



For Lease

Flex space available

- West Chester Township (0% earnings tax)
- Great access to I-275 & I-75
- Numerous amenities in immediate area
- Professionally managed
- Newly renovated spaces
- \$7.50 / s.f. NNN
- \$2.26 / s.f. estimated operating expenses



18-74 Carnegie Way
5-61 Circle Freeway Drive
310 W Crescentville Road
West Chester, OH 45246

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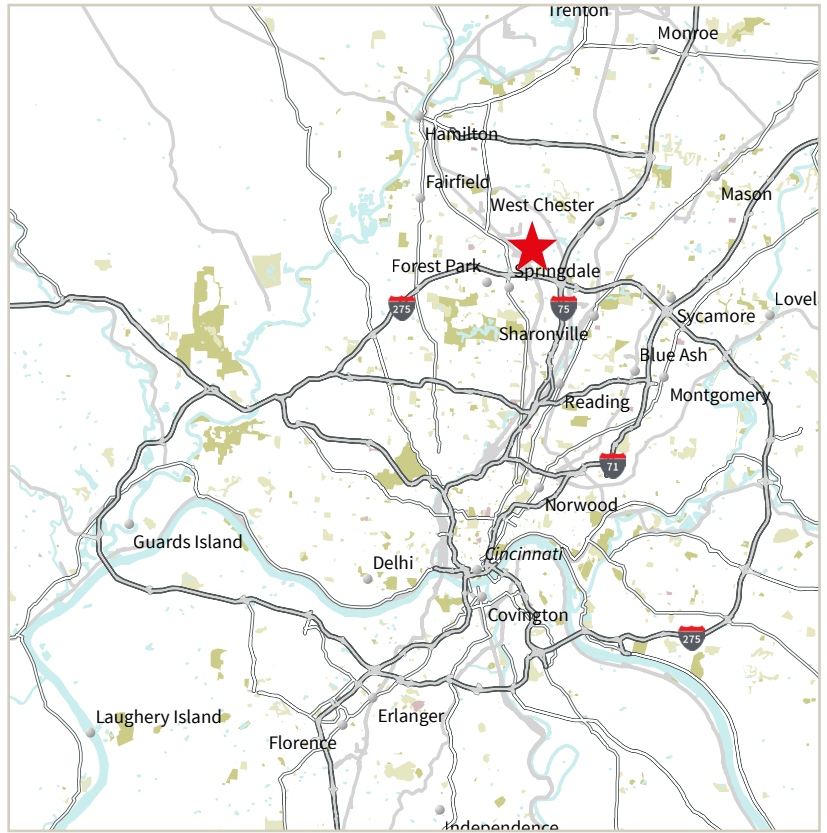
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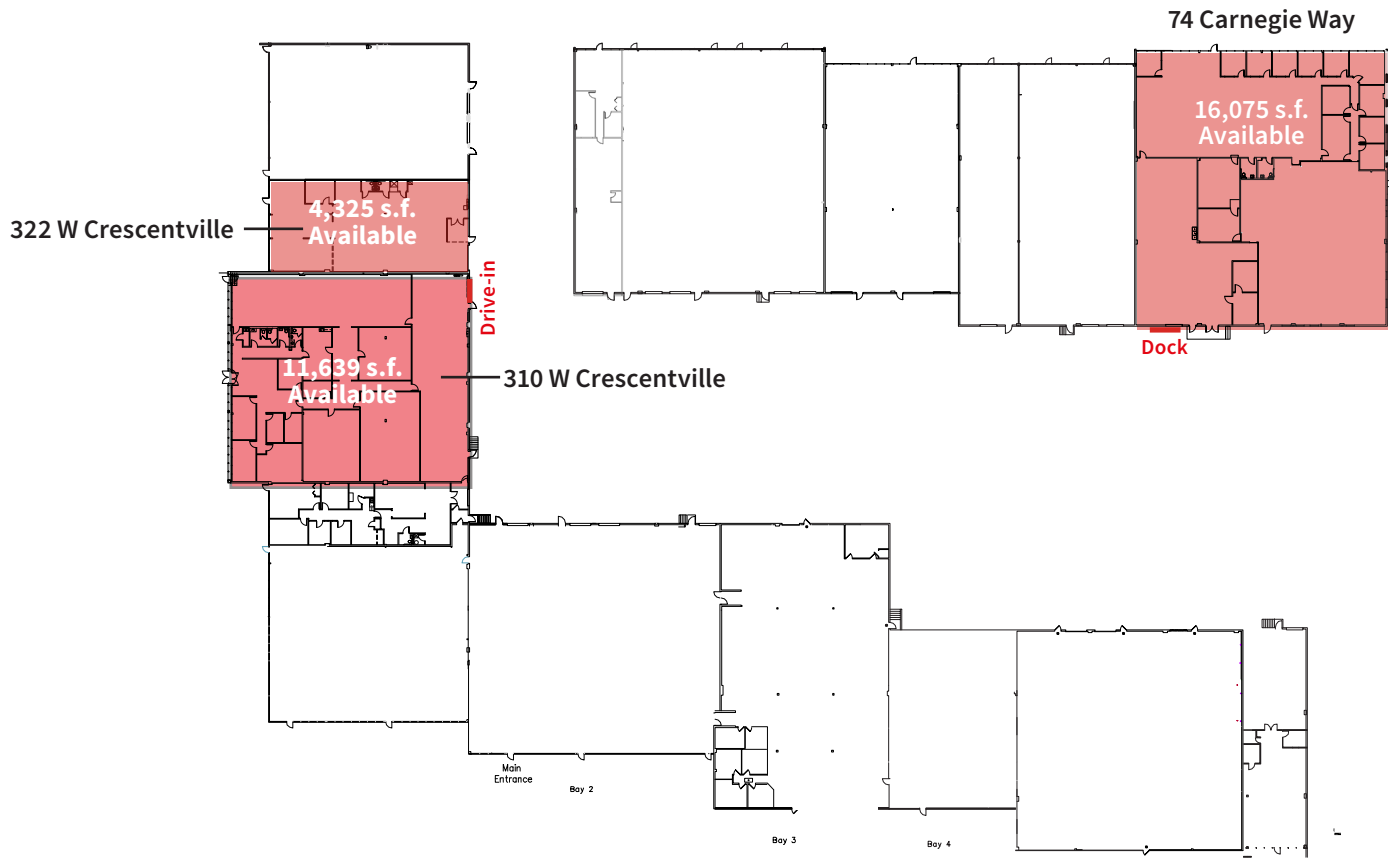


Property Specs & Location

Total s.f.:	128,266 s.f.
Acreage:	7.538 acres
Year built:	1986
Construction:	Masonry/Concrete
Parking:	350 spaces
Clear height:	16' - 19'
Sprinkler:	Wet



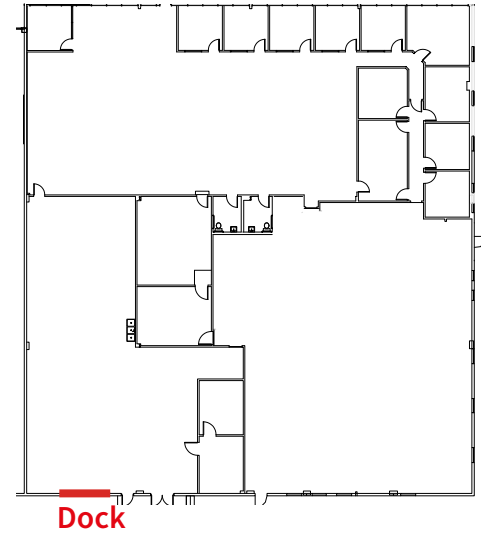
Availability



Floorplans

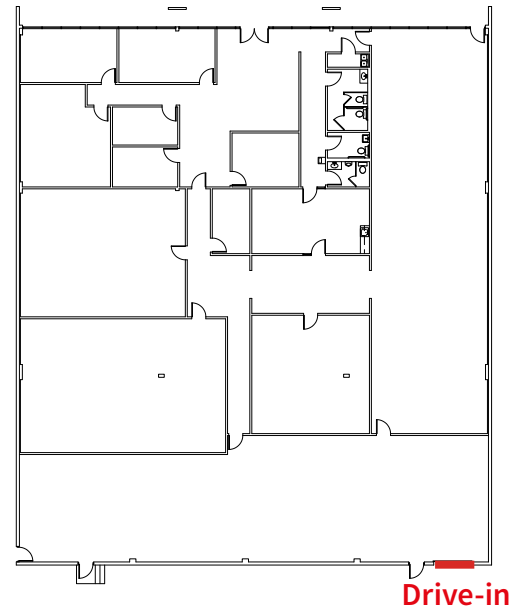
74 Carnegie Way

Total s.f.: 16,075 s.f.
Office s.f.: 12,466 s.f.
Loading: 1 dock
Ceiling: 18'
Sprinkler: Wet
Power: 3 Phase / 480 Volts
Misc: - Office can be demo'd for additional warehouse space
- Additional loading available



310 W Crescentville Road

Total s.f.: 11,639 s.f.
Office s.f.: 9,000 s.f.
Loading: 1 drive-in
Ceiling: 18'
Sprinkler: Wet
Power: 3 Phase / 480 Volts



322 W Crescentville Road

Total s.f.: 4,325 s.f.
Office s.f.: 1,402 s.f.
Loading: 1 drive-in
Ceiling: 17'
Sprinkler: Wet
Power: 3 Phase / 480 Volts

