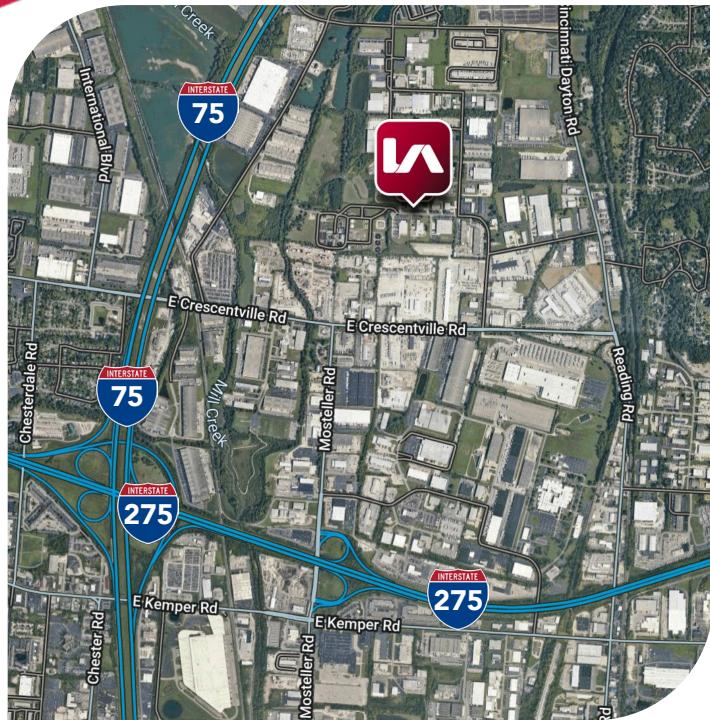


INDUSTRIAL SPACE FOR LEASE

9910 CHARTER PARK DRIVE

West Chester, OH 45069



BUILDING FEATURES:

- 25,000 SF Available
- ± 4,890 SF Office
- 22' – 24' Ceilings
- 4 Docks; 1 Drive-in (12'x 14')
- No Earnings Tax



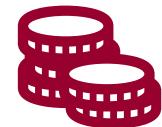
TOTAL EMPLOYEES

149,140
within 5-mi radius



LABOR FORCE

109,231
within 5-mi radius



AVG INCOME

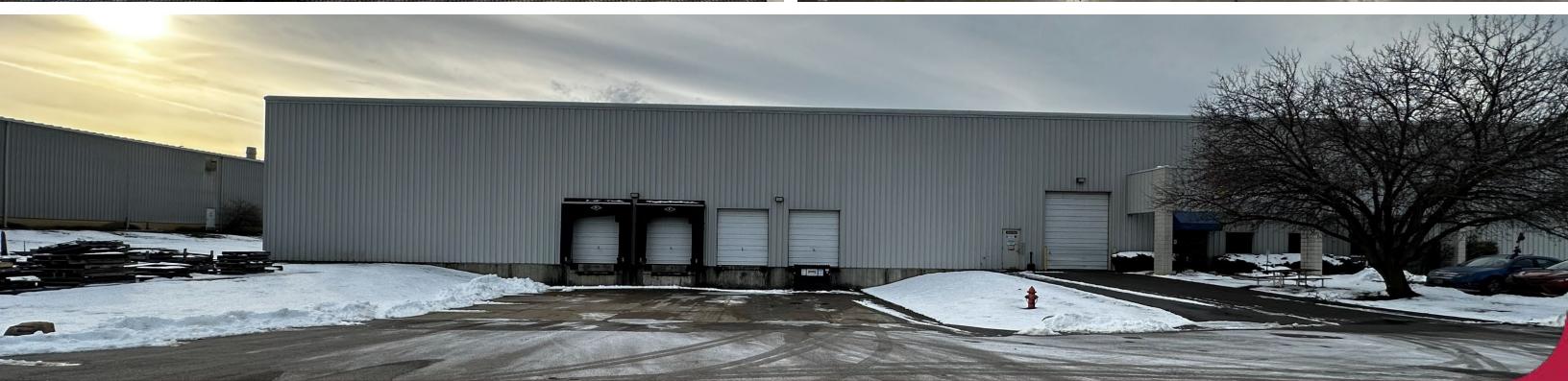
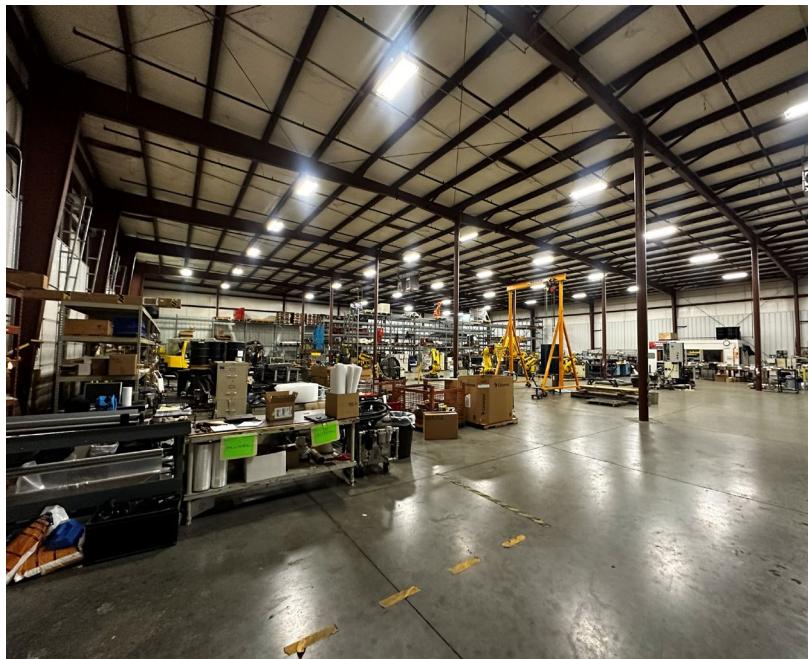
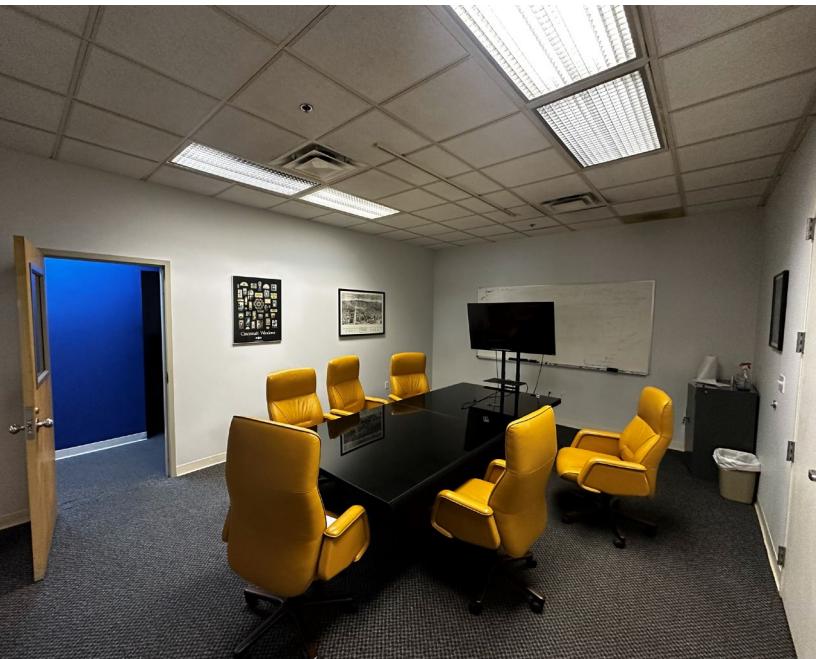
\$134,148
within 5-mi radius

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



9910 CHARTER PARK DRIVE

Location:	West Chester Township Butler County	Sprinklers:	Wet
Available Space:	25,000 SF	Heat:	Gas unit heaters
Office/Showroom:	± 4,890 SF	Air Conditioning:	Office
Divisible:	No	Lighting:	T-5 fluorescent with motion sensors
Total Building Size:	50,000 SF	Outside Security Lighting:	Yes
Land:	3.39 acres	Windows:	Office
Zoning:	M-2	Skylights:	No
Access to Expressways:	I-75 @ Union Centre Blvd. I-275 @ Mosteller Rd.	Electrical Service:	120/208, 3-phase; 200 amps (480V possible)
Year Built:	1993 with 1998 addition	Gas:	Duke Energy
Construction:	Pre-engineered metal	Water / Sewer:	City
Roof:	Standing seam metal	Floor Drain:	No
Building Dimensions:	400' x 125'	Parcel #:	M5620282000006
Column Spacing:	42' x 25'	Assessed Value:	\$1,848,490
Ceiling Height:	22' – 24'	Annual Taxes:	\$39,888 (\$0.80/SF)
Loading Facilities:	4 docks (9' x 10') 2 w/ pit levelers & seals 1 drive-in (12' x 14')	Lease Term:	3+ Years
Parking:	15 lined spaces +/- 6,000 SF yard	Annual Rental Rate:	\$7.25/SF NNN
Restrooms:	2 office/1 warehouse	Est. Annual Operating Expenses:	\$1.25/SF

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