

INDUSTRIAL FLEX SPACE FOR LEASE
9673 CINCINNATI-DAYTON ROAD
West Chester, OH 45069



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PROPERTY HIGHLIGHTS

FOR LEASE: 8,400 SF

PRICING: Contact Agents

HIGHLIGHTS:

- End cap available
- Great visibility off Cincinnati Dayton Road
- Tilt up concrete construction
- Office space build-to-suit
- 15+ lined parking spaces
- Equipped with 2 docks & 1 drive-in
- 19'- 20' clearance
- Zoned M-2 (General Industrial)
- No earnings tax in West Chester Township



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FACT SHEET

Location: West Chester, Butler County

Total Building Size: ±40,000 SF (400' x 100')

Year Built: 2003

Exterior Construction: Concrete tilt-up

Total Space Available: ± 8,400 SF

Office SF: To Suit

Parking: 15+ lined spaces

Clearance Height: 19' – 20'

Columns: 40' x 50'

Loading: 2 dock doors & 1 drive-in

Floor: 6" slab on grade

Lighting: LED & Fluorescent Lighting

Utilities: Gas and electric 120/208V 3 Phase

HVAC: 100% HVAC

Sprinkler: Wet

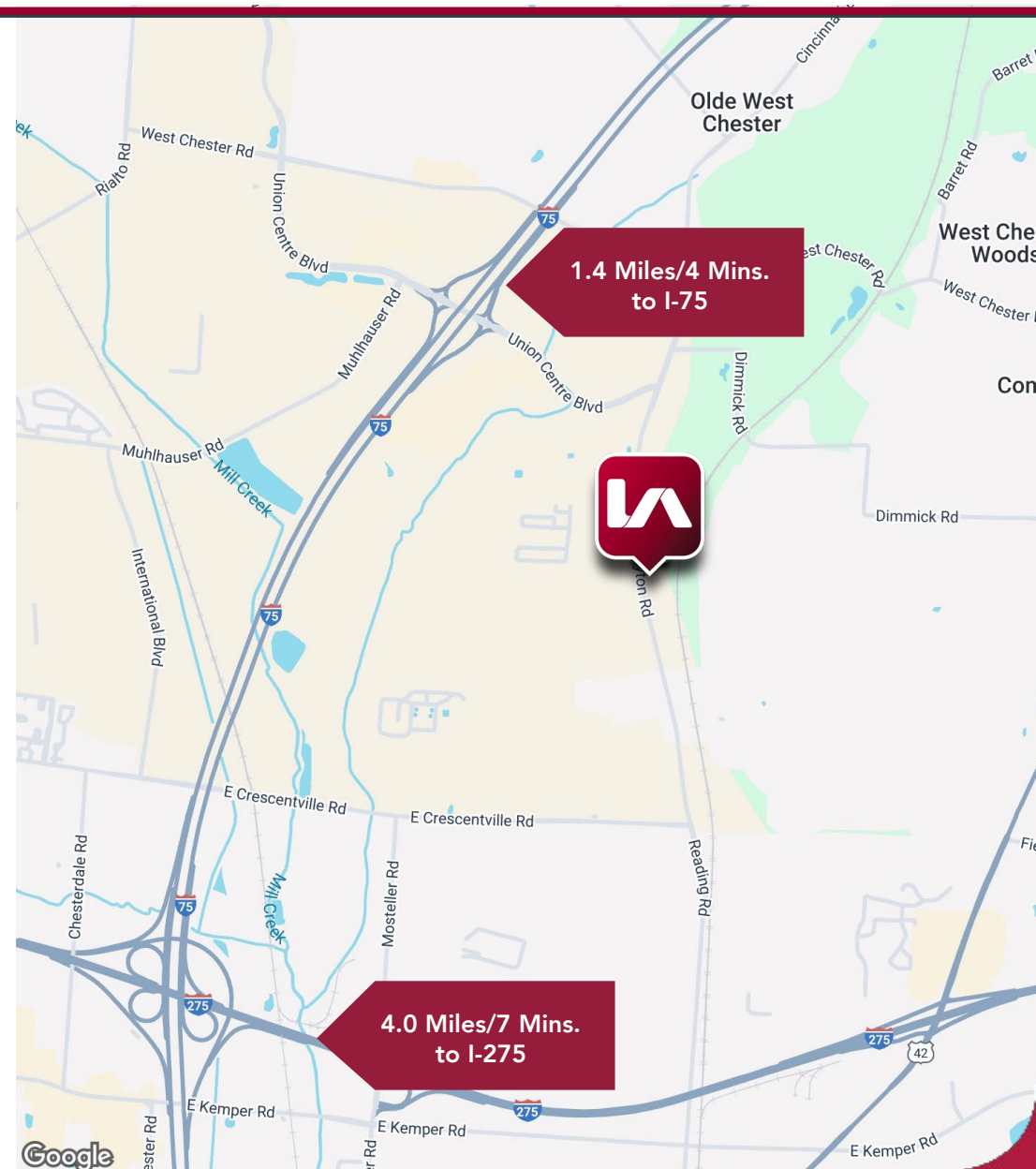
Zoning: M2 – General Industrial

Available: Immediately

Lease Rate: Contact Agents

Net Operating Expenses: \$2.85/SF

Term: Five (5) Years

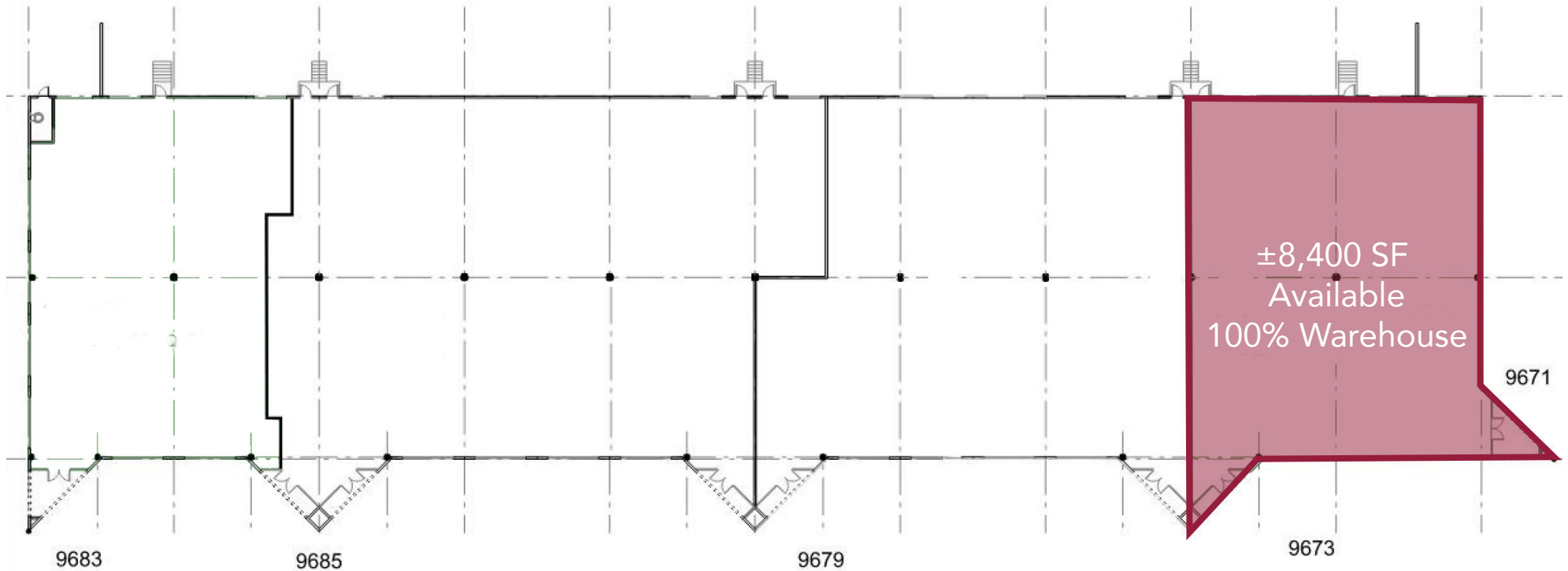


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Site Plan



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

