

INDUSTRIAL FLEX SPACE FOR LEASE
6319 CENTRE PARK DRIVE
West Chester, OH 45069



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PROPERTY HIGHLIGHTS

FOR LEASE: ±4,974 SF
PRICING: \$11.50/SF NNN

- Space Renovated in 2022
- 943 SF of Office and 4,031 SF of Warehouse
- 1 Dock (8'x8')
- 1 Ramped Drive-in (10'x10')
- Zoned M2 – General Industrial
- Close access to I-75 & I-275
- No Earnings Tax



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FACT SHEET

Location: West Chester, Butler County

Total Building Size: ± 48,250 SF

Total Space Size: ± 4,974 SF

Office: ± 943 SF

Year Built/Renovated: 1986/2022

Exterior Construction: Brick, Block, and Glass

Parking: 2/1000 SF

Clearance Height: 15'

Columns: 40'x 35'

Loading: 1 Dock (8'x 8')
1 Drive-In (10'x 10')

Floor: 6" Concrete

Lighting: LED

Electric: 120/208V 3 Phase

HVAC: 100% HVAC

Restrooms: 1 Office, 1 Warehouse

Sprinkler: Wet

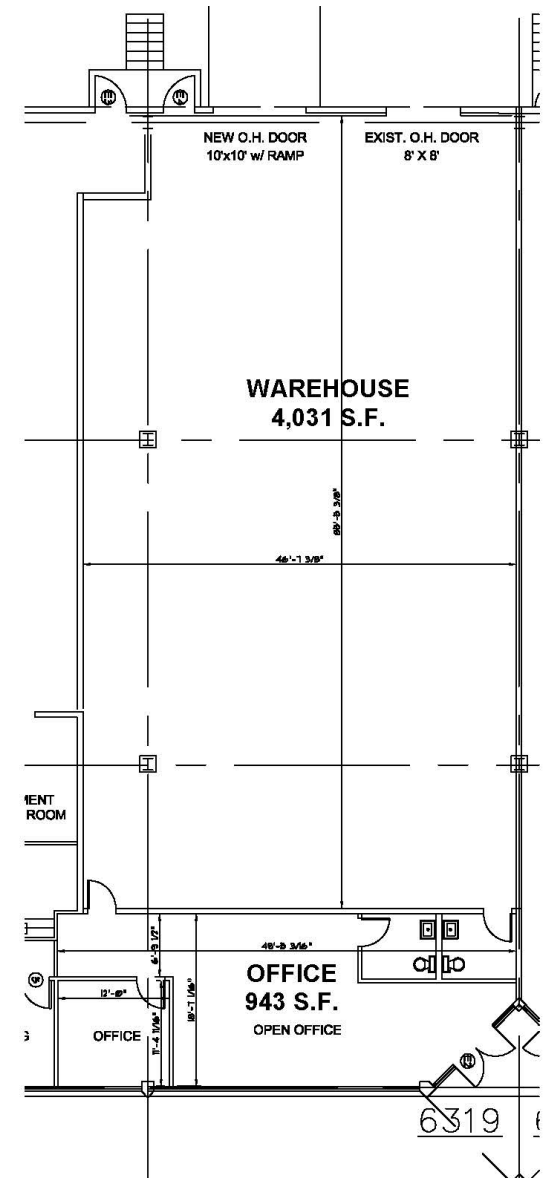
Zoning: M2 – General Industrial

Available: June 1, 2025

Lease Rate: \$11.50/SF NNN

Net Operating Expenses: \$2.90/SF

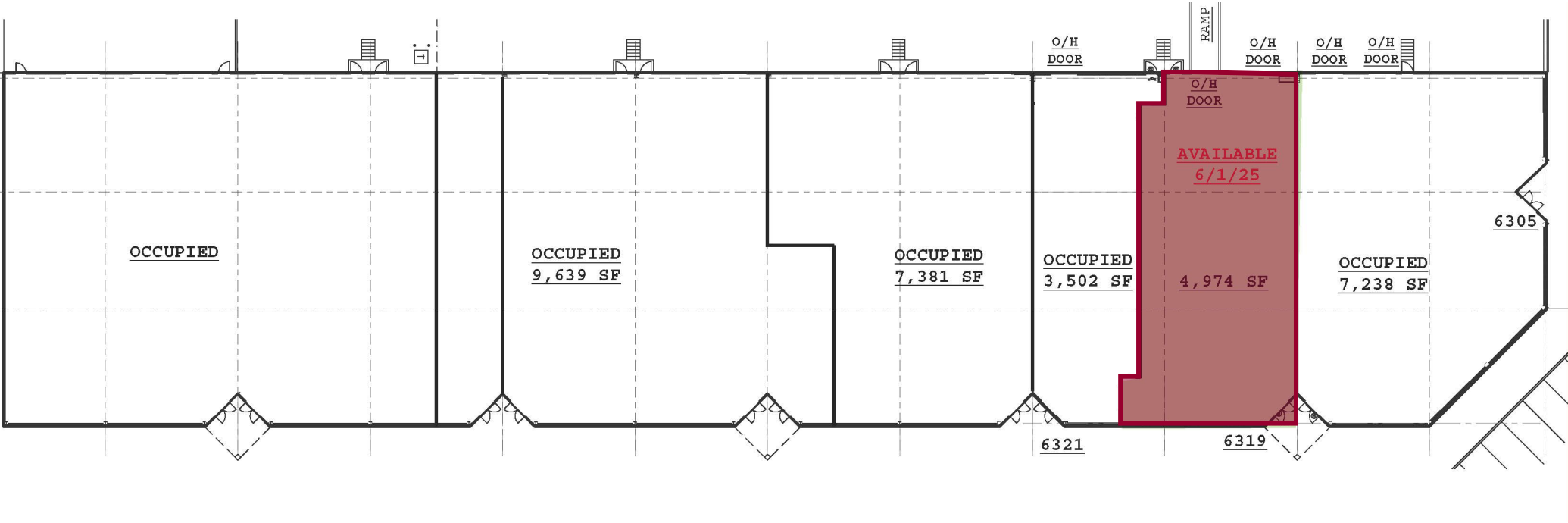
Term: Five (5) Years



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