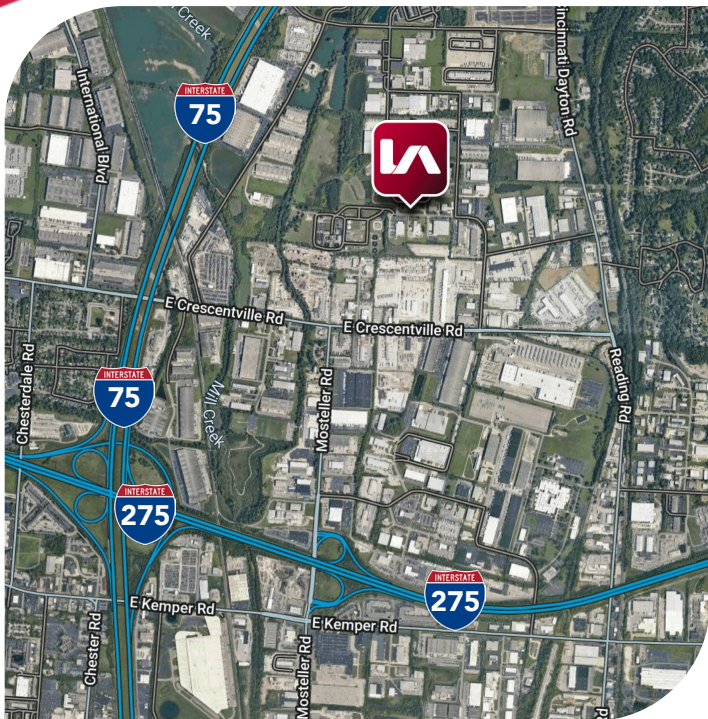


INDUSTRIAL SPACE FOR LEASE

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



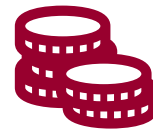
TOTAL EMPLOYEES

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
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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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