

FOR LEASE

9848 Crescent Park Drive

West Chester, OH 45069



Property Highlights

- 3,000 SF available
- Approximately 90% warehouse & 10% office
- One 10'x10' drive-in door **AND** one 8'x10' dock door
- 3 phase 120/208, 320 amp service
- Private entry & single story spaces
- Separately metered
- Ample, convenient parking
- No earnings tax
- Convenient access to I-75 and I-275
- Immediate occupancy
- Call agent for rates (OpEx \$2.75 PSF)



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Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	Negotiable
Available SF	3,000 SF
Amenities	Dock door AND drive-in, 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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