

# Industrial Building Available

# West Chester Township, Ohio



## FEATURES

- **11,400 Total SF**
- **Building 1: 7,400 SF**
- **Building 2: 4,000 SF**
- 3,000 SF Office
- 2.5 acres
- (3) drive-in doors
- 100+ parking



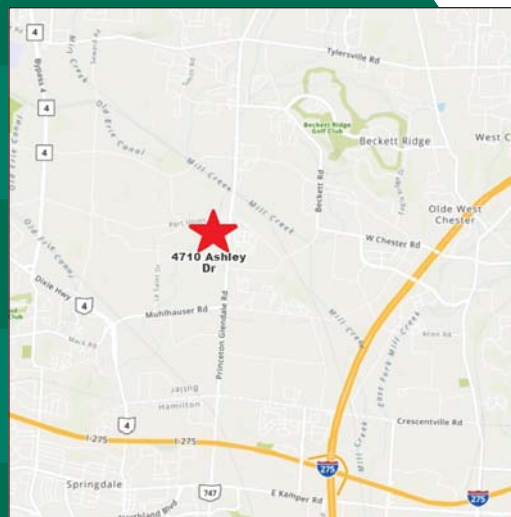
## LOCATION

**4710 Ashley Drive**  
**West Chester Twp., OH 45011**  
**Butler County**

## CONTACT

**Frank Torbeck, SIOR**  
 frank.torbeck@everestrealstate.com  
 513/769-2505

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 4710 Ashley Drive

|                              |  |
|------------------------------|--|
| <b>Address/City/County:</b>  | 4710 Ashley Drive/West Chester Twp.<br>Buter County/Parcel ID: M5620171000005              |
| <b>Total Square Footage:</b> | 11,400 SF Total<br>Building 1: 7,400 SF Office/Warehouse<br>Building 2: 4,000 SF Warehouse |
| <b>Office Area:</b>          | 3,000 SF Total<br>Building 1: 1,800 SF (30' x 60') and 1,200 SF (15' x 80')                |
| <b>Warehouse Area:</b>       | Building 1: 4,400 SF (55' x 80')<br>Building 2: 4,000 SF (50' x 80')                       |
| <b>Land Size:</b>            | 2.5 acres fenced, gravel, concrete, asphalt  |
| <b>Date of Construction:</b> | 1975   |
| <b>Type of Construction:</b> | Pre-engineered metal   |
| <b>Zoning:</b>               | M-1 (Light Industrial)   |
| <b>Clearance Height:</b>     | Building 1: 15'-16'; Building 2: 13'-14'   |
| <b>Floor:</b>                | Concrete   |
| <b>Drive-in Doors:</b>       | Building 1: (2) 12' x 14'<br>Building 2: (1) 12' x 22'                                     |
| <b>Lighting:</b>             | Strip flourescent  |
| <b>Parking:</b>              | 100+ vehicles  |
| <b>Roof:</b>                 | Pitched metal  |
| <b>Heat &amp; A/C:</b>       | Warehouse: (4) gas unit heaters<br>Office: Central HVAC                                    |
| <b>Miscellaneous:</b>        | Skylights  |
| <b>Sale Price:</b>           | \$895,000 (\$78.50 PSF)  |



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FOR MORE INFORMATION, CONTACT:

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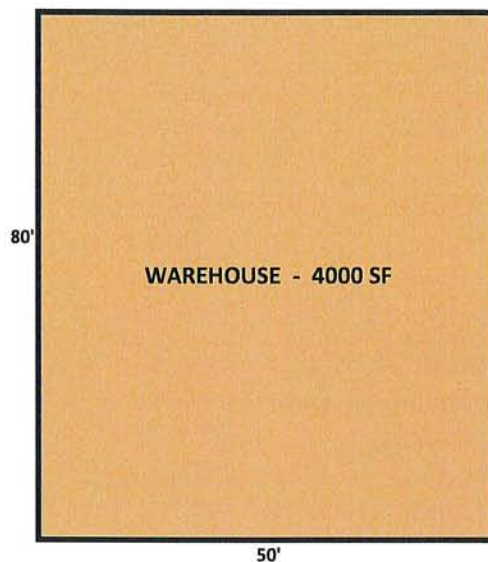
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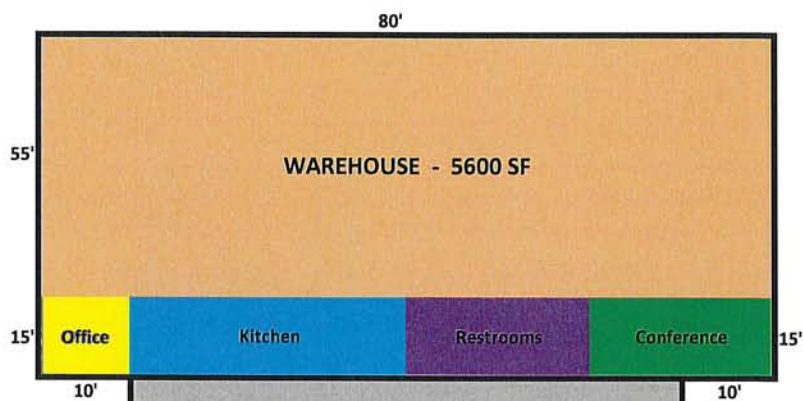




**Bldg. #3**



**Bldg. #2**



**Bldg. #1**



**Mezzanine**

