



COMMERCIAL REAL ESTATE

FOR LEASE  
**9854-9858 Crescent Park Drive**  
West Chester, OH 45069



### Property Highlights

- Up to 9,000 SF available
- Approximately 90% warehouse & 10% office
- One 10'x10' drive-in door **AND** one 8'x10' dock door per 3,000 SF
- 12' clear
- Private entry & single story spaces
- Ample, convenient parking
- No earnings tax
- Convenient access to I-75 and I-275
- 9856-9858 available 1/1/26
- 60 day occupancy for 9854
- Call agent for rates (OpEx \$3.04 PSF)

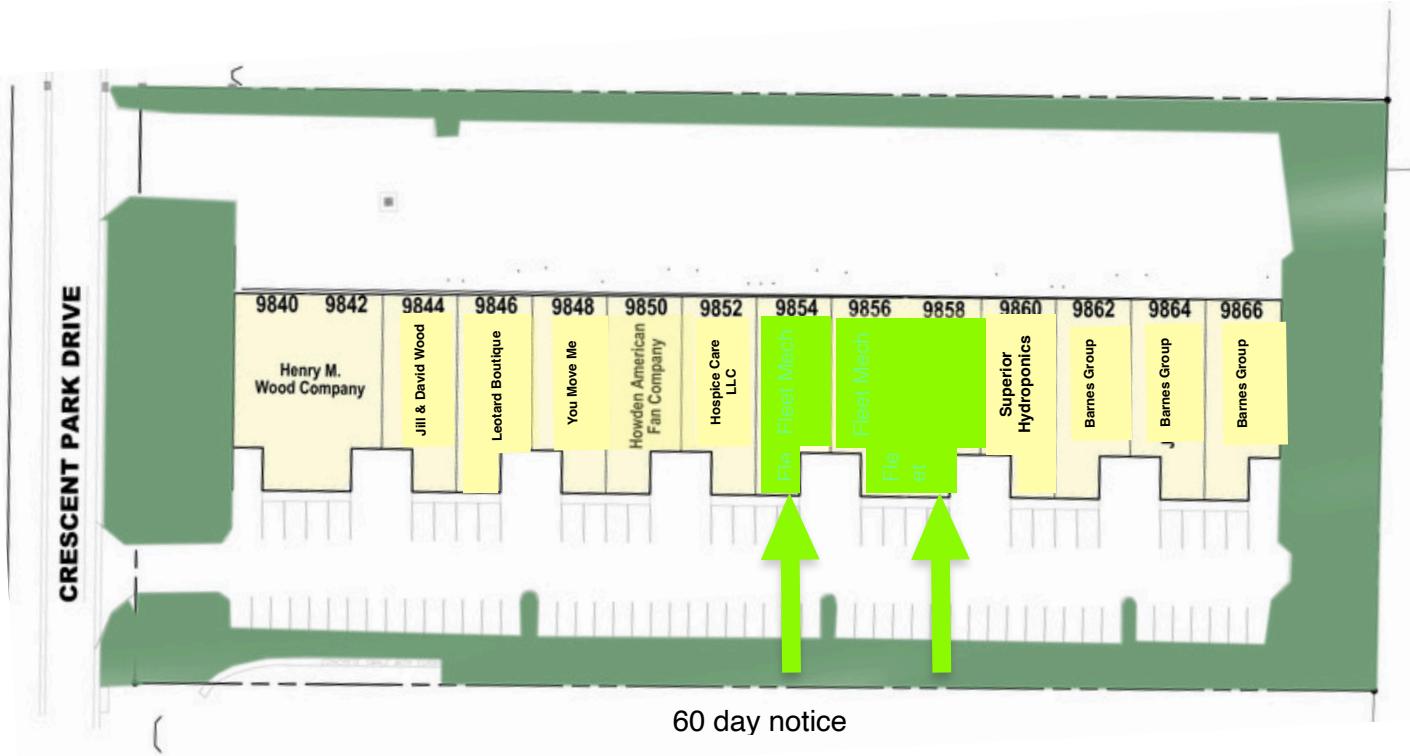


North Ridge Realty Group  
7182 Liberty Centre Drive, Suite M | West Chester, OH 45069 | 513.860.5050

[www.nrrg.com](http://www.nrrg.com)

Marshall Stretch | c: 513.504.8232 | [marshall@nrrg.com](mailto:marshall@nrrg.com)  
Susan Stretch | c: 513.315.8522 | [susan@nrrg.com](mailto:susan@nrrg.com)

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



## Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	9854: 60 days notice
Available SF	Up to 9,000 SF
Amenities	Dock door AND drive-in per 3,000 SF, 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

*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.