



8896 BECKETT RD., WEST CHESTER, OH 45069 AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

 **5,875 SqFt with 100% office finish**

- Located in West Chester Township within minutes to I-75 via Union Centre Blvd
- No Earnings Tax
- 70' of Frontage on Beckett Road
- On-Building Signage Available with Visibility on Beckett Road
- 30+ commuter car parking spaces
- Available January 1, 2025
- Numerous Amenities Nearby
- Lease rate: \$11.95/SqFt NNN + \$2.56/SqFt OpEx



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
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Sarah Kern
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PROPERTY DETAILS



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Total SqFt:	5,875
Warehouse SqFt:	To Suit
Office SqFt:	5,875
Clear Height:	Office drop ceiling: 9'8". 19' clear if demo'd back to warehouse height
Year Built:	1998
Type Construction:	Tilt-Up Concrete
Lighting:	Flat Panel Fluorescent
Dock door:	None

Drive-in door:	None
Sprinkler:	Yes-Wet System
Electrical Service:	480/277V 3phase 250 AMPS & 120/208V 3phase 250 AMPS
HVAC:	100% throughout
Parking Lot:	~30 spaces
Restrooms:	One set
Signage:	On-Building Signage Available along Beckett Rd
Frontage:	70' of Frontage along Beckett Rd

AERIAL VIEW



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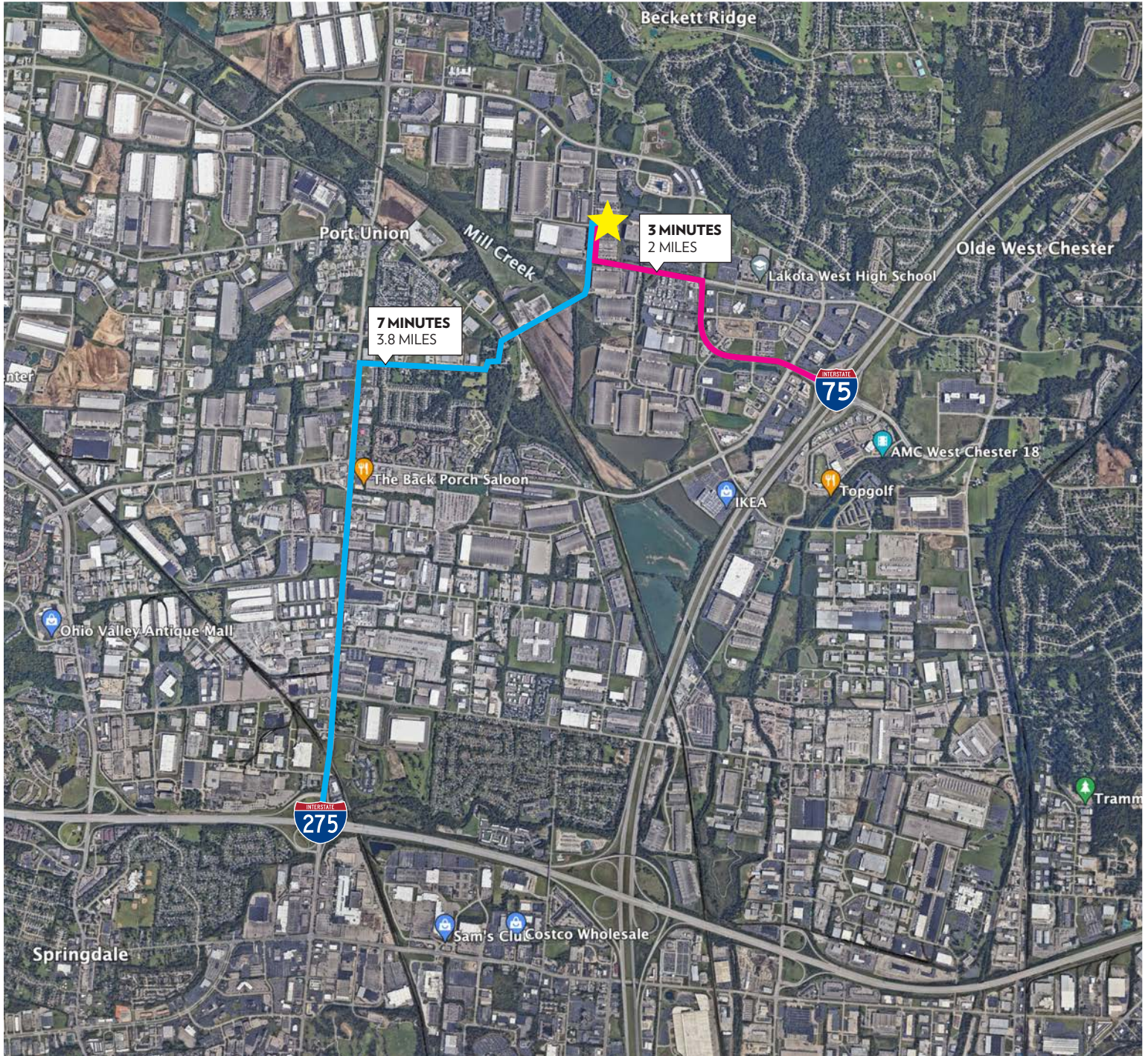
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DISTANCE MAP



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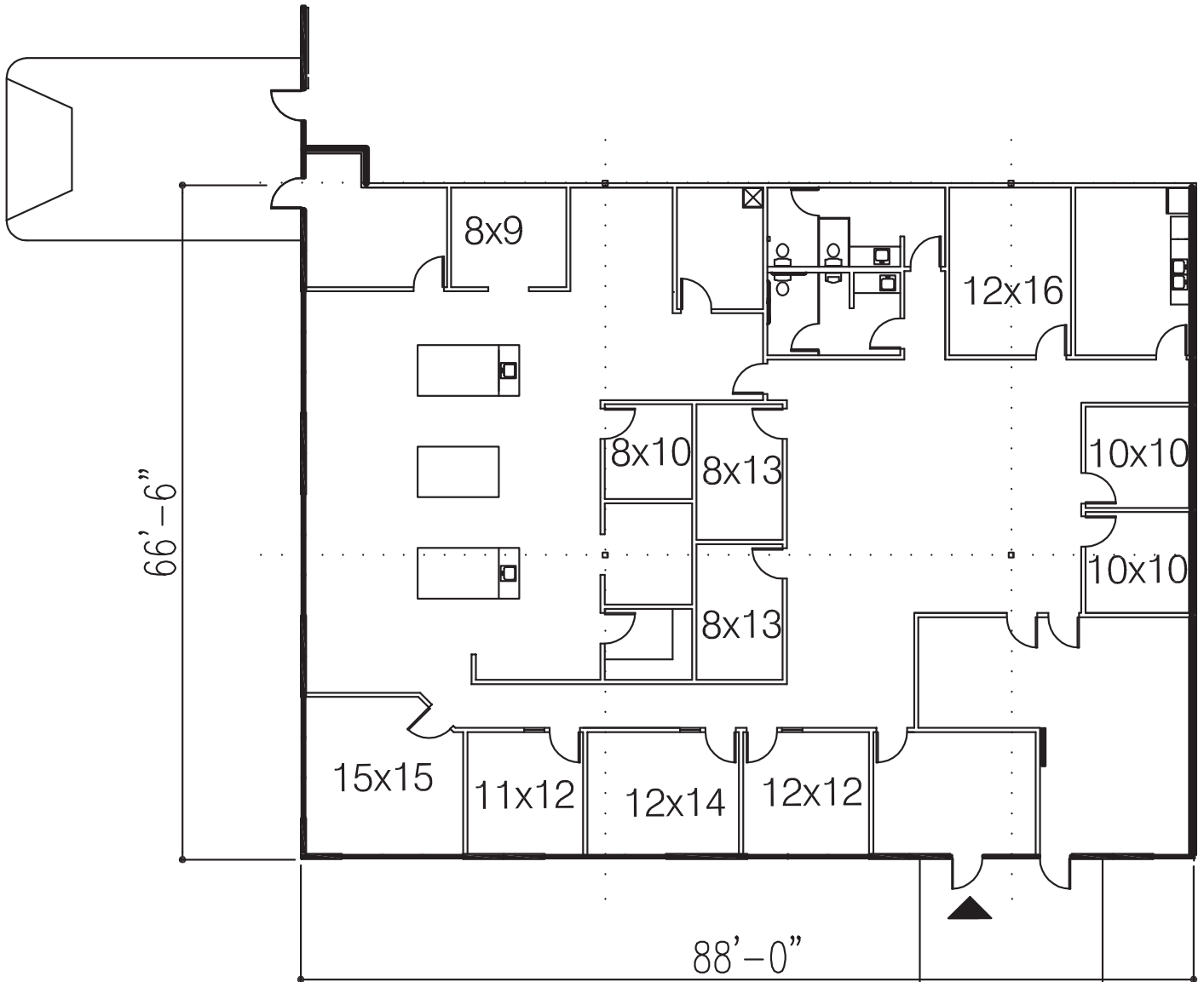
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FLOOR PLAN



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PROPERTY PHOTOS



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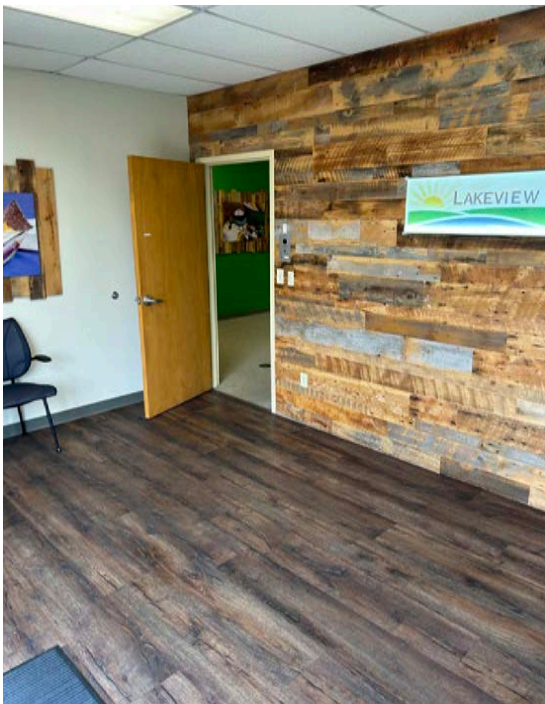
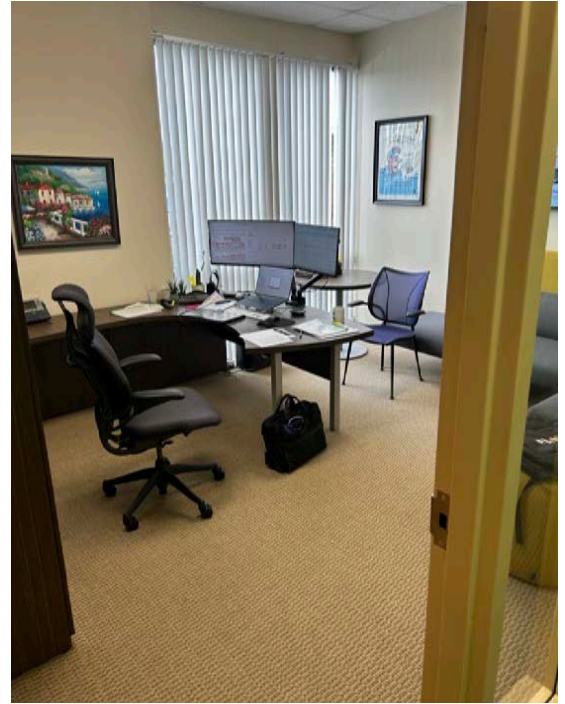
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