



For Lease

24,000 SF Industrial Space Available

9936 Princeton Glendale Rd

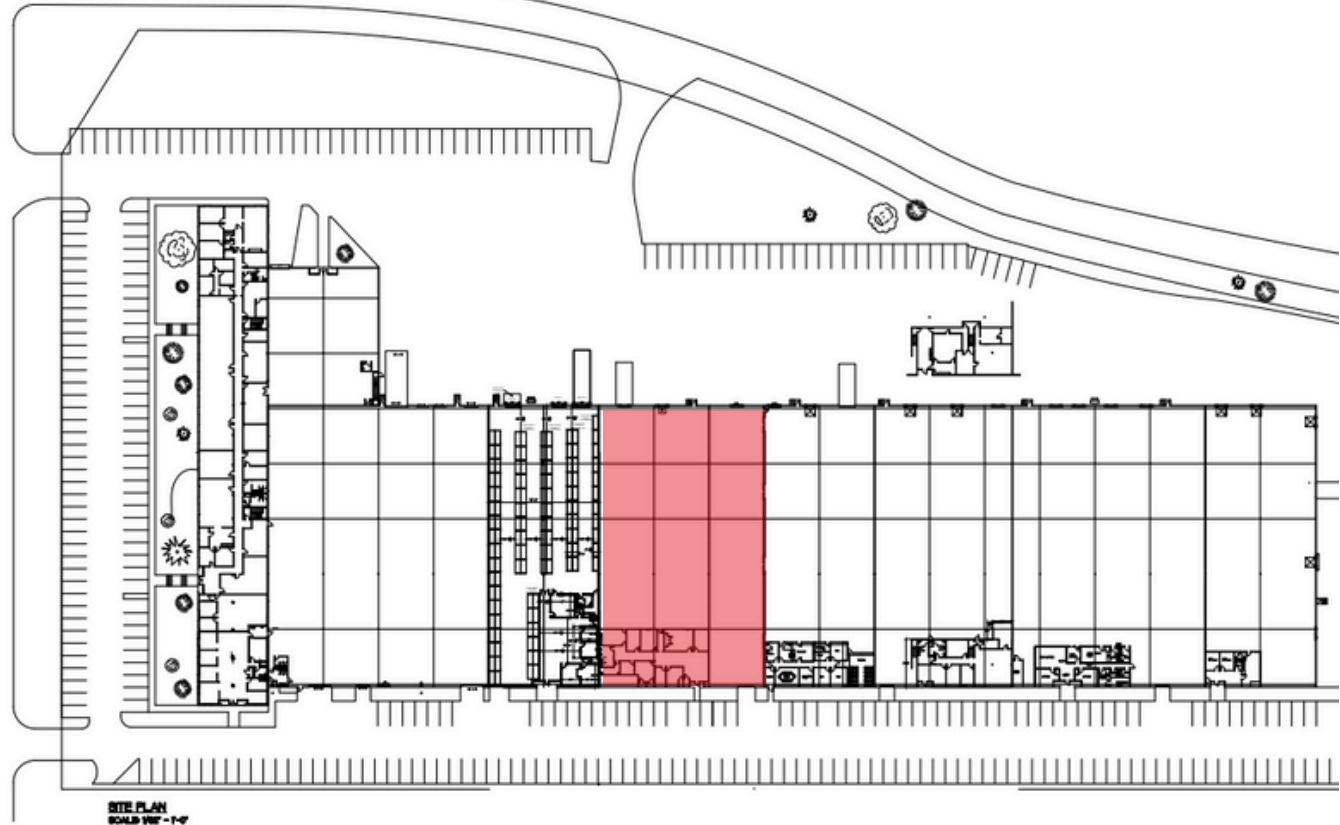
West Chester Township, OH 45246



Property Highlights

- 24,000 Total SF Available
 - 3,095 SF Office
 - 20,905 SF Warehouse
- Zoned M2 Industrial
- Space will be undergoing a complete renovation including new paint, carpet, LVT and ceiling tiles in the office. Warehouse lighting will be upgraded to LED and concrete floors will be polished.
- Less than 1/2 mile from I-275 and 2.3 miles from I-75
- Multi-tenant building with expansion potential
- Ample auto parking

Site Plan



Distances to Regional Areas

19

Miles from Cincinnati

38

Miles from Dayton

39

Miles from Cincinnati International Airport

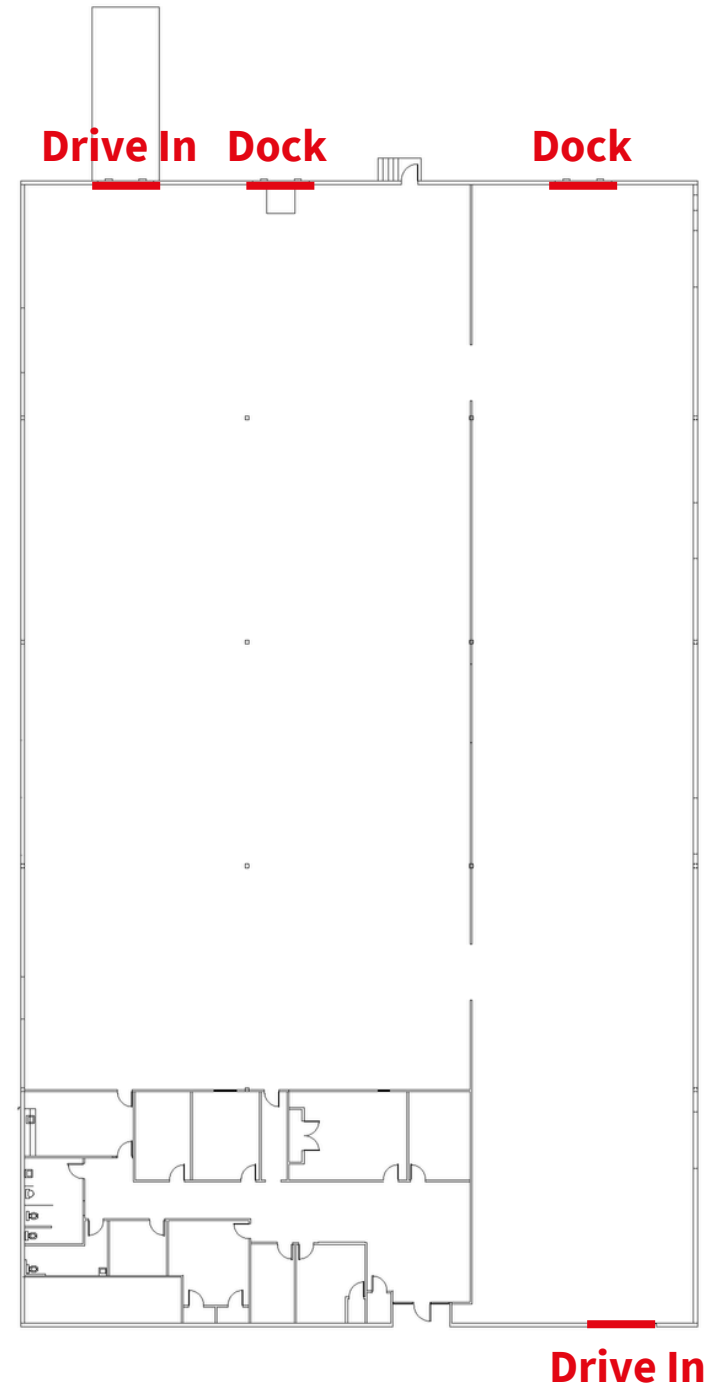
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Property Details

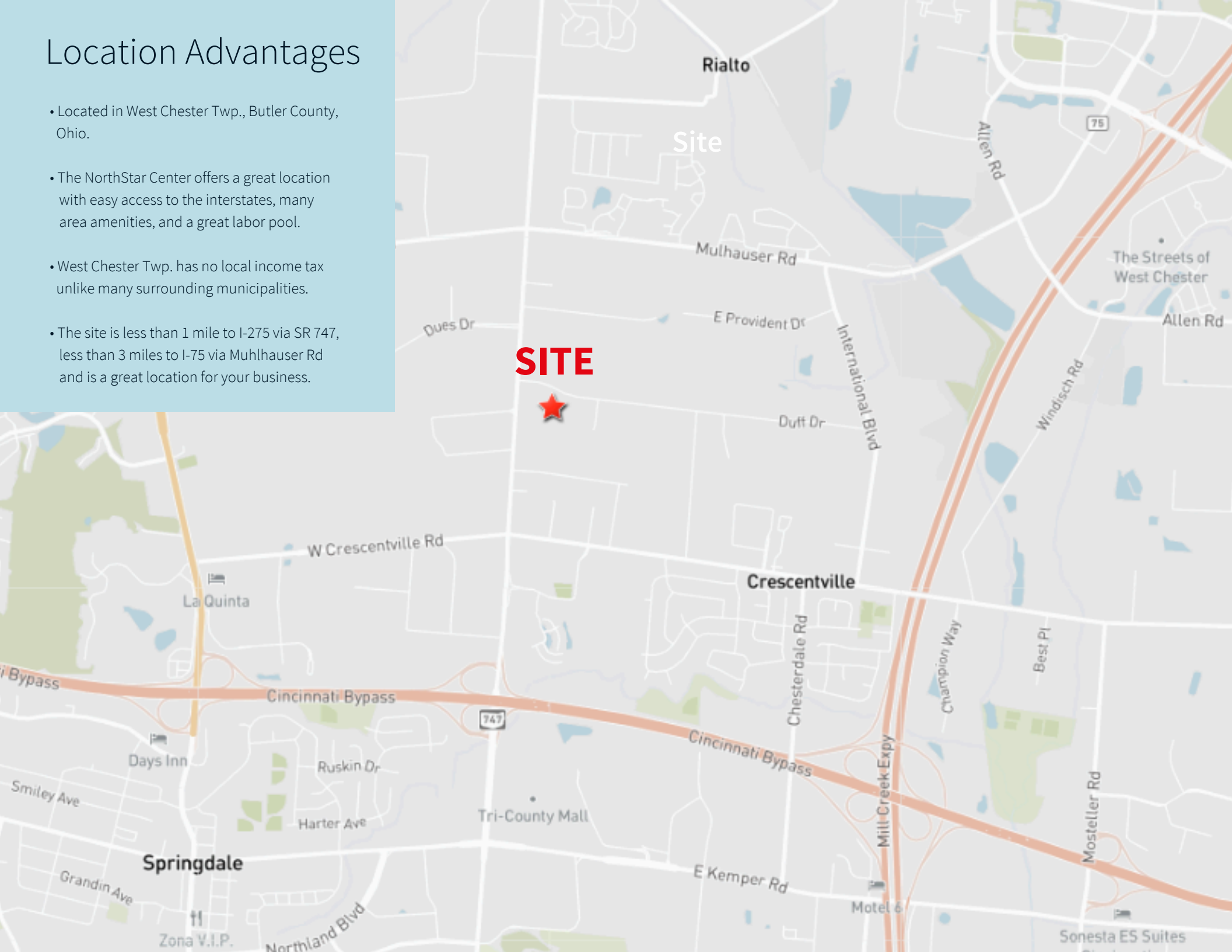
Total Size	24,000 SF 3,095 SF Office 20,905 SF Warehouse
Clear Height	20'
Docks	2
Drive-ins	2
Column Spacing	40'x 40'
Building Depth	200'
Parking	2 per 1,000 SF
Sprinkler System	Wet Sprinkler System
Electrical Service	480v / 3 Phase
Zoning	M2 Industrial
Warehouse Lighting	LED

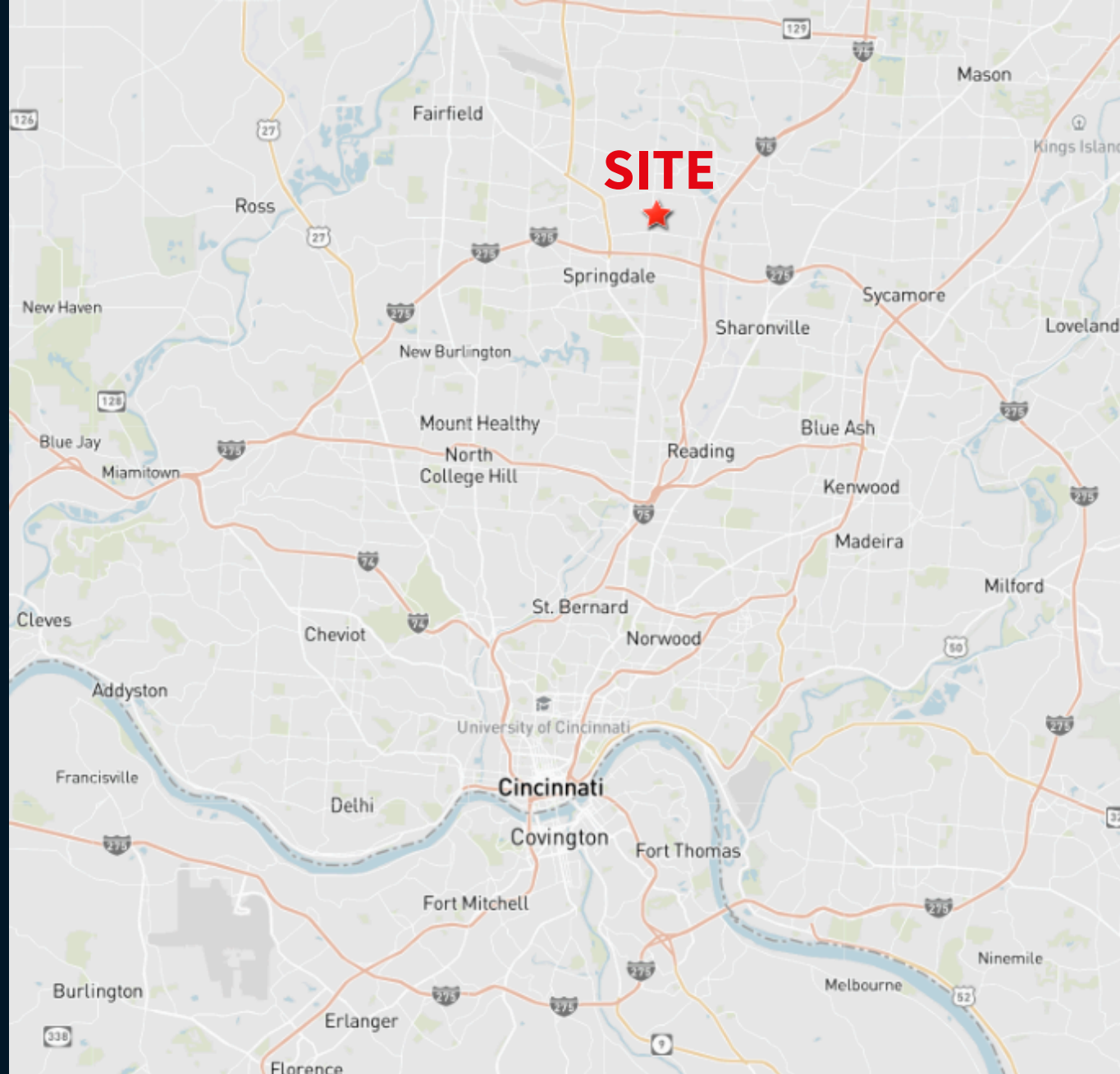
Floor Plan



Location Advantages

- Located in West Chester Twp., Butler County, Ohio.
- The NorthStar Center offers a great location with easy access to the interstates, many area amenities, and a great labor pool.
- West Chester Twp. has no local income tax unlike many surrounding municipalities.
- The site is less than 1 mile to I-275 via SR 747, less than 3 miles to I-75 via Muhlhauser Rd and is a great location for your business.





Contact

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