



For Lease

20,000 SF Industrial Space Available

9944 Princeton Glendale Rd

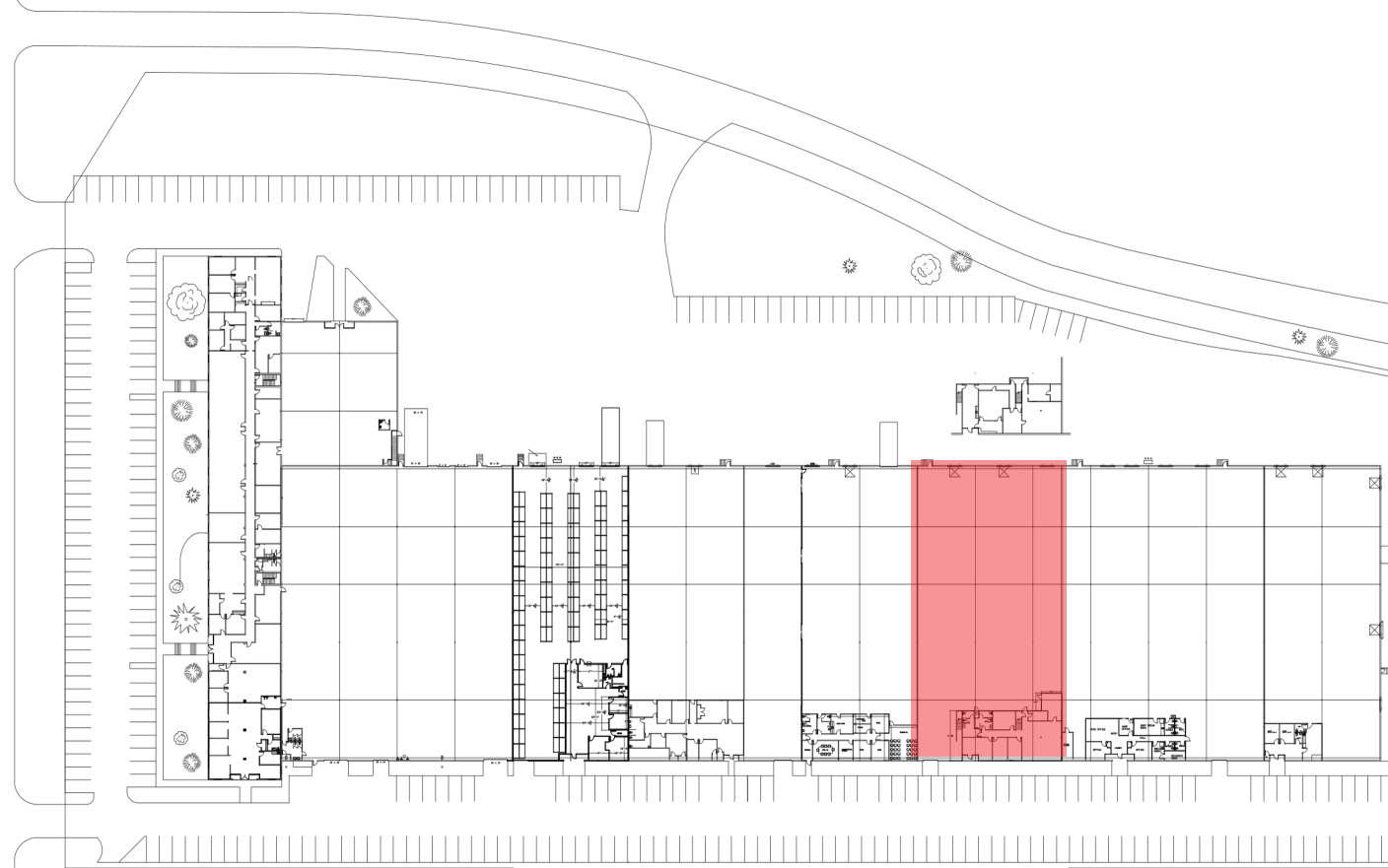
West Chester Township, OH 45246



Property Highlights

- Space will be undergoing a complete renovation including new paint, carpet, LVP 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

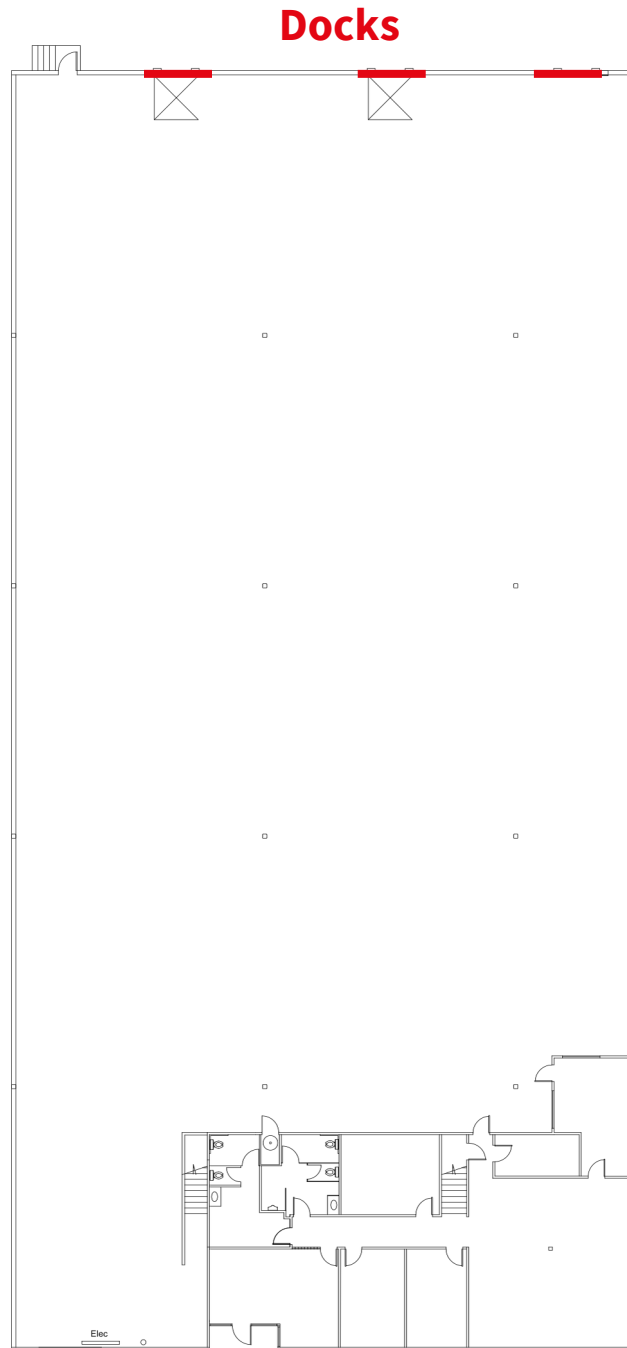
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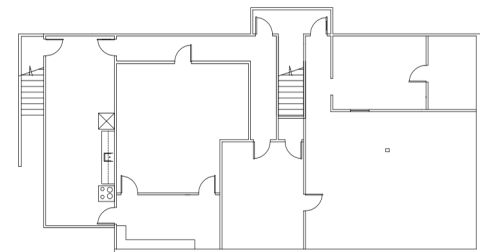
Property Details

Total Size	20,000 SF
Office Size	2,500 SF
2nd Story Office Size	2,400 SF (not included in SF)
Clear Height	20'
Docks	3
Building Depth	200'
Parking	1 per 1,000 SF
Sprinkler System	Wet Sprinkler System
Electrical Service	480v / 3 Phase
Zoning	M2 Industrial
Warehouse Lighting	LED

Space Plan

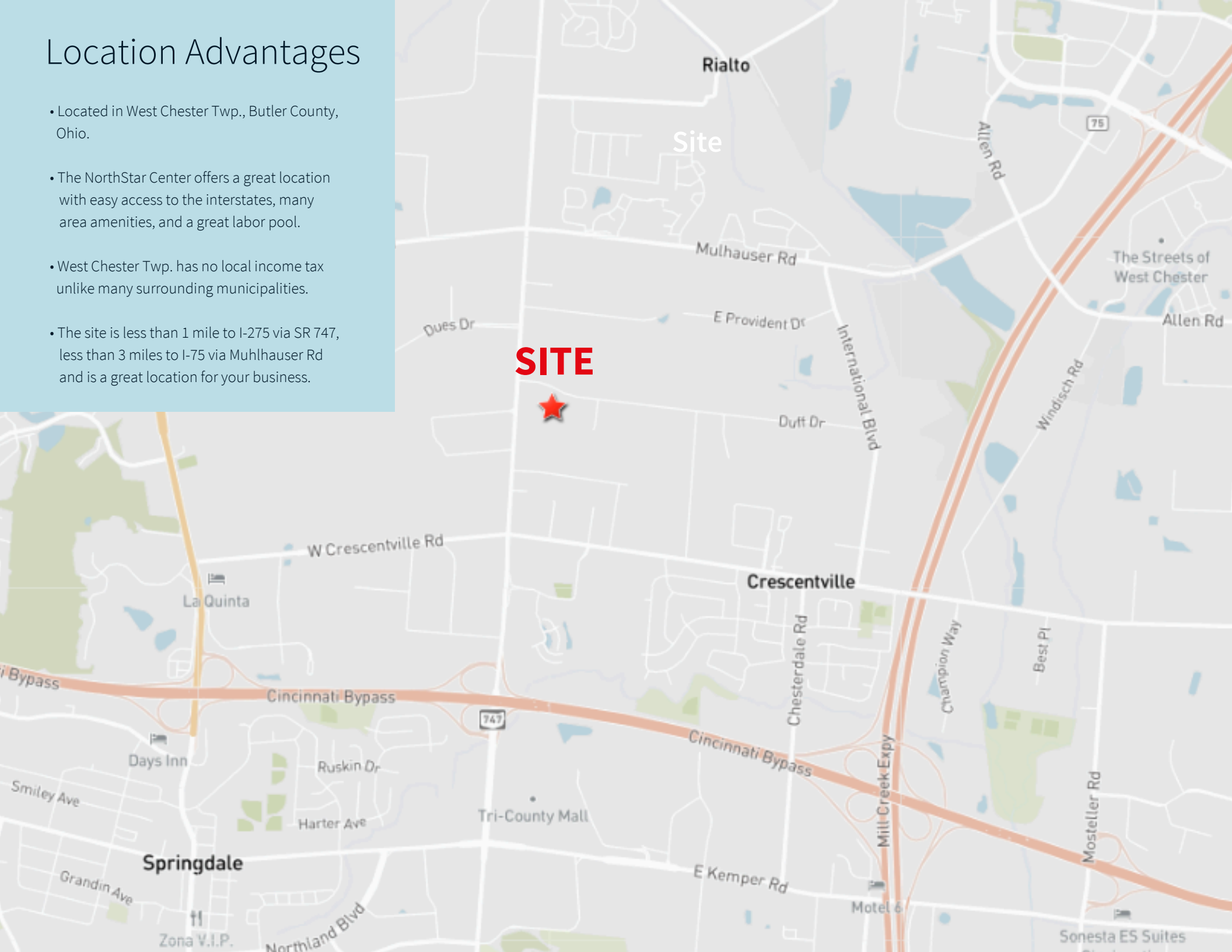


Second Story Office



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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