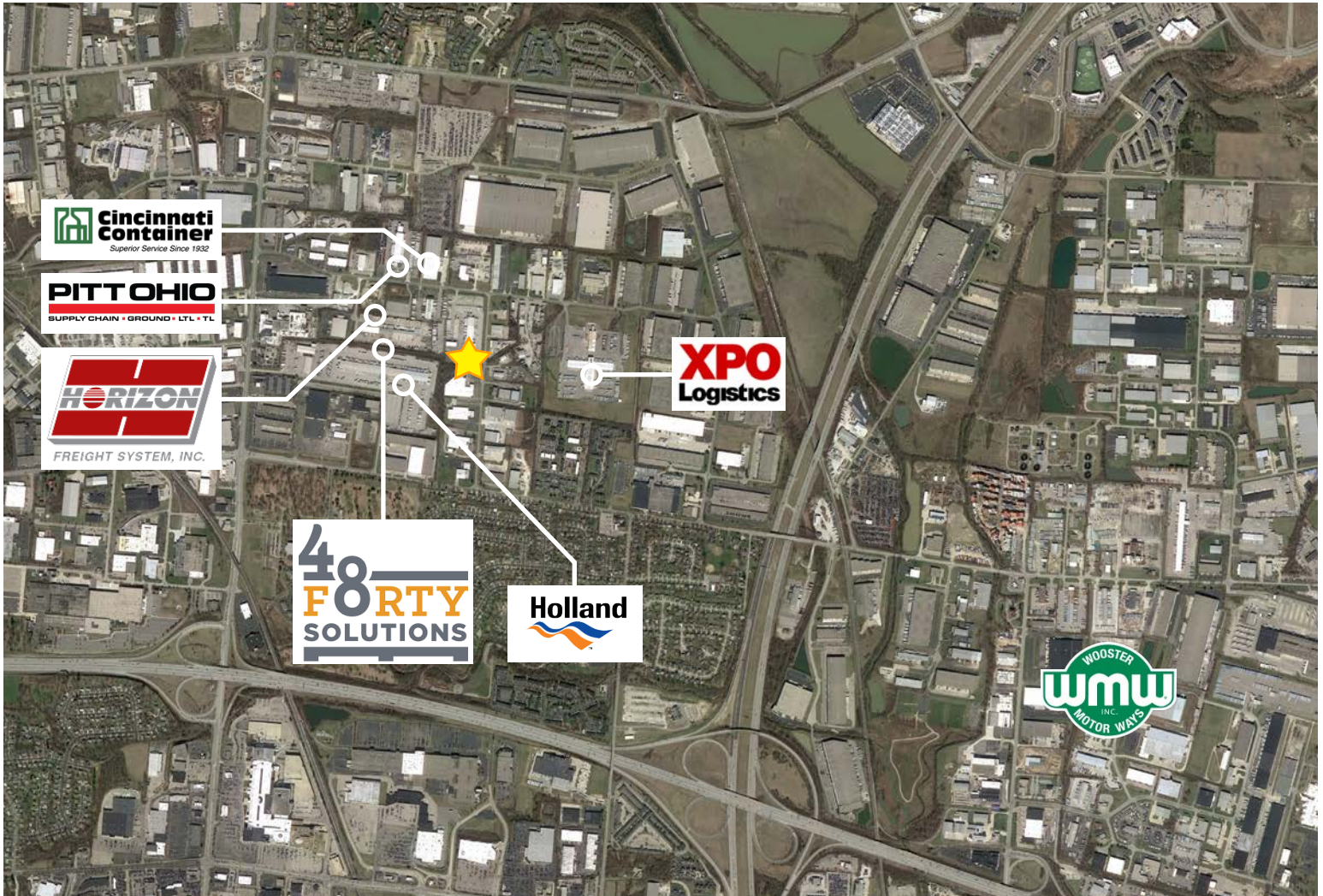
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NEARBY COMPANIES



ADDITIONAL PHOTO



[CLICK HERE FOR AERIAL VIDEO](#)

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ADDITIONAL PHOTOS



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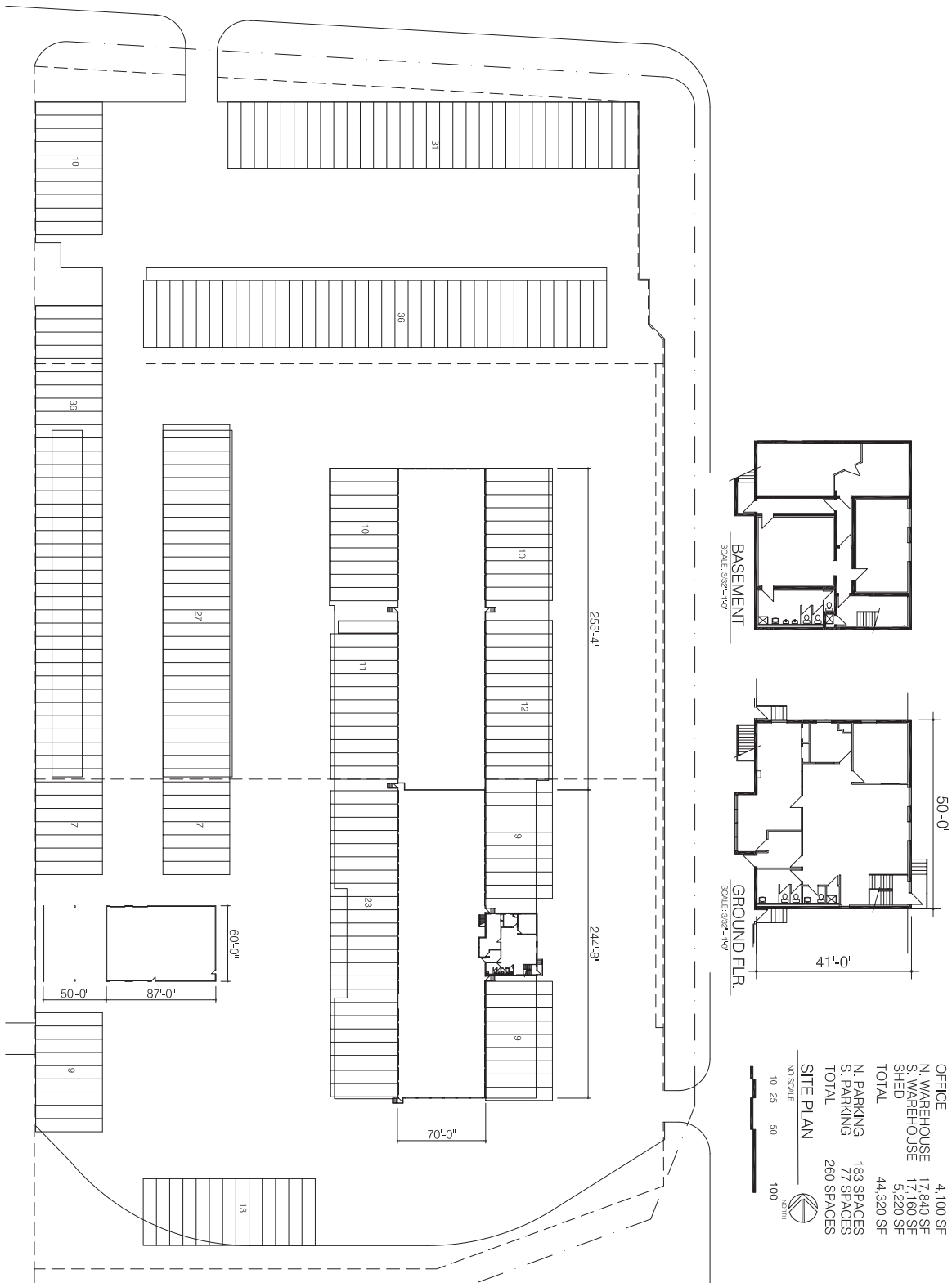
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SITE MAP



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