

# INDUSTRIAL BUILDING FOR SALE OR LEASE

## 2786 E CRESCENTVILLE ROAD

West Chester, OH 45069



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE OR LEASE

## 2786 E CRESCENTVILLE ROAD

### PROPERTY HIGHLIGHTS

**AVAILABLE:** ± 24,080 SF

**SITE SIZE:** ± 3.16 Acres

**FOR SALE:** \$3,125,000 (\$130/SF)

**FOR LEASE:** \$8.95/SF NNN

### HIGHLIGHTS:

- ± 10,640 SF of 2 story office space
- 7 drive-in doors (six 12' x 14')(one 14' x 16')
- Potential to restore previously removed well dock
- Heavy power
- 21' - 24'9" clearance
- Quick access to I-275 and I-75
- Fenced outdoor storage lot w/ motorized gates
- Truck wash bay in warehouse
- No local income tax



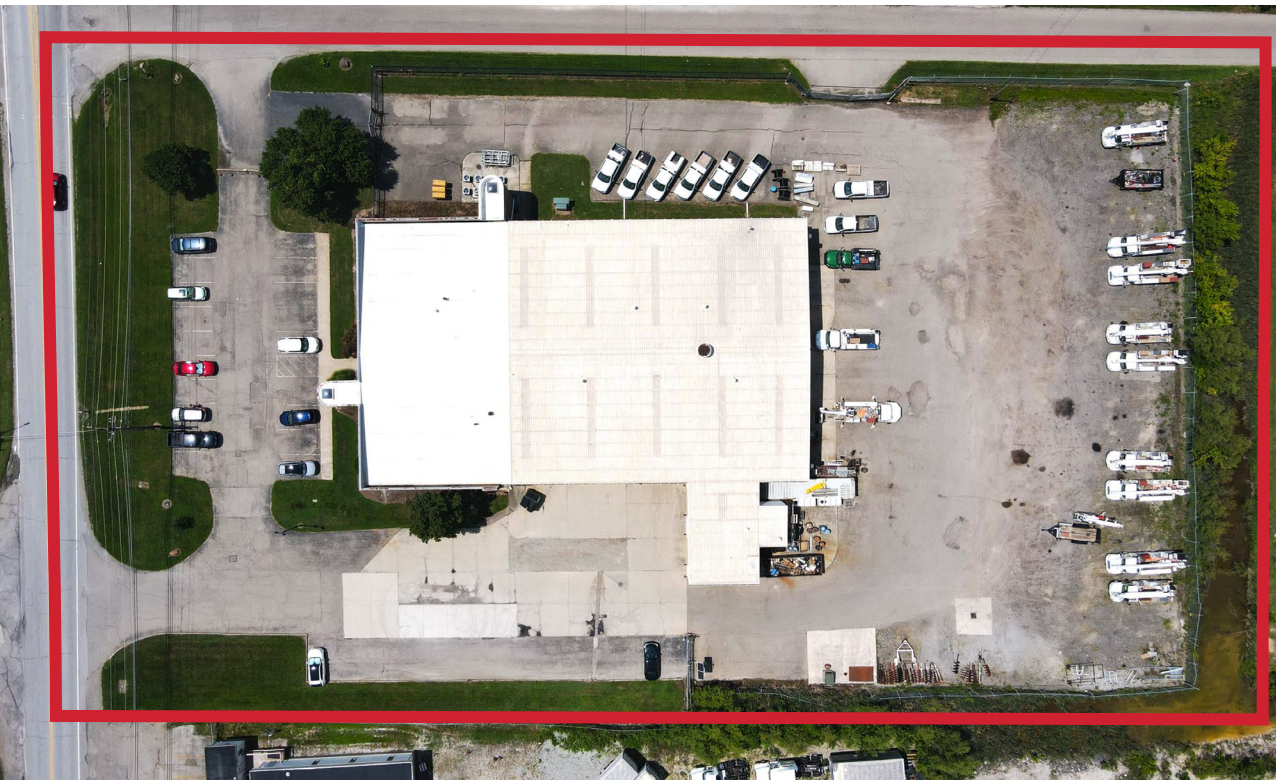
# FACT SHEET

## 2786 E CRESCENTVILLE ROAD

<b>Location:</b>	West Chester Township, Butler County	<b>Heating:</b>	Gas Unit Heaters
<b>Total Building Size:</b>	± 24,080 SF	<b>Parking:</b>	20+ Parking Spots
<b>Office Size:</b>	± 10,640 SF (two-story office)	<b>Restrooms:</b>	4 Office Restrooms 1 Warehouse Restroom
<b>Warehouse Size:</b>	± 13,440 SF	<b>Air Conditioning:</b>	In Office
<b>Land:</b>	± 3.16 Acres	<b>Lighting:</b>	LED
<b>Zoning:</b>	M-2 – General Industrial	<b>Outside Security Lighting:</b>	Yes
<b>Access to Expressways</b>	I-275 (3 mins/0.9 miles) I-75 via I-275 (5 mins/1.8 miles)	<b>Windows:</b>	In Office
<b>Year Built:</b>	1986	<b>Electrical Service:</b>	600V/480V/240V 3 Phase
<b>Construction:</b>	Concrete, Block, and Metal	<b>Floor Drains:</b>	Yes
<b>Column Spacing:</b>	48' x 25'	<b>Gas &amp; Electric:</b>	Duke Energy
<b>Floor:</b>	Concrete	<b>Water &amp; Sewer:</b>	BCWS
<b>Roof:</b>	Pitched Metal	<b>Auditor's Information:</b>	M5810026000055
<b>Ceiling Height:</b>	21' – 24'9"	<b>Annual Taxes:</b>	\$38,066.80 (\$1.58/SF)
<b>Loading Facilities:</b>	7 Drive-Ins (Six 12'x14', One 14'x16') Potential to restore former well dock	<b>Sale Price:</b>	\$3,125,000 (\$130/SF)
<b>Ventilation Fans:</b>	Ceiling Fans	<b>Annual Rental Rate:</b>	\$8.95/SF NNN
<b>Air &amp; Oil Lines:</b>	Throughout	<b>Annual Operating Expenses:</b>	Est. \$2.00/SF

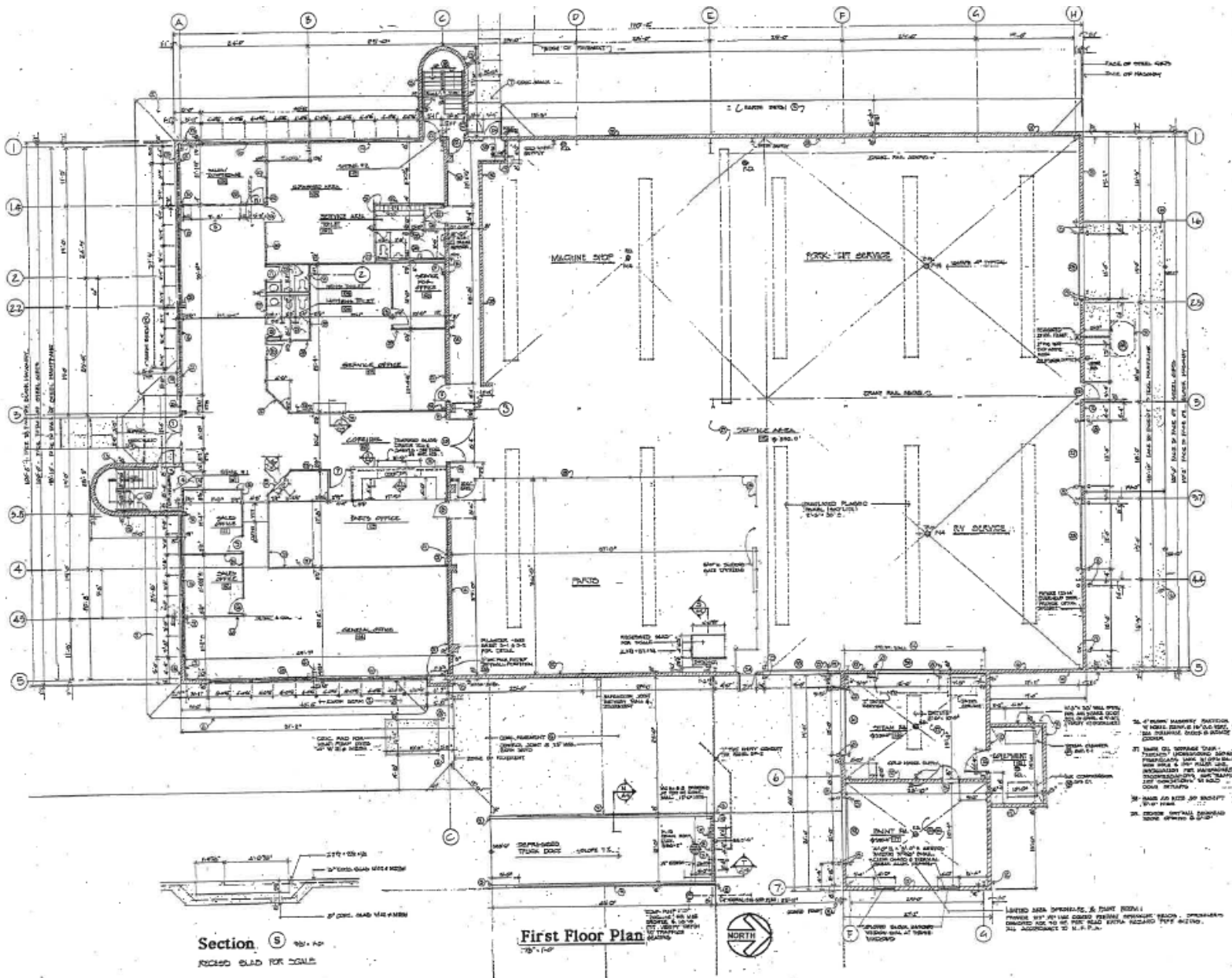


# PROPERTY PHOTOS





# FLOORPLAN





# AERIAL

INTERSTATE  
75



TO I-275:  
3 MIN | 0.9 MILES



TO I-75:  
5 MIN | 1.8 MILES

INTERSTATE  
275