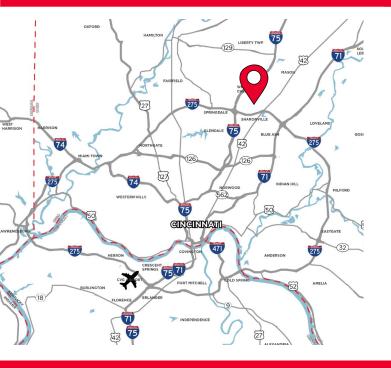


#### **OFFICE/WAREHOUSE**

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 seperately or combined

For more information, contact:

#### Ben McNab

Managing Director +1 513 763 3019 ben.mcnab@cushwake.com Tom McCormick, SIOR, CCIM

Managing Director +1 513 763 3025 tom.mccormick@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1513 421 4884 cushmanwakefield.com

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## 9879 CRESCENT PARK DRIVE

WEST CHESTER, OH 45069

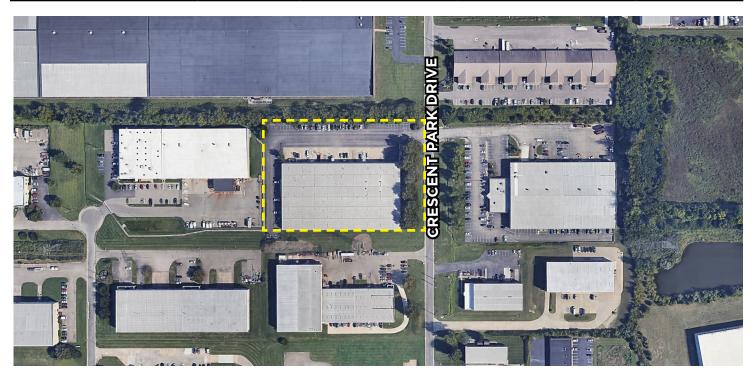


#### BUILDING SPECIFICATIONS

#### **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.msdgc.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



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#### FLOOR PLAN - SUITE 9885

