



# For Lease

16,000 SF Industrial Space Available

9970 Princeton Glendale Rd

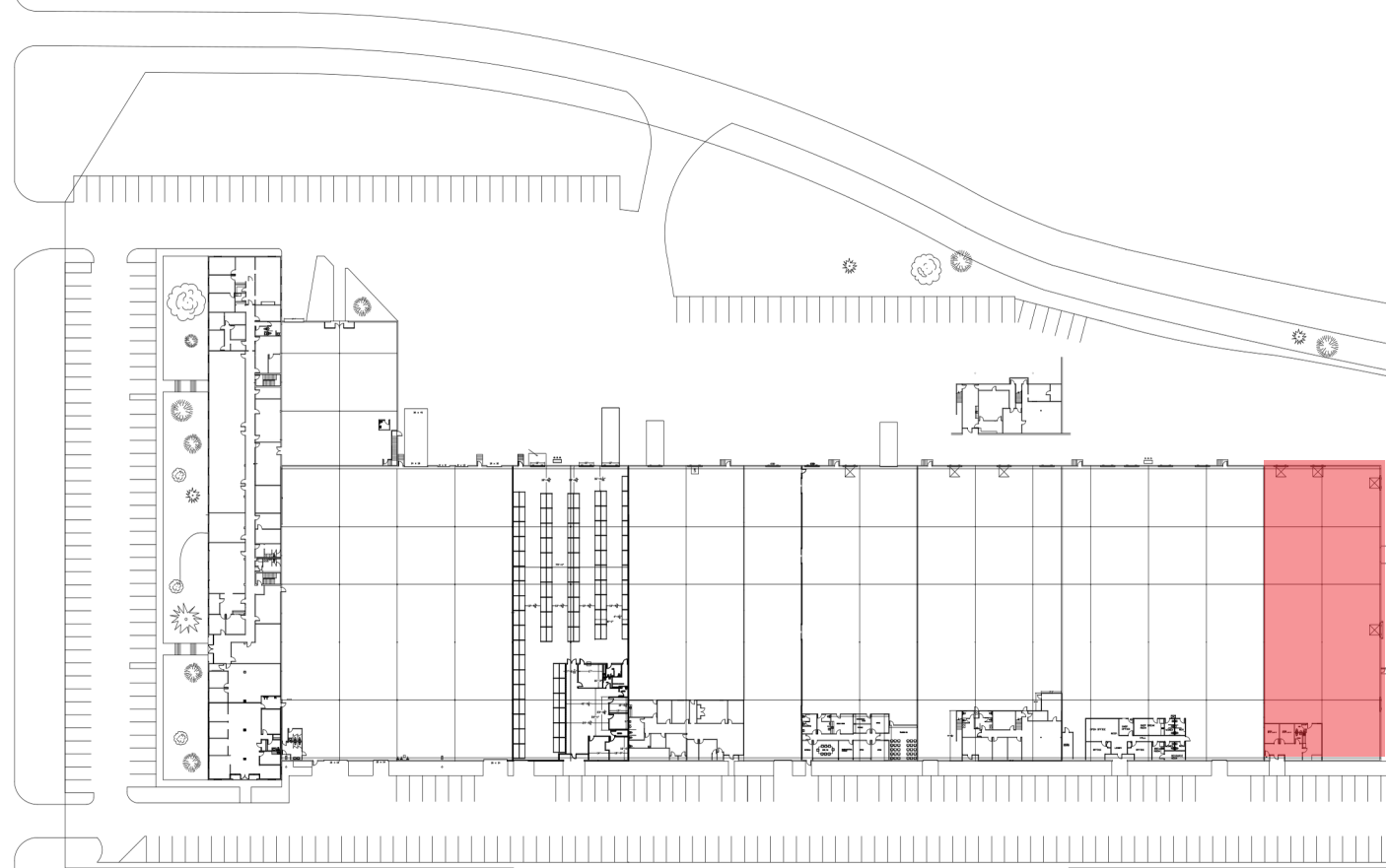
West Chester Township, OH 45246



# Property Highlights

- Space will be undergoing a complete renovation including new paint, carpet, LVP and ceiling tiles in the office. Warehouse lighting will be upgraded to LED and concrete floors will be polished.
- Less than 1/2 mile from I-275 and 2.3 miles from I-75
- Multi-tenant building with expansion potential
- Ample auto parking

## Site Plan



## Distances to Regional Areas

**19**

Miles from Cincinnati

**38**

Miles from Dayton

**39**

Miles from Cincinnati International Airport

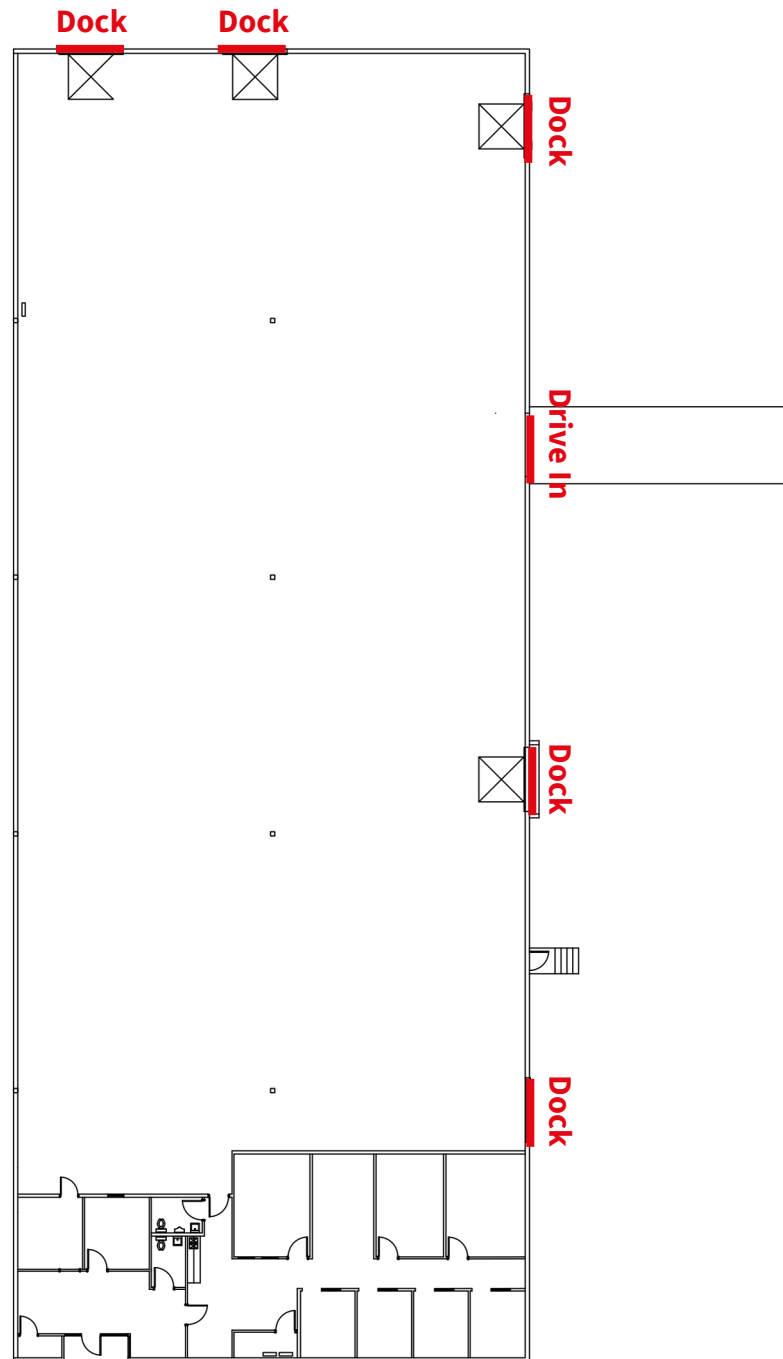
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# Property Details

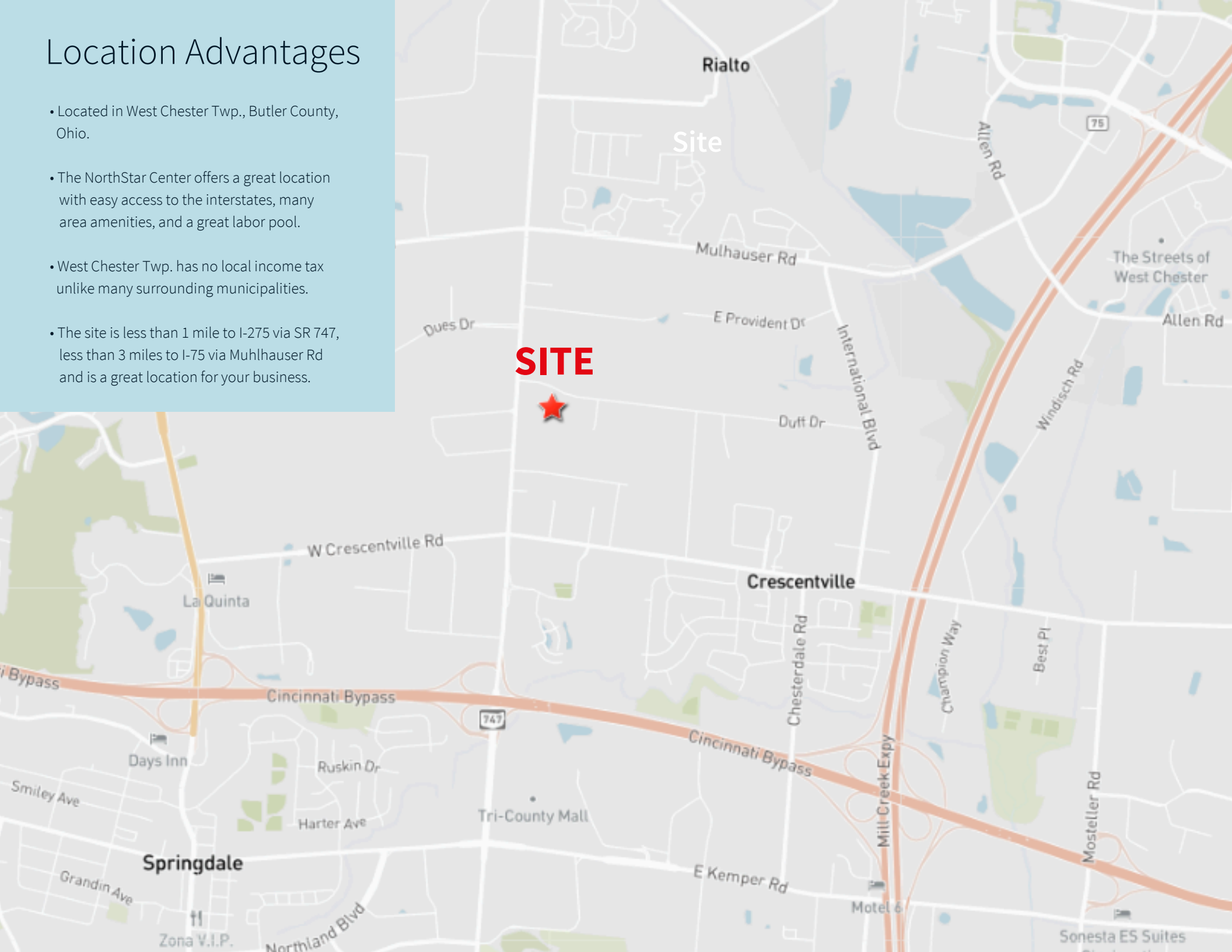
<b>Total Size</b>	16,000 SF
<b>Office Size</b>	2,400 SF
<b>Clear Height</b>	20'
<b>Docks</b>	5
<b>Drive Ins</b>	(1) 10' x 14'
<b>Building Depth</b>	200'
<b>Parking</b>	1 per 1,000 SF
<b>Sprinkler System</b>	Wet Sprinkler System
<b>Electrical Service</b>	480v / 3 Phase
<b>Zoning</b>	M2 Industrial
<b>Warehouse Lighting</b>	LED

# Space Plan



# Location Advantages

- Located in West Chester Twp., Butler County, Ohio.
- The NorthStar Center offers a great location with easy access to the interstates, many area amenities, and a great labor pool.
- West Chester Twp. has no local income tax unlike many surrounding municipalities.
- The site is less than 1 mile to I-275 via SR 747, less than 3 miles to I-75 via Muhlhauser Rd and is a great location for your business.







# Contact

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