

10134 Mosteller Lane
West Chester, OH 45069

For Sale

Colliers



Jeff Kroeger, CCIM SIOR
Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keeper@colliers.com

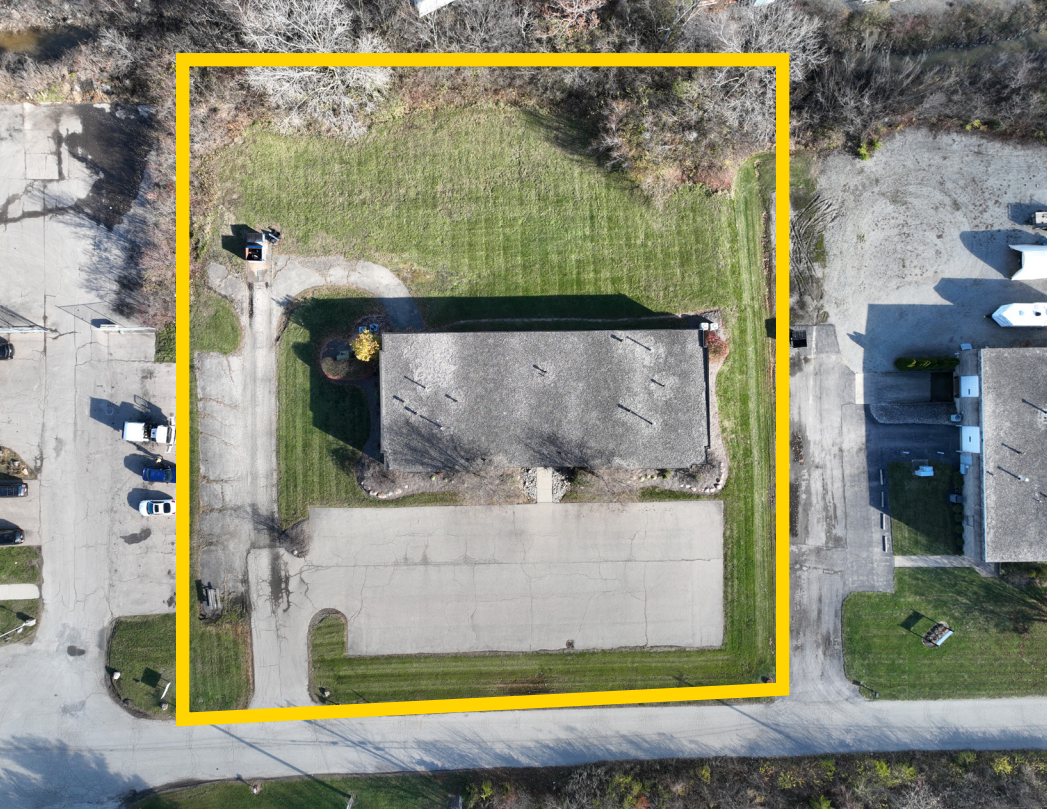
Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213

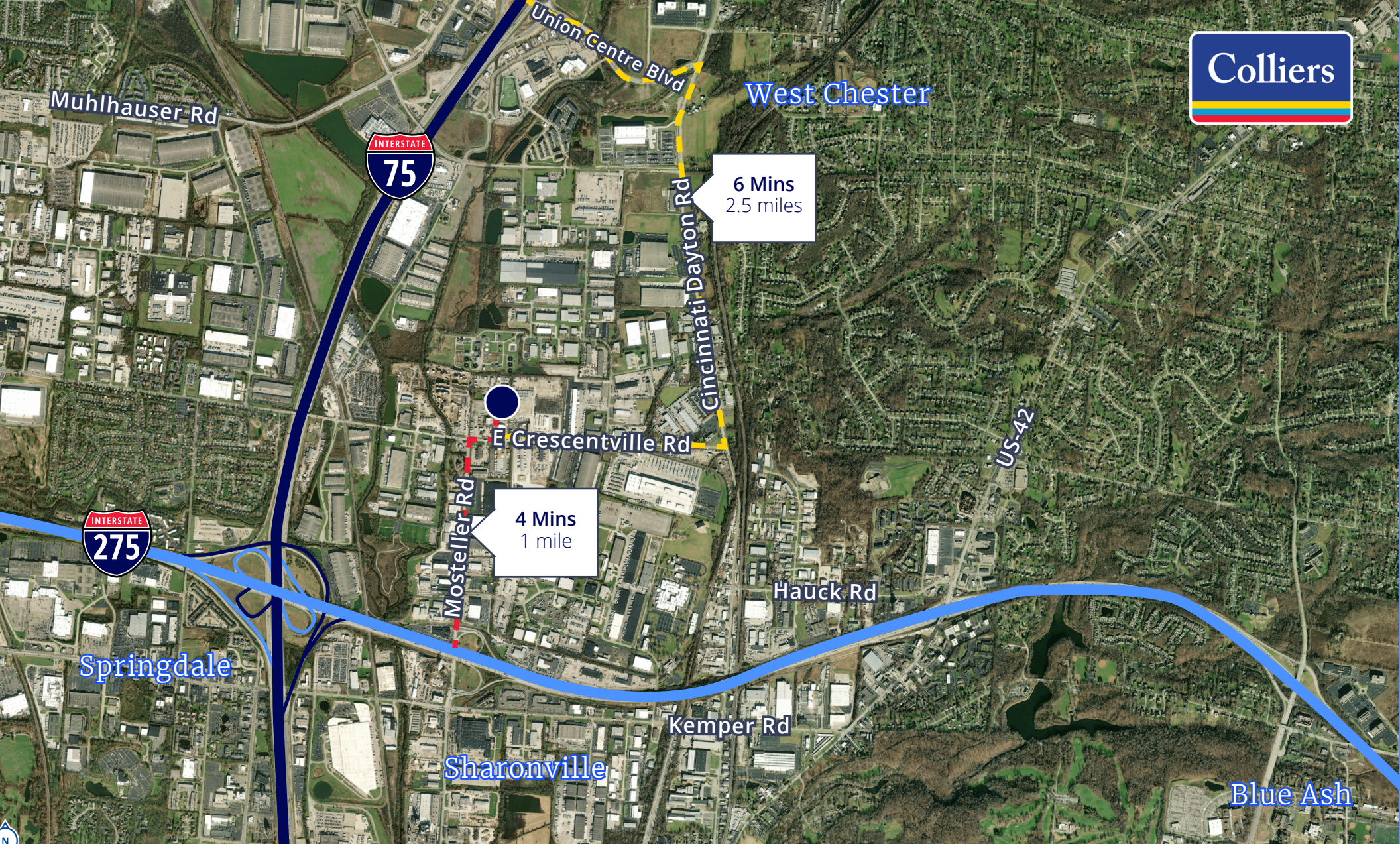
PROPERTY OVERVIEW

Total SF	6,000 SF
Office SF	+/-5,500 SF
Warehouse	+/- 500 SF (ability to convert office to warehouse)
Clear Height	10'-12'
Loading	1 drive-in door
Power	TBD
Sprinkler	None
Roof	Ballasted membrane
Construction	Pre-engineered metal
Year Built	1988
Parking	+/- 40 spaces; expandable
Total Acreage	1.5
Parcel ID	M5810026000060
Municipality	West Chester Township – No Earnings Tax
Zoning	M - Manufacturing
Assessed Value	\$530,970 (\$88.50/SF)
Annual Property Taxes	\$13,695.53 (\$2.28/SF)
Available	April 1, 2026



Price \$720,000 (\$120/SF)





Jeff Kroeger, CCIM SIOR
Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213