



# 4710 DUES DR.

WEST CHESTER, OH 45246

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

### 77,948 Total SqFt

- New ownership, Alterra Property Group, and building/site improvements underway with completion by Q1 2025
- Located in West Chester Township minutes to I-75 at Union Centre and I-275 at 747/Princeton Glendale)
- West Chester has no corporate or employee income tax
- CSX railed served including rail pit inside warehouse
- Approximately 5-acres of outdoor storage mainly heavy-duty asphalt/concrete
- West Chester M-2 Industrial Zoning; Heaviest zoning in West Chester
- Available: Q1 2025
- Lease Rate: Negotiable

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

Total SqFt:	77,948
Warehouse SqFt:	66,200 (240' x 270')
Enclosed Loading Area:	9,000 (180'x50')
Office SqFt:	2,728 (62'x44')
Acreage:	9.29 acres
Clear Height:	22'-30'
Year Built:	1973
Type Construction:	Pre-engineered metal frame and masonry
Lighting:	LED's
Column Spacing:	60'x25'
Dock door:	Three (3) - (2) 9'x10' and (1) 18'x16'
Drive-in door:	Four (4) - (3) 18'x16' and (1) 9'x10'
Sprinkler:	Ordinary hazard/dry system
Electrical Service:	480/277-volt, 3-phase, 800-amps
Heat:	Natural gas forced air units
Roof:	Standing seam metal
Truck court:	Concrete and asphalt
Parking Lot:	25+ spaces (expandable)
Restrooms:	Three (3)
Butler County Parcel ID:	M5620050000088
West Chester Zoning:	M-2 General Industrial District

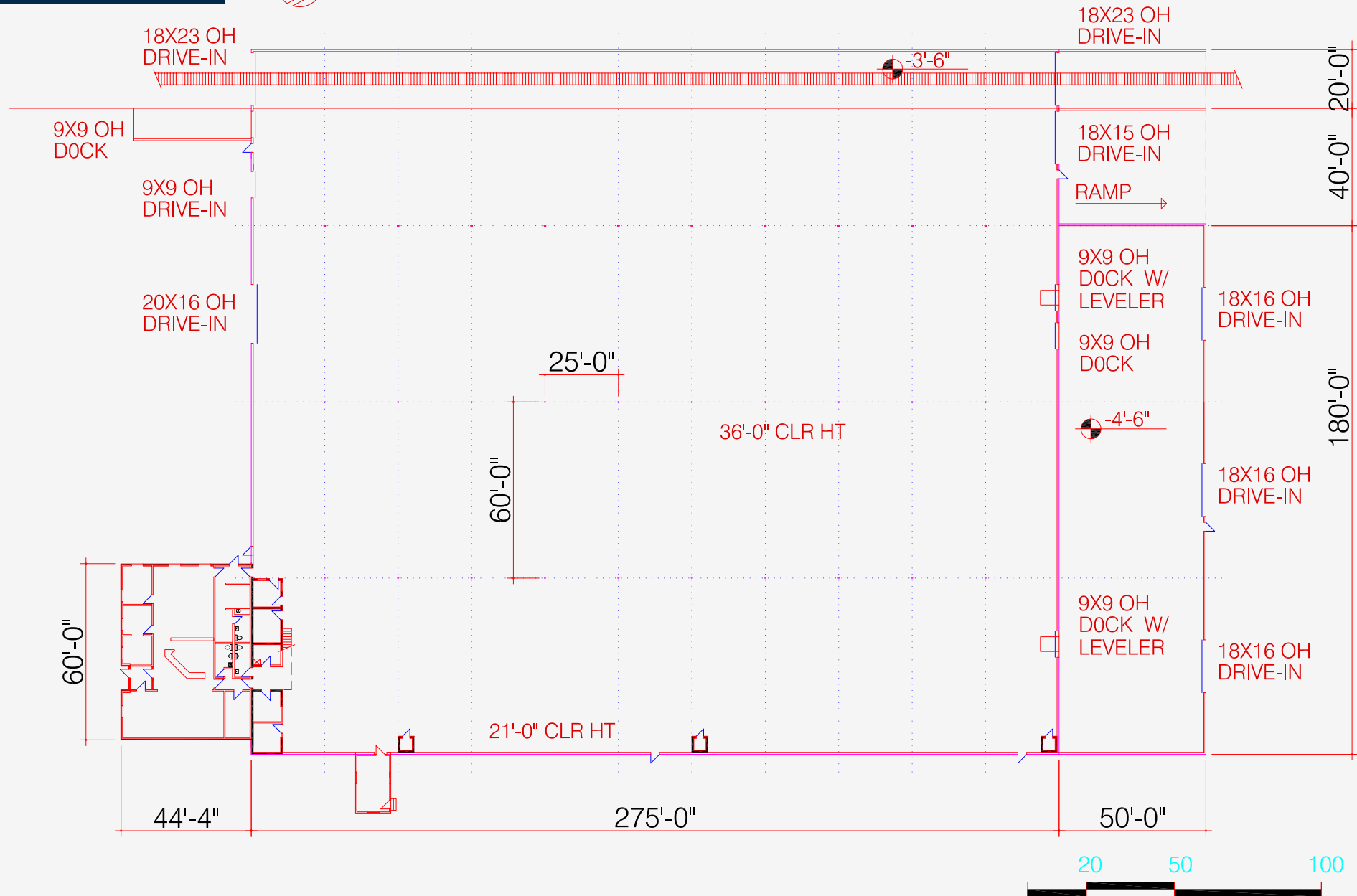
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## FLOOR PLAN



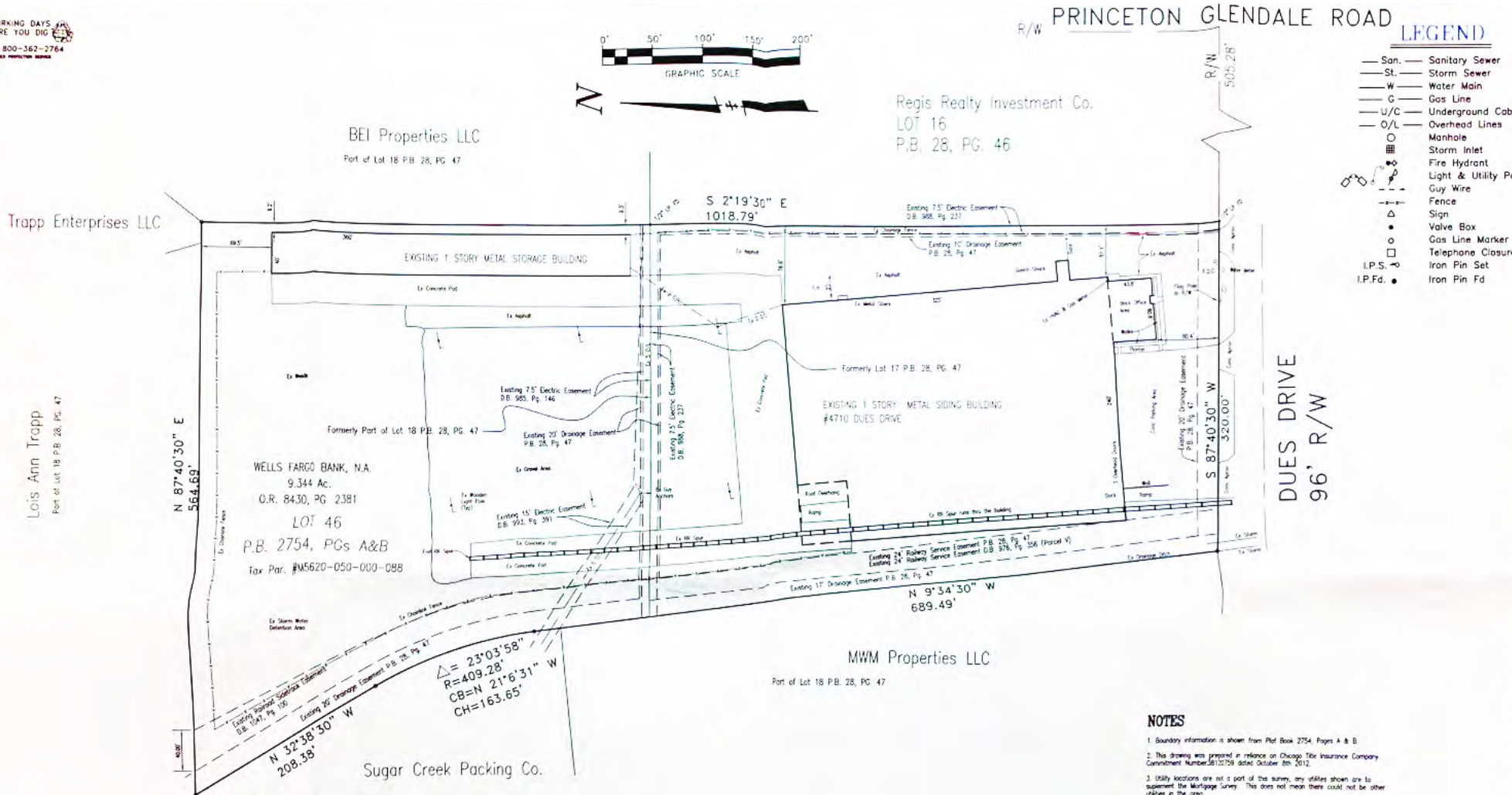
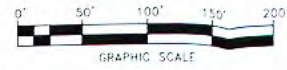
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## SITE PLAN



R/W PRINCETON GLENDALE ROAD

### LEGEND

- San. — Sanitary Sewer
- St. — Storm Sewer
- W — Water Main
- G — Gas Line
- U/C — Underground Cables
- O/L — Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Light & Utility Poles
- Guy Wire
- Fence
- △ Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Iron Pin Set
- I.P.Fd. ● Iron Pin Fd

Regis Realty Investment Co.  
 LOT 16  
 P.B. 28, PG. 46

BEI Properties LLC  
 Port of Lot 18 P.B. 28, PG. 47

Trapp Enterprises LLC

Lois Ann Trapp  
 Port of Lot 18 P.B. 28, PG. 47

WELLS FARGO BANK, N.A.  
 9.344 Ac.  
 O.R. 8430, PG. 2381  
 LOT 46  
 P.B. 2754, PGs A&B  
 Tax Par. #MS620-050-000-088

MWM Properties LLC  
 Port of Lot 18 P.B. 28, PG. 47

Sugar Creek Packing Co.

DUES DRIVE  
 96' R/W

$$\Delta = 23^{\circ}03'58''$$

$$R = 409.28'$$

$$CB = N 21^{\circ}6'31'' W$$

$$CH = 163.65'$$

### NOTES

1. Boundary information is shown from Plat Book 2754, Pages A & B.
2. This drawing was prepared in reliance on Chicago Title Insurance Company Commitment Number 3610759 dated October 8th, 2012.
3. Utility locations are not a part of this survey, any utilities shown are to supplement the Mortgage Survey. This does not mean there could not be other utilities in the area.
4. According to F.E.M.A. Flood Insurance Rate Map #1901703329E, dated December 17, 2010, this property is not in a Special Flood Hazard Area.
5. This property is subject to Restrictions of record in D.B. 976, Pg. 494.

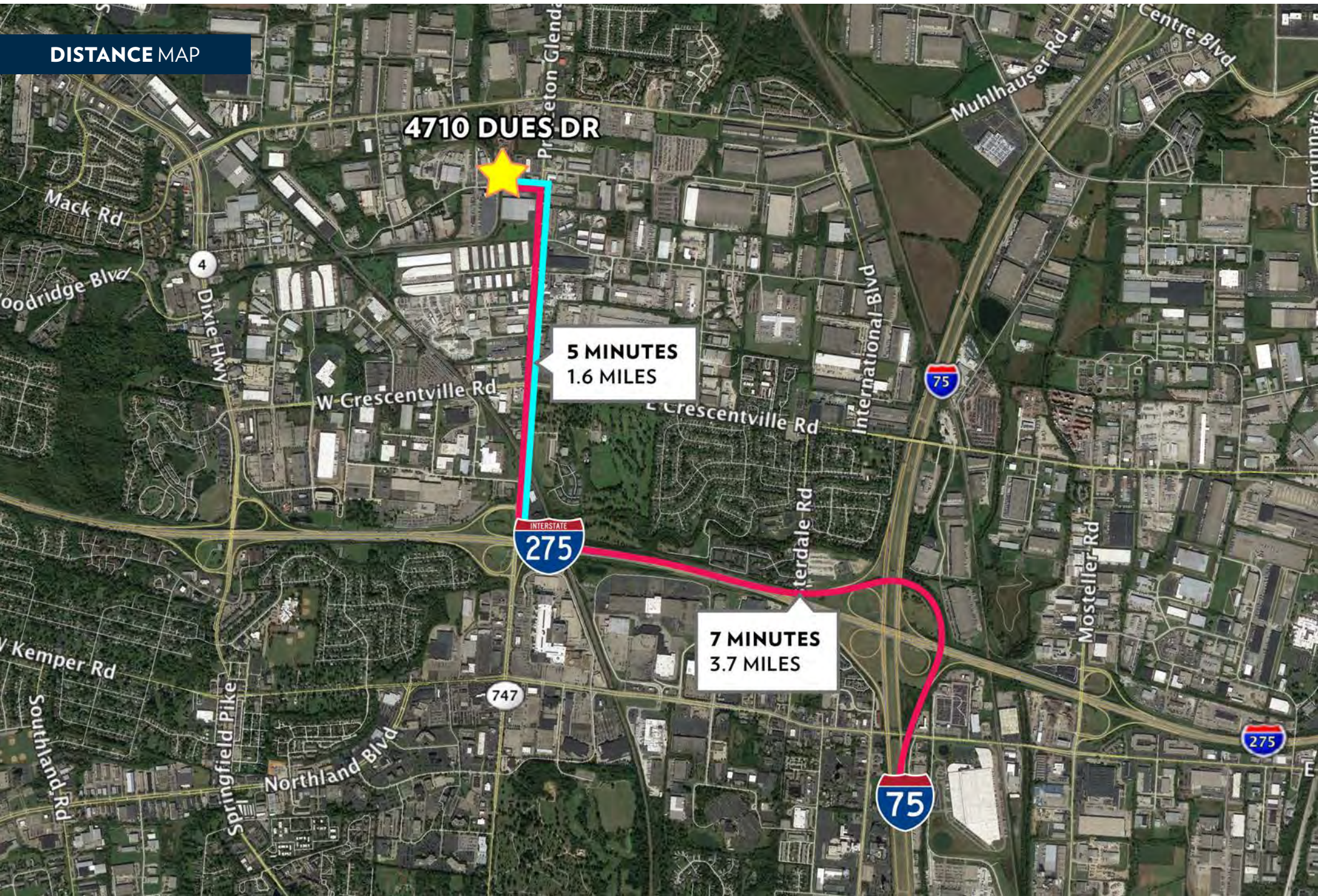
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## DISTANCE MAP



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**PARCEL OUTLINE**



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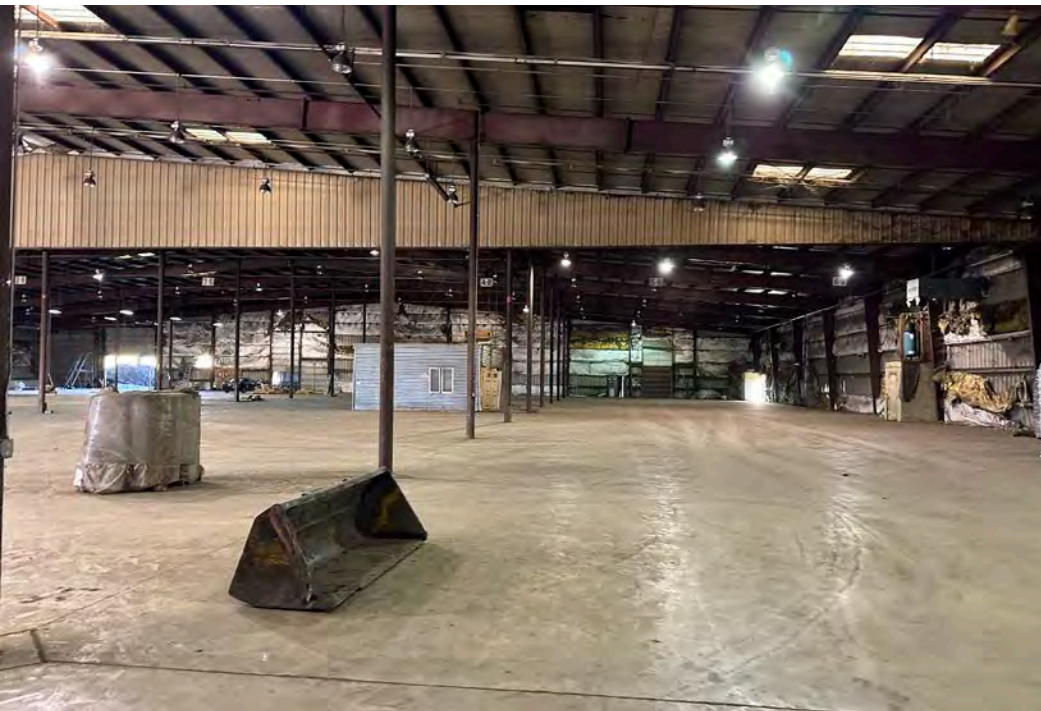
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