



EXCELLO CT. WEST CHESTER, OH 45069

AVAILABLE FOR SALE OR LEASE



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY HIGHLIGHTS



15,300 Total SqFt

- Class A New Construction with estimated completion date of 10/1/2021
- Located in West Chester with no employee earnings taxes
- West Chester Zoning: M-2 General Industrial District
- Additional docks/drive-in's available + building expansion capabilities
- Approximately 4 acres of outdoor/trailer storage

Total SqFt:	15,300 (85'x180')
Office SqFt:	To Suit/1,500 SqFt proposed
Acreage:	6.2 acres
Clear Height:	22'
Year Built:	2021
Type Construction:	Pre-Engineer Metal and Concrete Block
Lighting:	LED
Column Spacing:	Clear span
Dock door:	One (1) - 9'x10' fully equipped with mechanical pit leveler, seal, and shelter. Additional docks available.

Drive-in door:	Four (4) - 14'x14. Additional drive-in's available
Sprinkler:	Yes; Wet System
Electrical Service:	480volt/3-phase/400 amps. Additional electric available
Heat:	Natural gas-fired units heater
Roof:	Standing Seam Metal
Parking Lot:	20+ spaces; Expandable
Outdoor Storage Area:	Approximately 4 acres of compacted gravel
Restrooms:	Two (2) sets; One (1) in office and One (1) in warehouse

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

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PROPERTY PHOTOS



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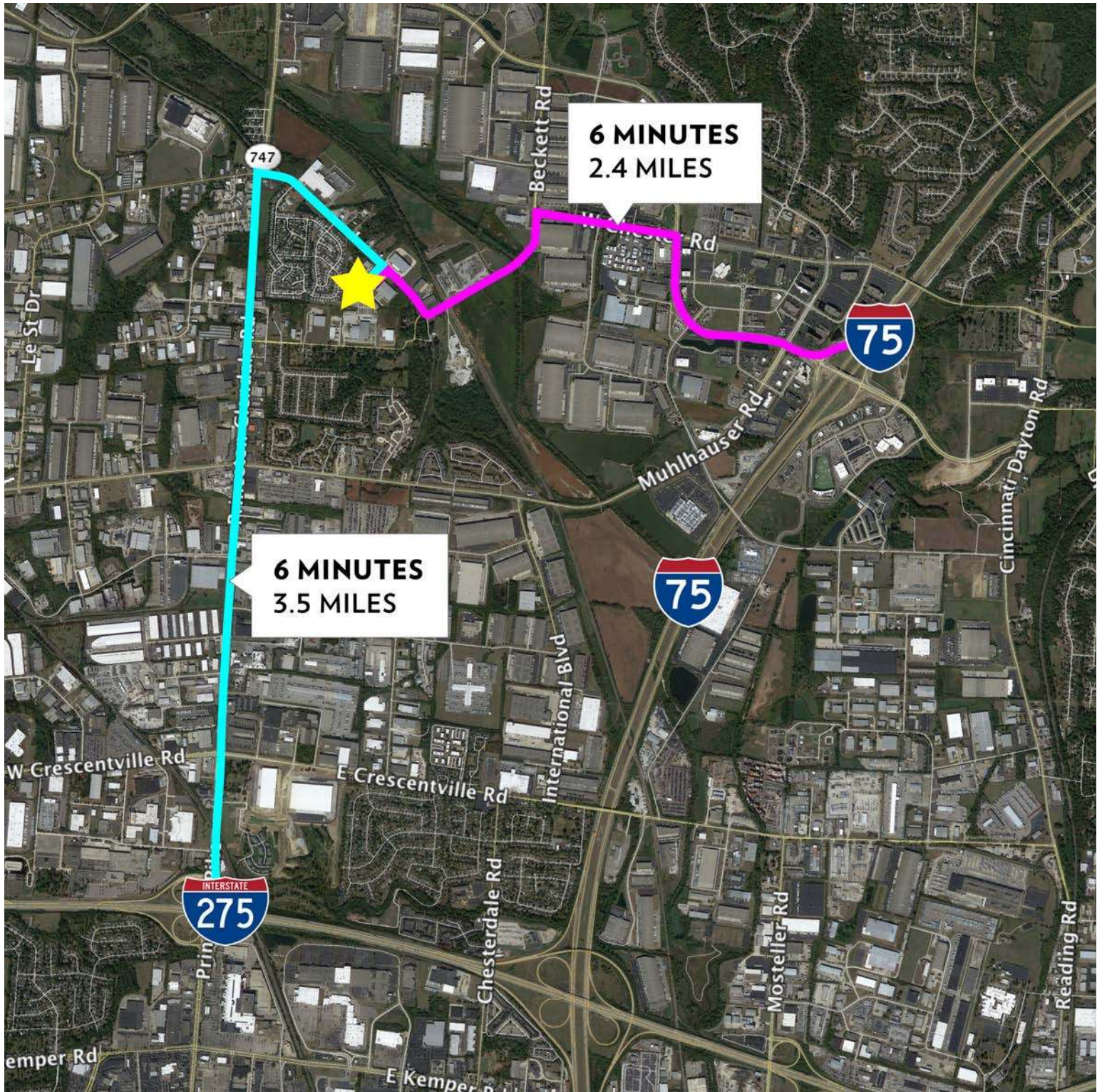
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DISTANCE MAP



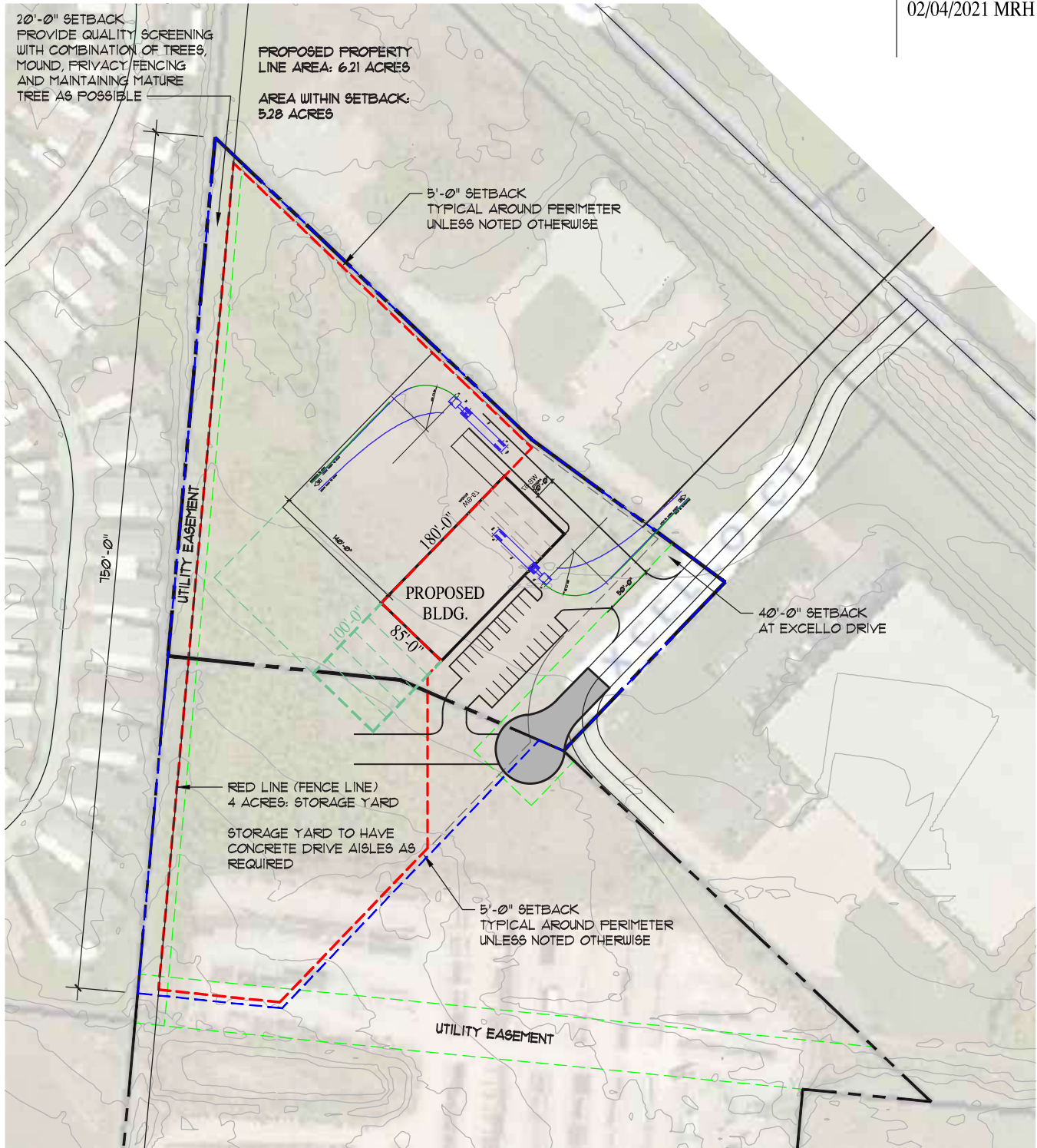
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SITE PLAN

ISSUED	REVISED
09/01/2020 MRH	09/04/2020 MRH
	02/04/2021 MRH

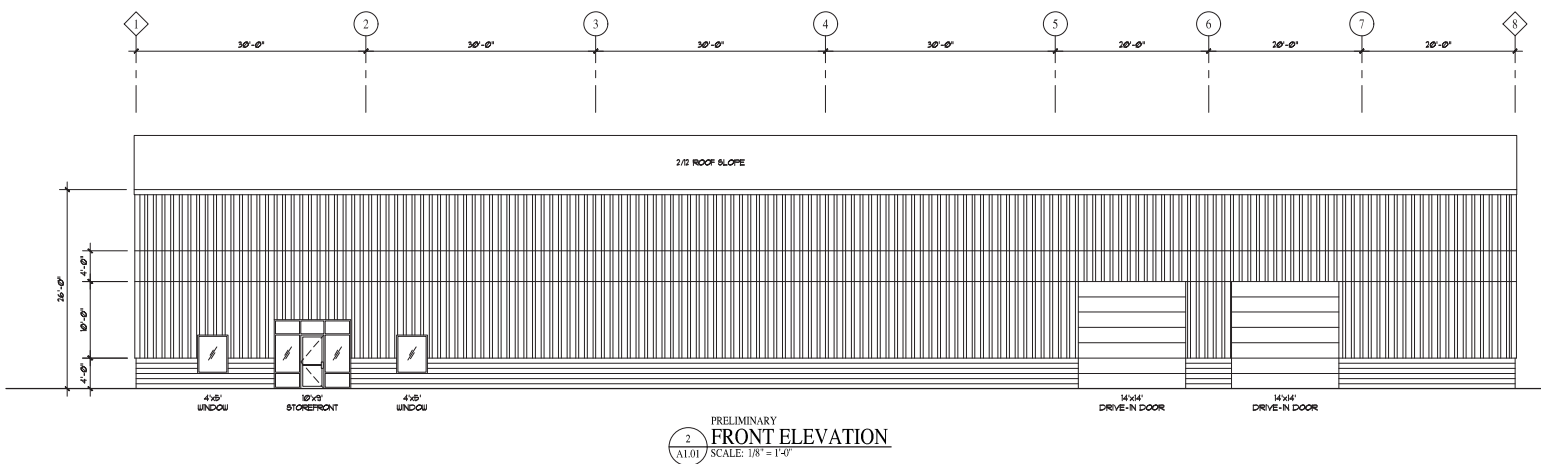
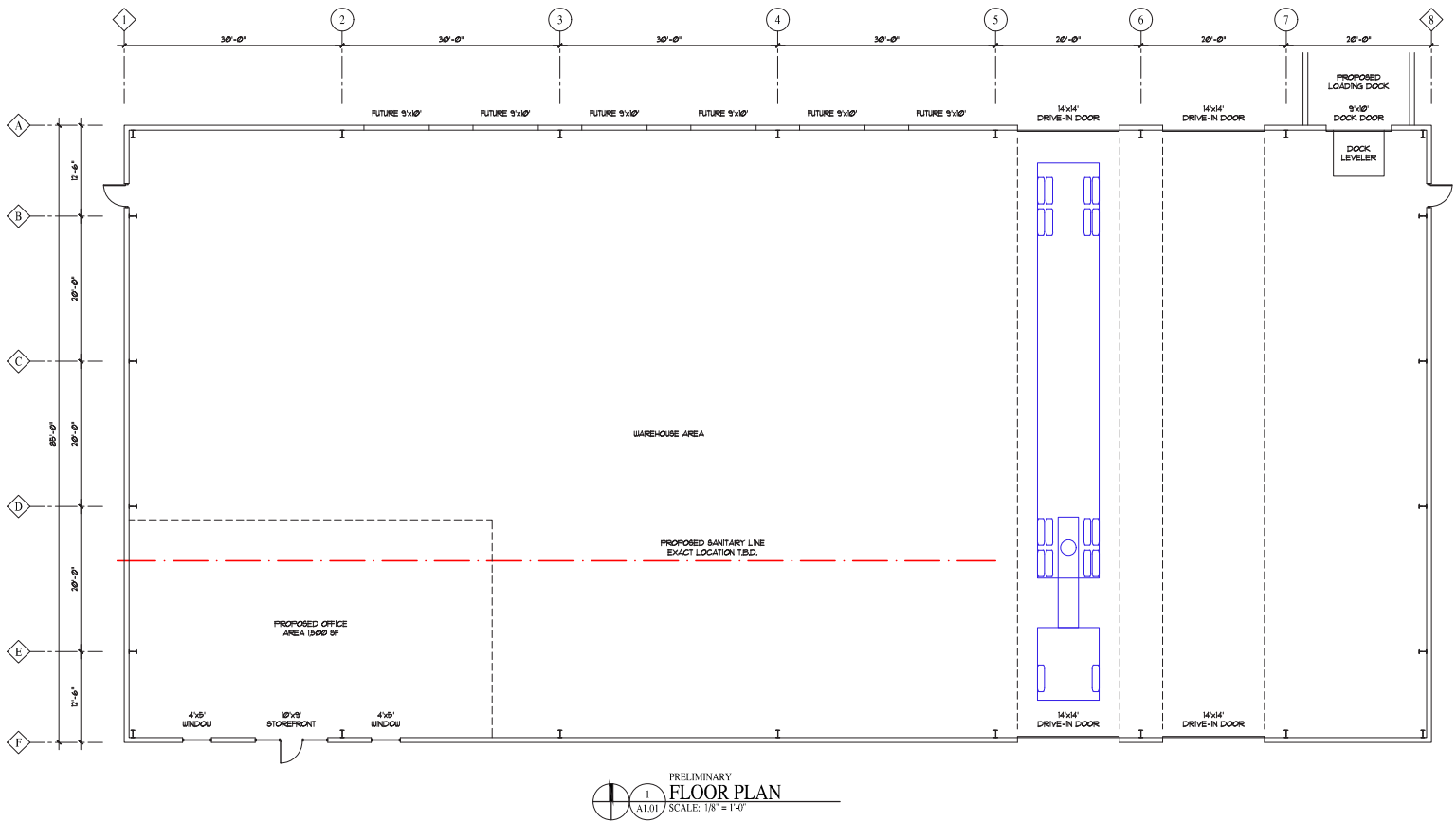


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FLOOR PLAN AND ELEVATIONS



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