

FLEX SPACE FOR LEASE  
**9683 CINCINNATI-DAYTON ROAD**  
West Chester, OH 45069



Paul Schmerge  
pschmerge@lee-associates.com  
D. 513.588.1107  
C. 513.305.5690

Chas Cook  
chas.cook@lee-associates.com  
D. 513.588.1132  
C. 513.884.2665



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FLEX SPACE FOR LEASE

## 9683 CINCINNATI-DAYTON ROAD

West Chester, OH 45069

### PROPERTY HIGHLIGHTS

FOR LEASE: +/- 7,135 SF  
PRICING: \$10.40/SF NNN

- Tilt up concrete- windows, front and side
- 100% office (warehouse BTS)
- 2 docks, 1 drive-in available
- 19'- 20' clearance
- Zoned M-2 (General Industrial)
- No earnings tax





# FLEX SPACE FOR LEASE

## 9683 CINCINNATI-DAYTON ROAD

West Chester, OH 45069

### FACT SHEET

**Location:** West Chester, Butler County

**Total Building Size:** +/- 40,000 SF (400' x 100')

**Year Built:** 2003

**Exterior Construction:** Concrete tilt-up

**Total Space Size:** +/- 7,135 SF

**Office SF:** +/- 7,135 SF (warehouse BTS)

**Parking:** +/- 20 spaces

**Clearance Height:** 19' – 20'

**Columns:** 40' x 50'

**Loading:** 2 dock doors & 1 drive-in with knockout panels

**Floor:** 6" slab on grade

**Lighting:** Fluorescent

**Utilities:** Gas and electric 120/208V 3 Phase

**HVAC:** 100%

**Sprinkler:** Wet

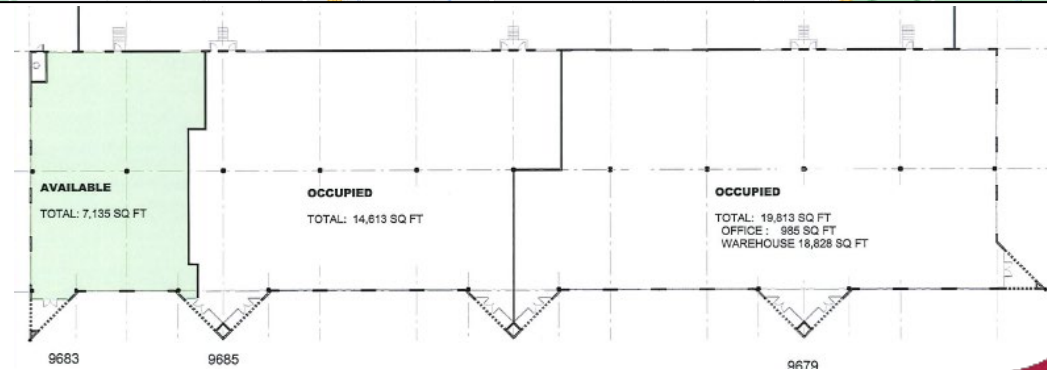
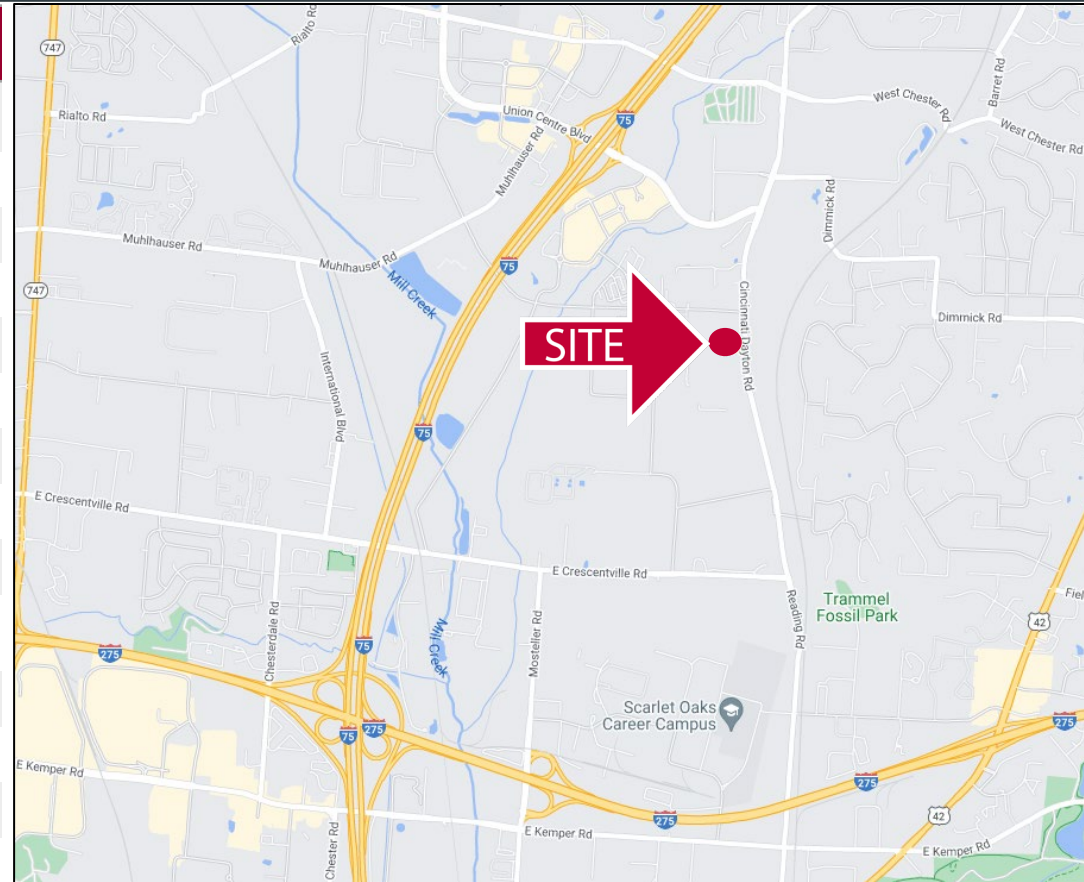
**Zoning:** M2 – General Industrial

**Available:** Immediately

**Lease Rate:** \$10.40/SF NNN as office/warehouse  
\$10.75/SF NNN as office (existing)

**Net Operating Expenses:** \$2.85/SF

**Term:** Five (5) Years

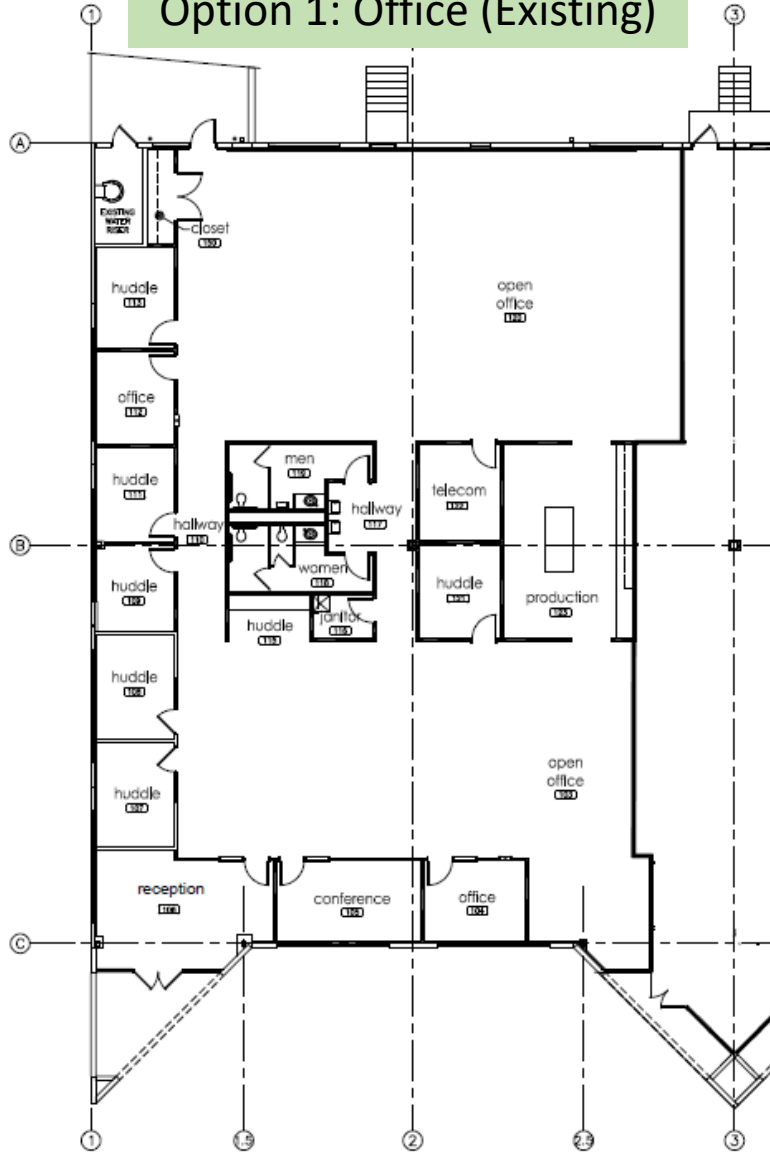


# FLEX SPACE FOR LEASE

## 9683 CINCINNATI-DAYTON ROAD

West Chester, OH 45069

### Option 1: Office (Existing)



### Option 2: Office/Warehouse

