



Colliers



**Versatile/Mixed-Use Property**

**9680** **Cilley Road**  
*Whitewater Twp, OH 45002*

**EASY TO CONVERT TO WAREHOUSE!**

**Available For Sale or Lease!**

8,002 SF (with bonus 1,400 SF metal building) on 7.5 +/- Acres Available!

**Contact us:**

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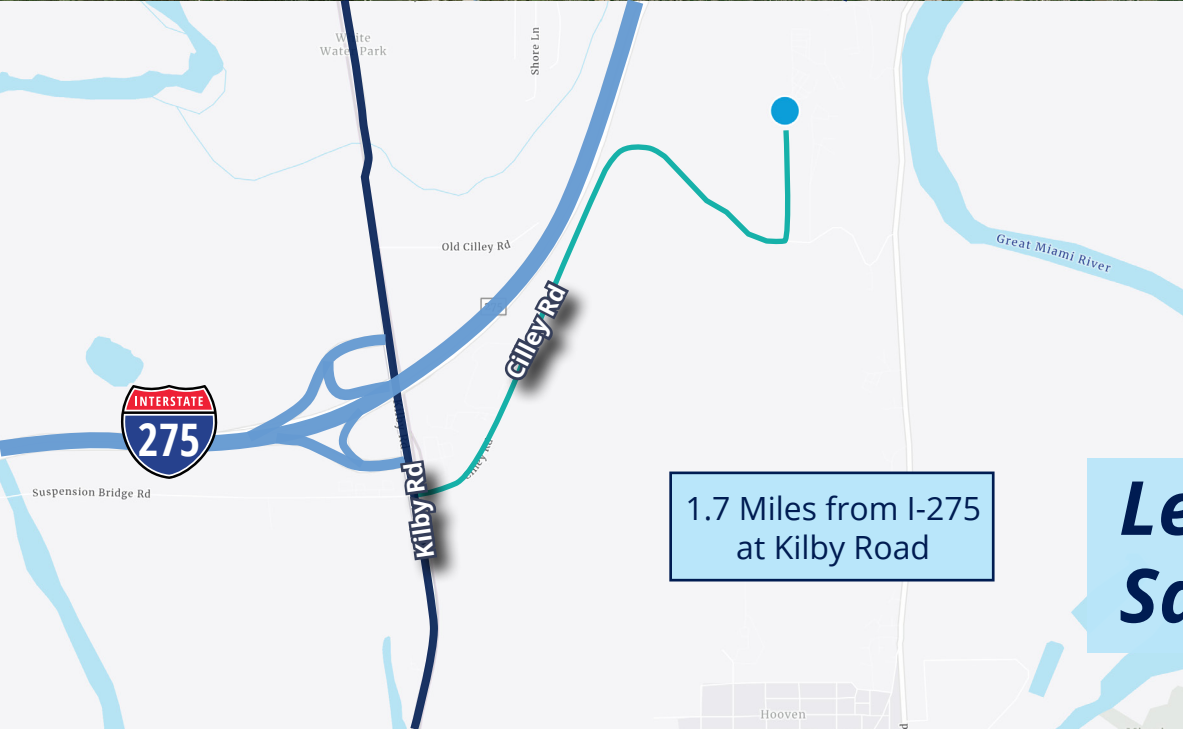
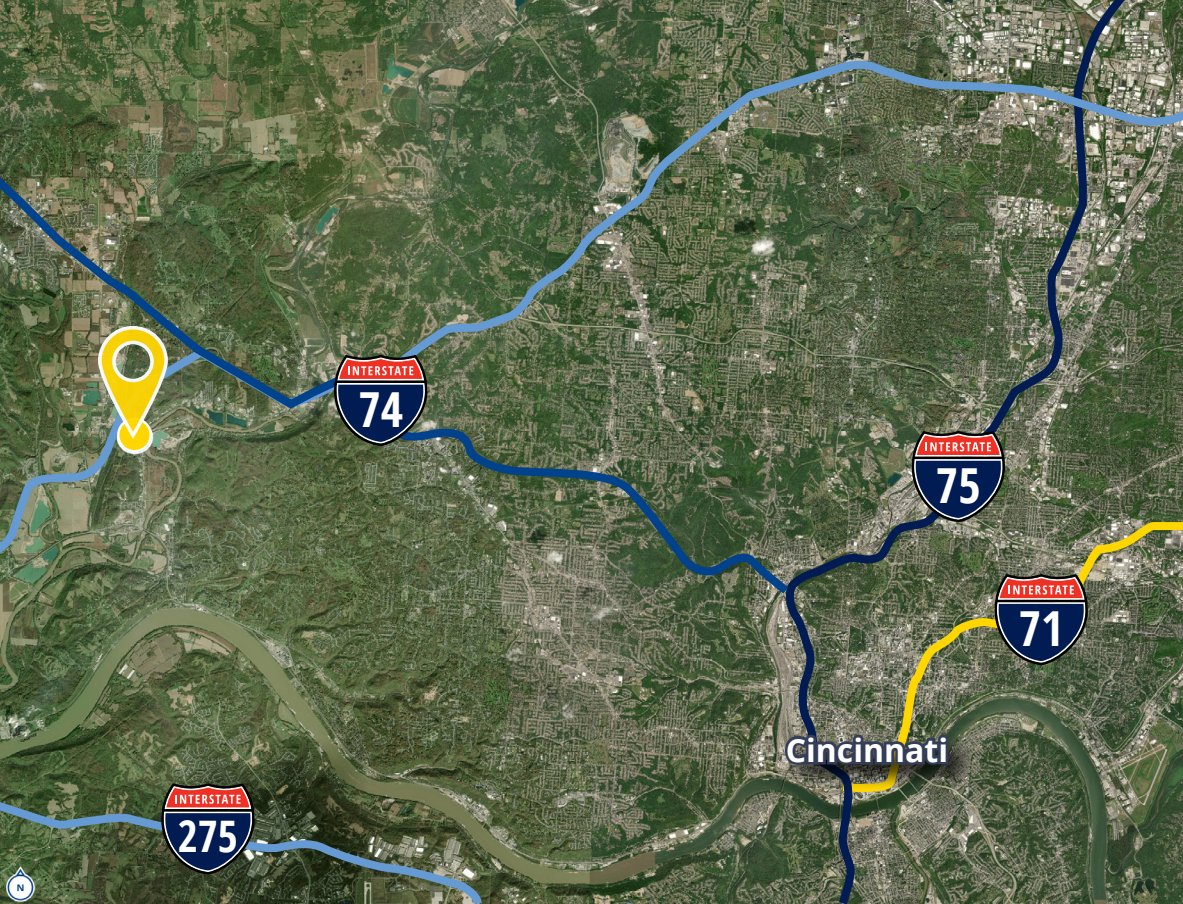
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*Click here for drone footage!*







## Property Highlights:

Total Building Area 8,002 SF

Parcel Number 630-0130-0086-00

Acreage 7.532 Acres

HVAC Full

Drive-in doors To Suit

Docks None

Year Built 1977

Construction Wood Frame

Roof Shingle

Sprinkler None

Zoning None- Whitewater Township

Notes Septic systems services entire site

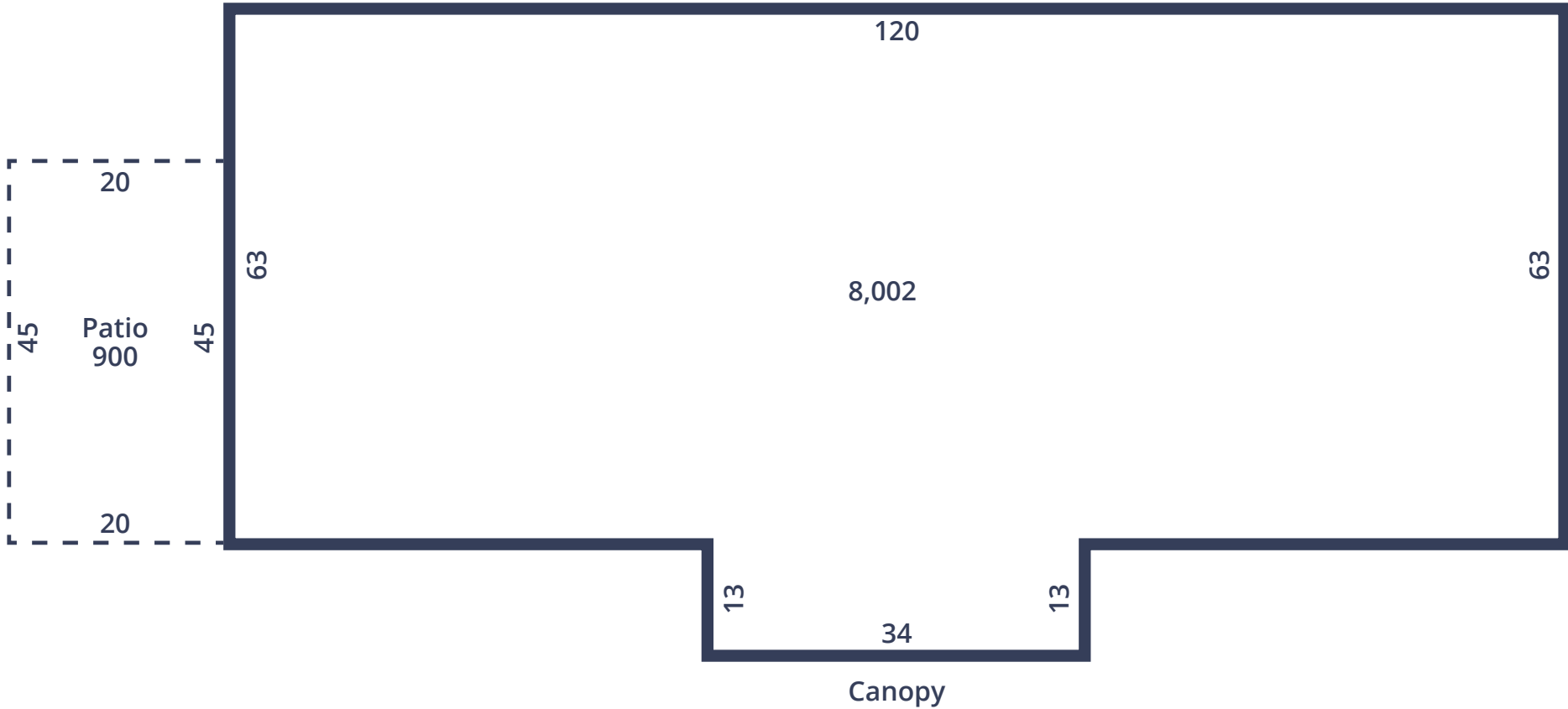
Additional

- Full Kitchen inside!
- **Bonus 1,400 SF metal building with 14' clear height, new siding, and new concrete floor!**

1.7 Miles from I-275  
at Kilby Road

**Lease Rate: \$9.50/SF NNN**  
**Sale Price: \$800,200** (Approx \$100/SF)

# Floor Plan



\*Not to scale





**25,766 SF also Available!**



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