



# 6170 CENTRE PARK DR.

WEST CHESTER, OH 45069

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

 **10,175 SqFt**

- Located in West Chester minutes to I-275 (Mosteller Rd.) and I-75 (Union Centre Blvd.)
- 110' concrete truck court
- Three (3) docks and One (1) drive-in
- No employee earnings taxes
- Lease rate: \$12.00/SqFt NNN + \$2.50/SqFt OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	10,175
<b>Office SqFt:</b>	2,590
<b>Warehouse SqFt:</b>	7,585
<b>Acreage:</b>	1.586 acres
<b>Clear Height:</b>	16'
<b>Year Built:</b>	1987
<b>Type Construction:</b>	Pre-Engineered Metal / Brick
<b>Dock door:</b>	Three (3) – 8' x 8'
<b>Drive-in door:</b>	One (1) – 10' x 10'
<b>Roof:</b>	Metal
<b>Sprinkler:</b>	Yes, wet
<b>Truck court:</b>	110' (concrete)
<b>Parking Lot:</b>	20 spaces
<b>Assessed Valuation:</b>	\$700,000
<b>Annual Property Taxes:</b>	\$15,000 (\$1.50/SqFt)
<b>Butler County Parcel ID:</b>	M5620282000008
<b>Parking Lot:</b>	100+ spaces
<b>Restrooms:</b>	Multiple sets in office plus warehouse restrooms/locker rooms

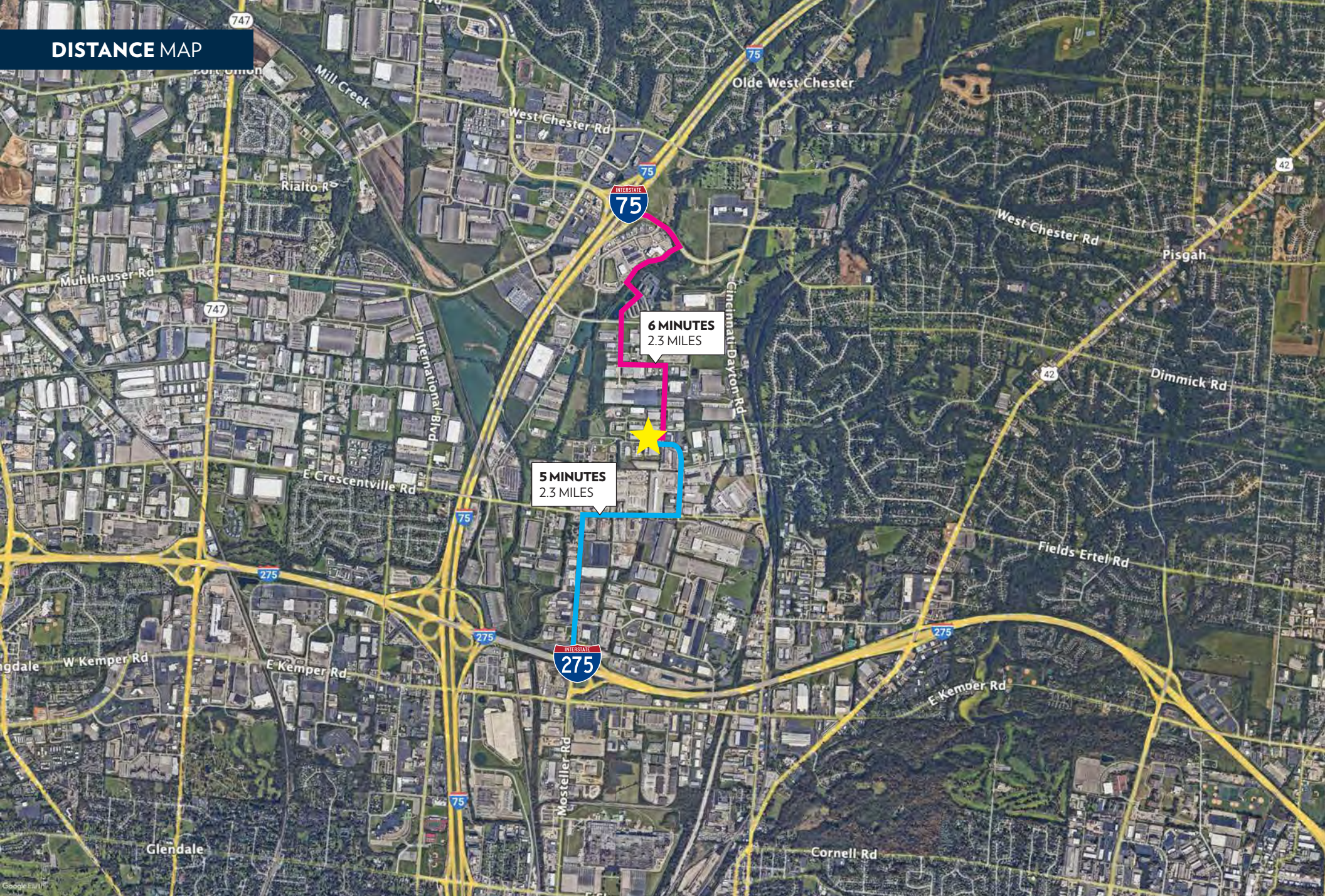
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## DISTANCE MAP



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## PARCEL OUTLINE



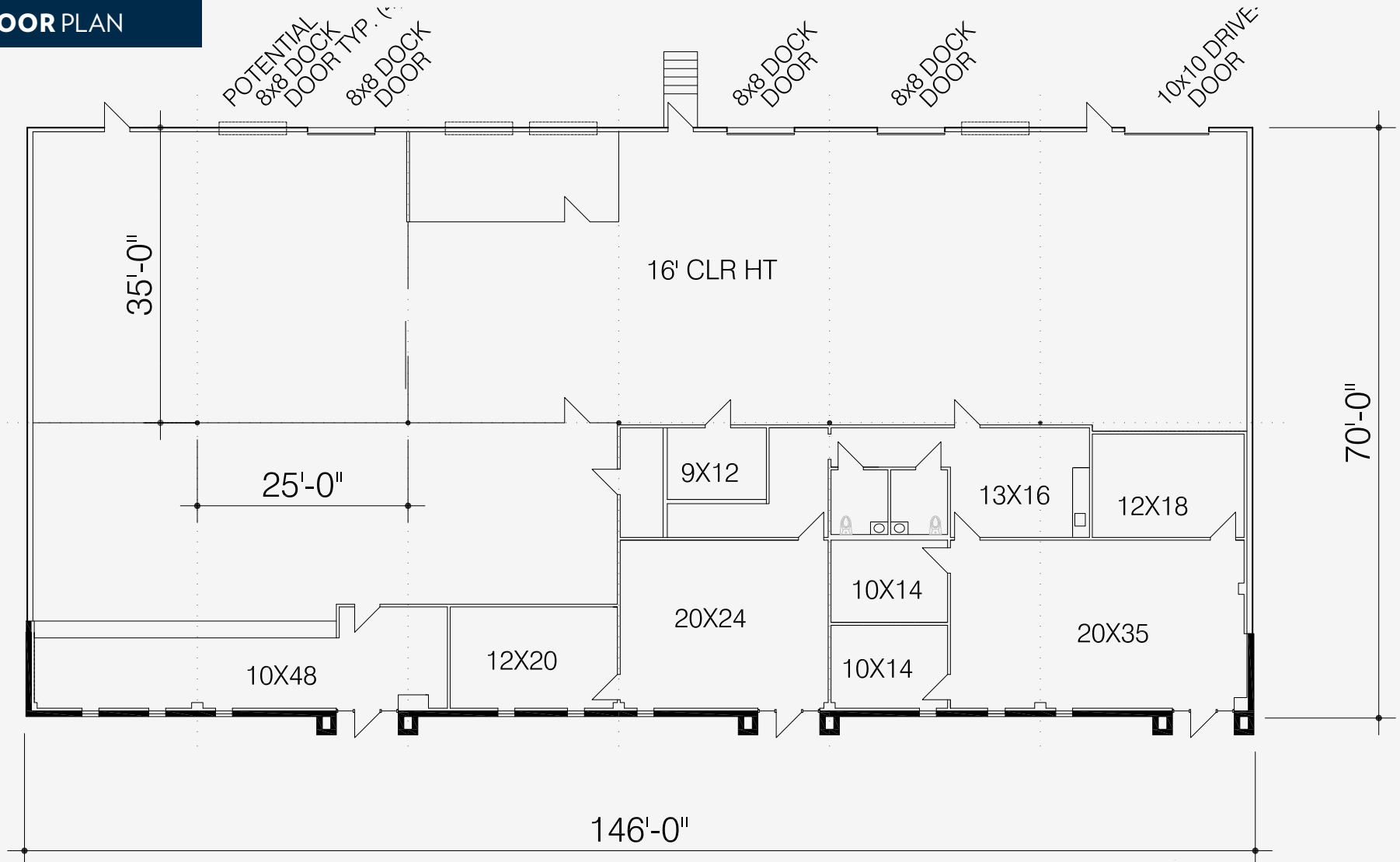
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## FLOOR PLAN



OFFICE	2,590 SF
WRHSE	7,585 SF
TOTAL	10,175 SF

