



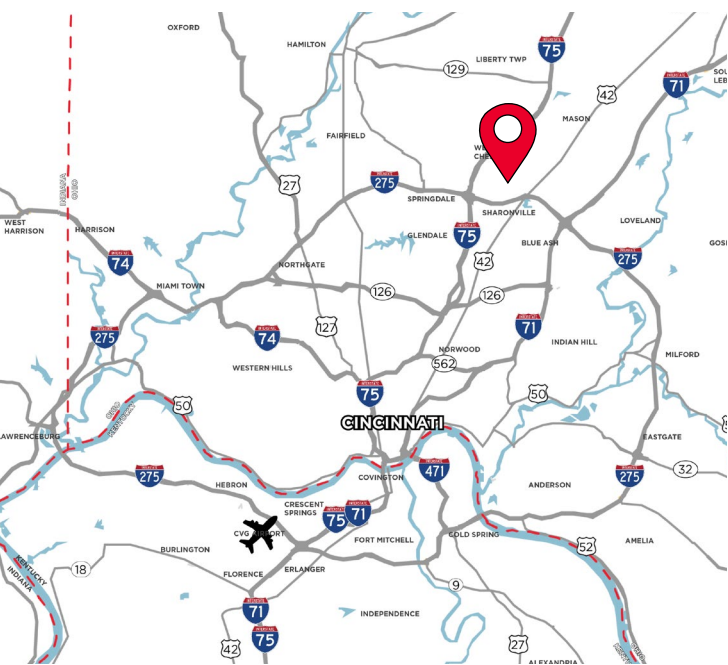
**CUSHMAN &
WAKEFIELD**

**20,000 SF AVAILABLE
9879 CRESCENT
PARK DRIVE**

WEST CHESTER, OH 45069

OFFICE/WAREHOUSE

FOR LEASE: \$5.95/psf NNN



PROPERTY HIGHLIGHTS

- 20,000 SF Total Available
- 940 SF office
- 20' - 22' clear
- Pre-engineered metal construction
- M-1 zoning
- Skylights
- Ample parking
- Front loaded building
- No local earnings tax
- Can be leased separately or combined

For more information, contact:

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FOR LEASE 9879 CRESCENT PARK DRIVE

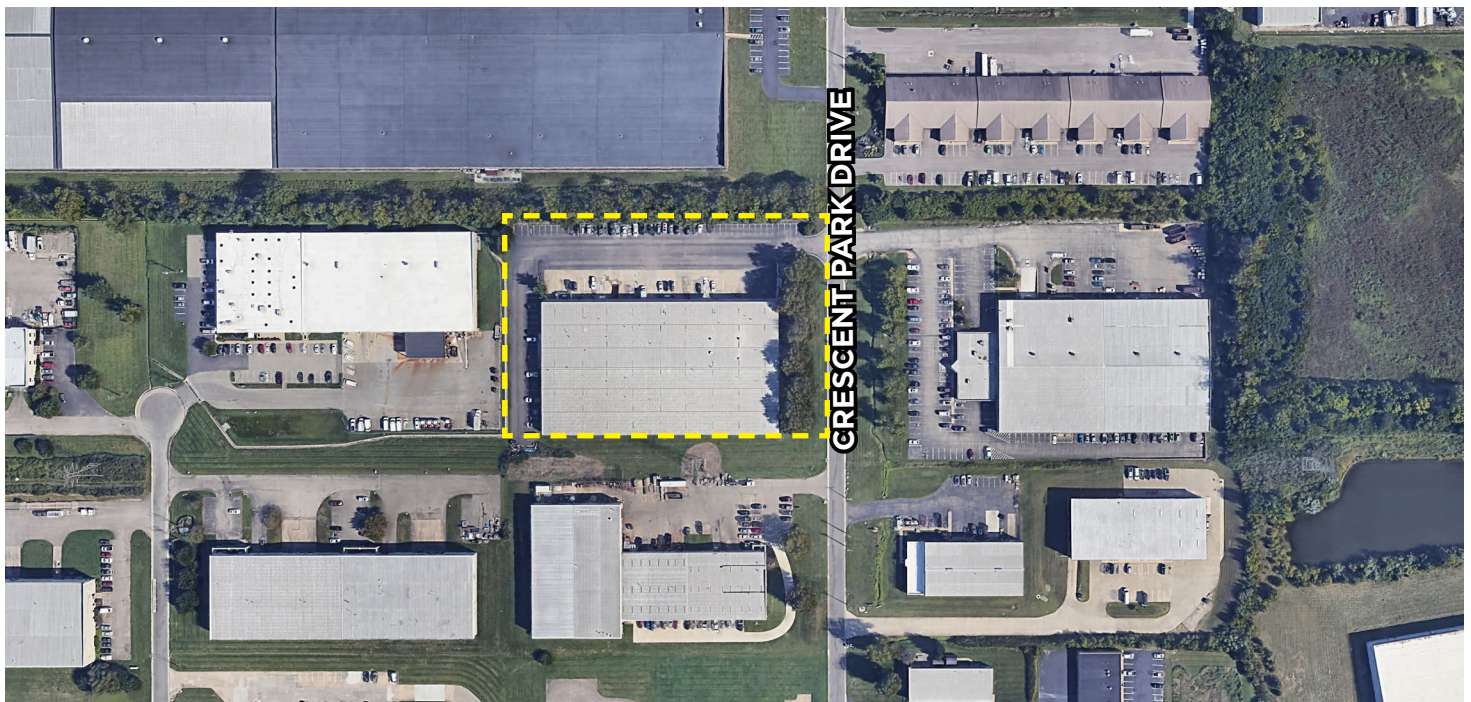
WEST CHESTER, OH 45069

BUILDING SPECIFICATIONS

LEASE RATE: \$5.95/PSF NNN (\$2.39 OPEX)

LOCATION	West Chester, OH	DOCK DOORS	9' x 10' Dock Doors
BUILDING SIZE	72,000 SF	RESTROOMS	5 Total
AVAILABLE SIZE	20,000 SF	ELECTRIC	240 volt, 200amp, 3 phase
OFFICE SIZE	940 SF	HVAC	Gas Fired Heaters
YEAR BUILT	1987	ELECTRIC	www.duke-energy.com
CONSTRUCTION	Pre-engineered Metal	GAS	www.duke-energy.com
CLEAR HEIGHT	20' - 22'	WATER	www.cincinnati-oh.gov/water
COLUMN SPACE	50' x 40'	SEWER	www.msdcg.org
PARKING		TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	T-8	OPEX	\$1.50/psf

Suite #	Available SF	Office SF	Docks	Restrooms	Rate
9885	20,000 SF	940 SF	(4) 9'x10' Docks; (2) w/ levelers	3 Restrooms	\$5.95/psf



FOR LEASE 9879 CRESCENT PARK DRIVE

WEST CHESTER, OH 45069

FLOOR PLAN - SUITE 9885

