



# For Lease

32,000 SF Industrial Space Available

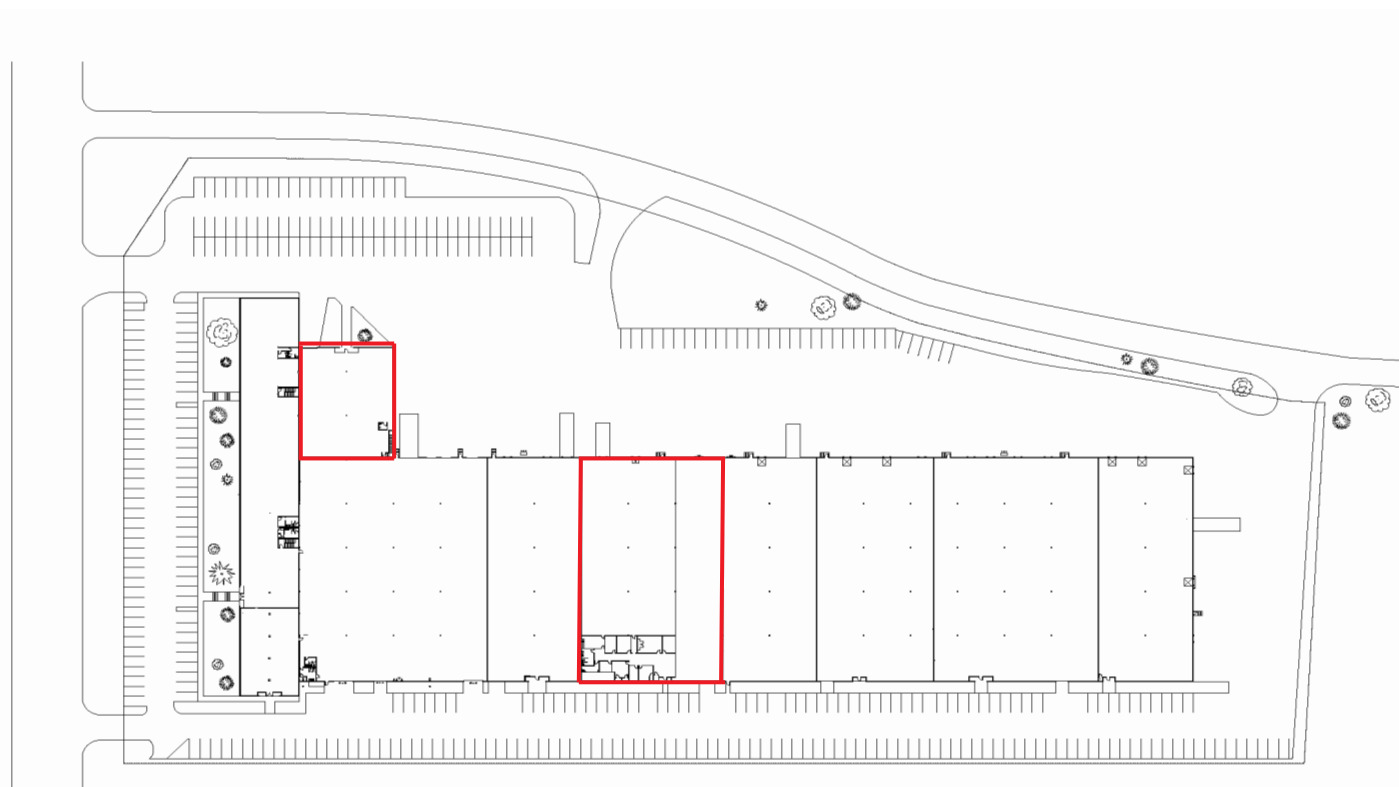
9936 - 9960 Princeton Glendale Rd  
West Chester Township, OH 45246



# Property Highlights

- 32,000 Total SF Available
  - 3,095 SF Office
- Zoned M2 Industrial
- Space will be undergoing a complete renovation including new paint, carpet, LVT 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

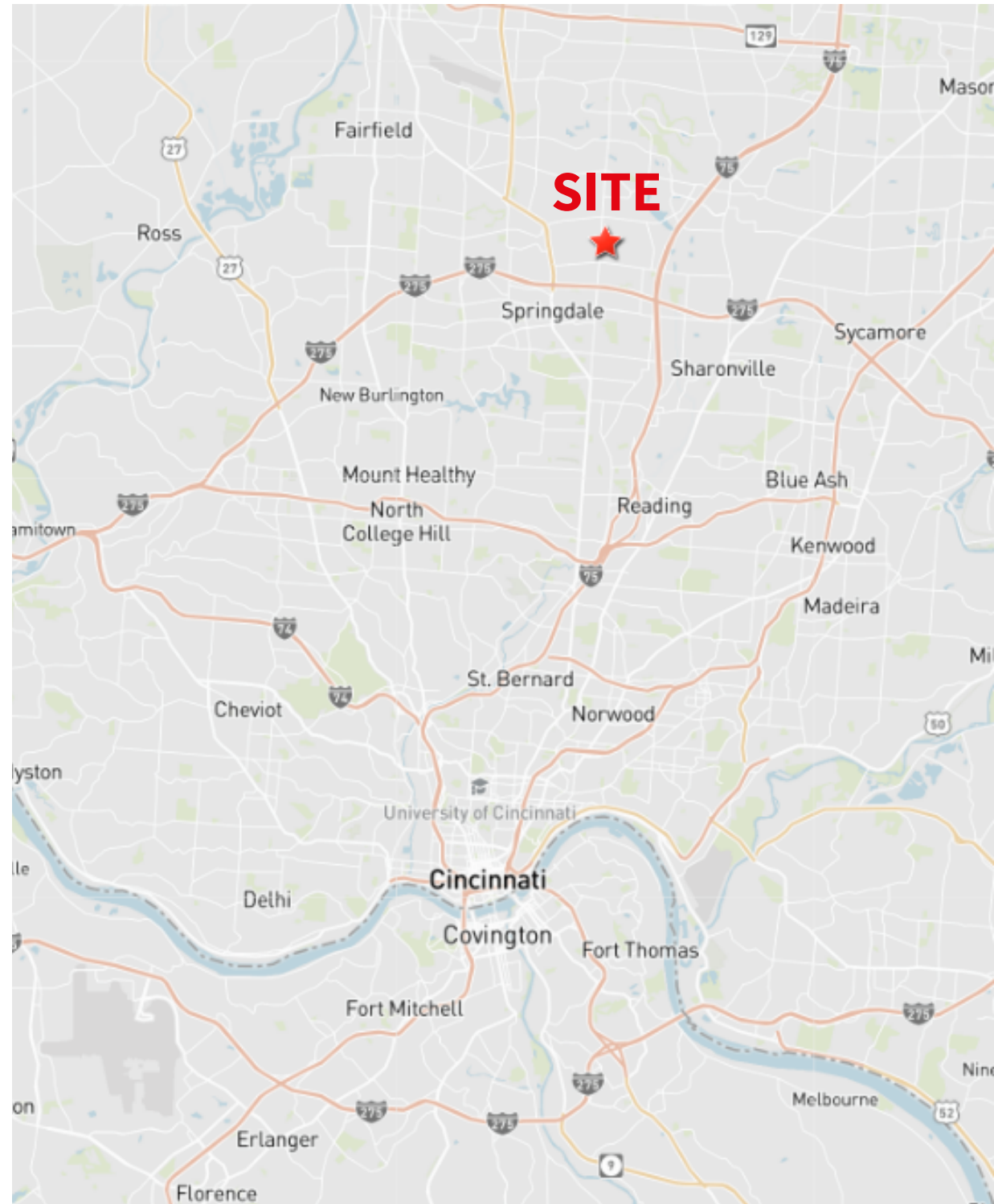
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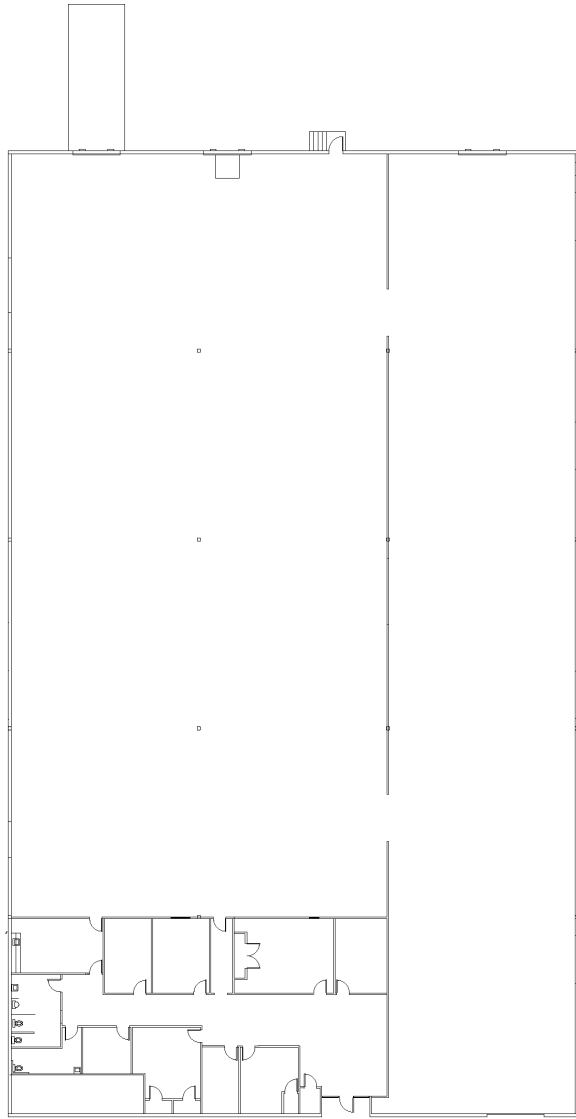


# Property Details

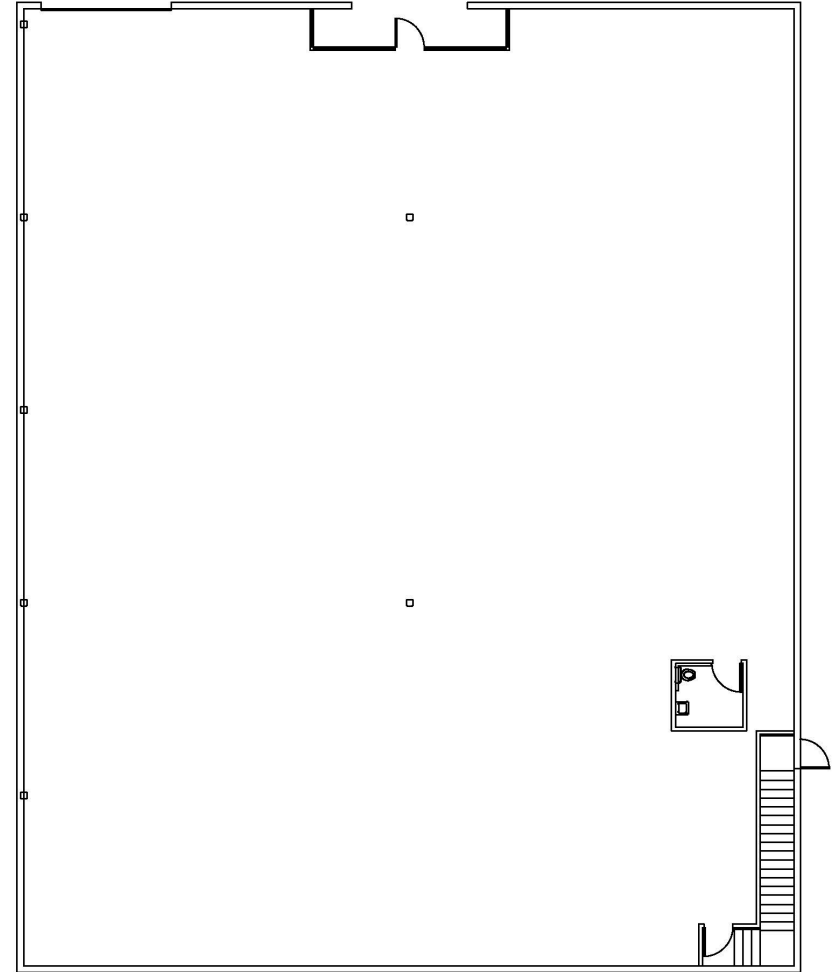
<b>Total Size</b>	32,000 SF Total Available 3,095 SF Office
<b>Clear Height</b>	20'
<b>Docks</b>	2
<b>Drive-ins</b>	3
<b>Column Spacing</b>	40'x 40'
<b>Building Depth</b>	200'
<b>Parking</b>	2 per 1,000 SF
<b>Sprinkler System</b>	Wet Sprinkler System
<b>Electrical Service</b>	480v / 3 Phase
<b>Zoning</b>	M2 Industrial
<b>Warehouse Lighting</b>	LED



# Floor Plans



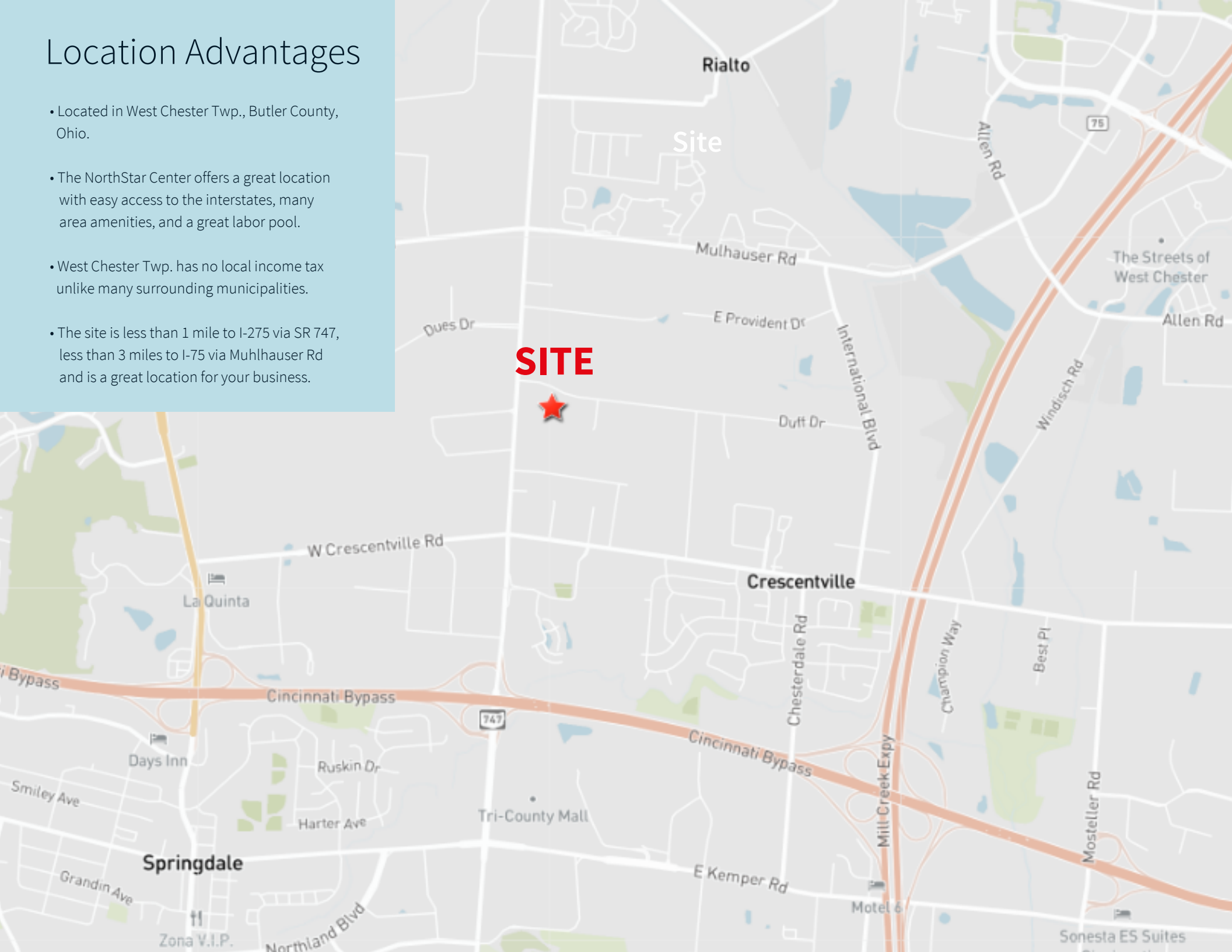
24,000 SF Space



8,000 SF Space

# 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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