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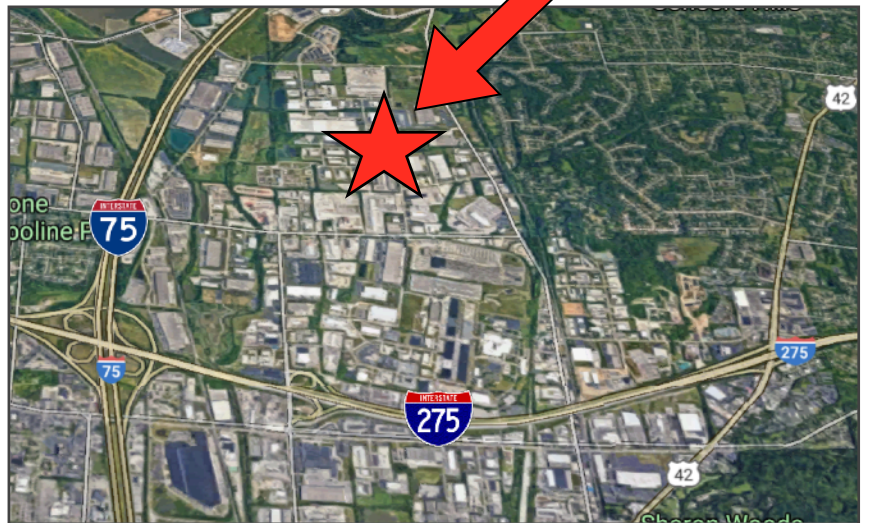
9854-9858 Crescent Park Drive

West Chester, OH 45069



Property Highlights

- Up to 9,000 SF available
- Approximately 90% warehouse & 10% office
- One 10'x10' drive-in door **AND** one 8'x10' dock door per 3,000 SF
- Private entry & single story spaces
- Separately metered
- Ample, convenient parking
- No earnings tax
- Convenient access to I-75 and I-275
- 9856-9858 available 11/1/25
- 60 day occupancy for 9854
- Call agent for rates (OpEx \$3.04 PSF)



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Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	9854: 60 days notice. 9856-9858: 11/1/25
Available SF	Up to 9,000 SF
Amenities	Dock door AND drive-in per 3,000 SF, 1st floor private entry, ample parking
Tenant Finish	Varies by space-mainly warehouse with minimal office
Signage	Placard/door and street reader
Utilities	Separately metered
Term	3 - 5 years

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