

# COMMERCIAL AUCTION

# 382 Circle Freeway Dr

West Chester Township, OH 45246



## Special Features:

- $\pm 46,740$  Square Feet Total
  - $\pm 4,040$  SF Office
  - $\pm 42,700$  SF Manufacturing Warehouse
- 34'-37' Clear Ceiling Height
- T5 lighting
- Heavy Power
- Fully Air Conditioned
- M-2 Industrial Zoning
- New Carlisle Roof Completed in 2016
- West Chester (no earnings tax)
- 2500 amp Service Switchgear Capacity Inside The Building
- 100 HP Air Compressor (distribution system in place, compressor purchase negotiable)

## HVAC Equipment:

- 10 Ton Trane Rooftop Unit for Offices
- 25 Ton Trane Unit for Weld Shop
- 60 Ton Trane Condensing Unit SW Corner w/ 937500 BTU King Air Handler + Gas Heat
- 60 Ton Trane Condensing Unit NE Corner w/ 937500 BTU King Air Handler + Gas Heat

# STARTING BID \$1,000,000.00

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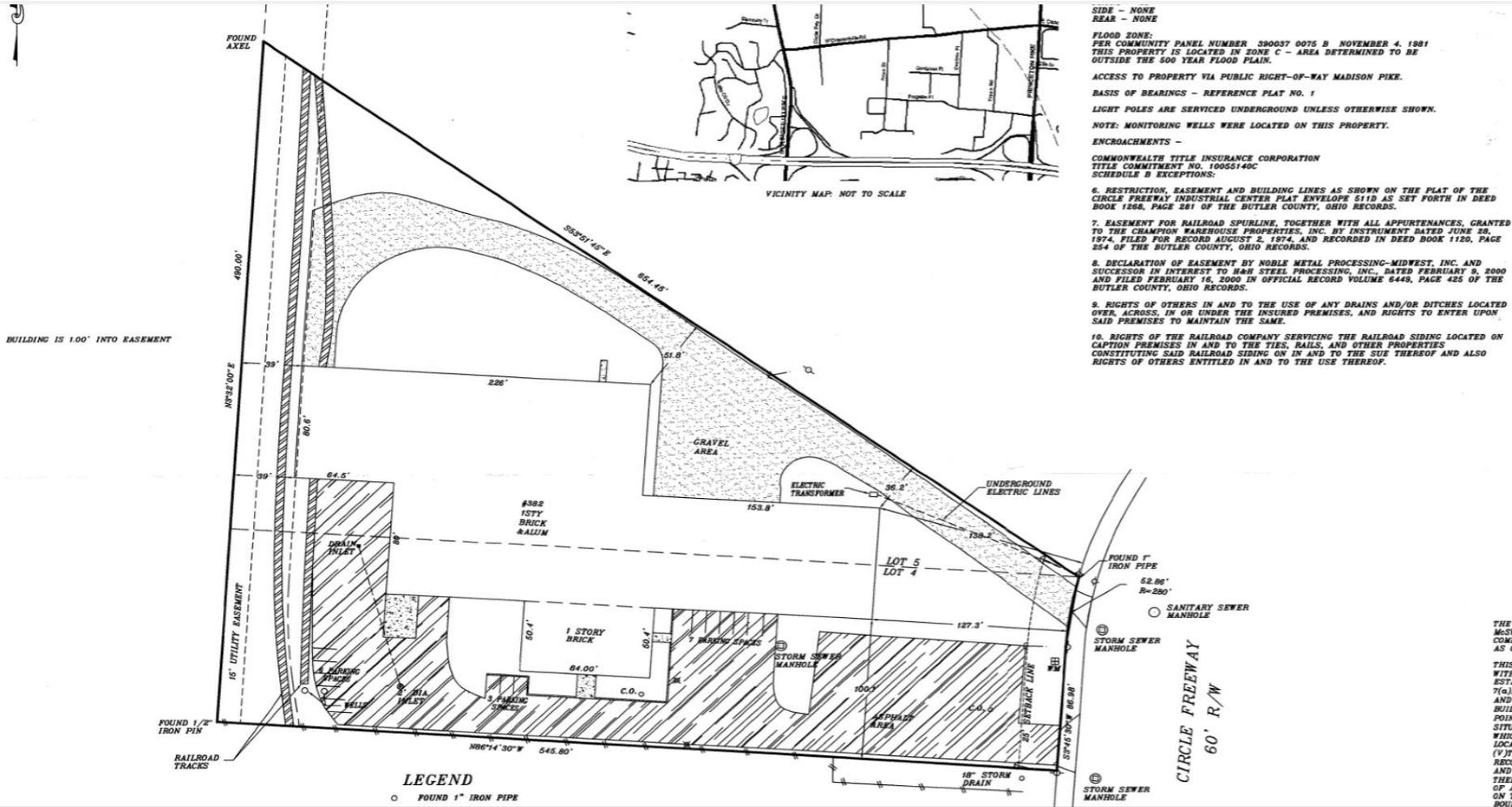


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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

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