

10134 Mosteller Lane
West Chester, OH 45069

Colliers

For Sale



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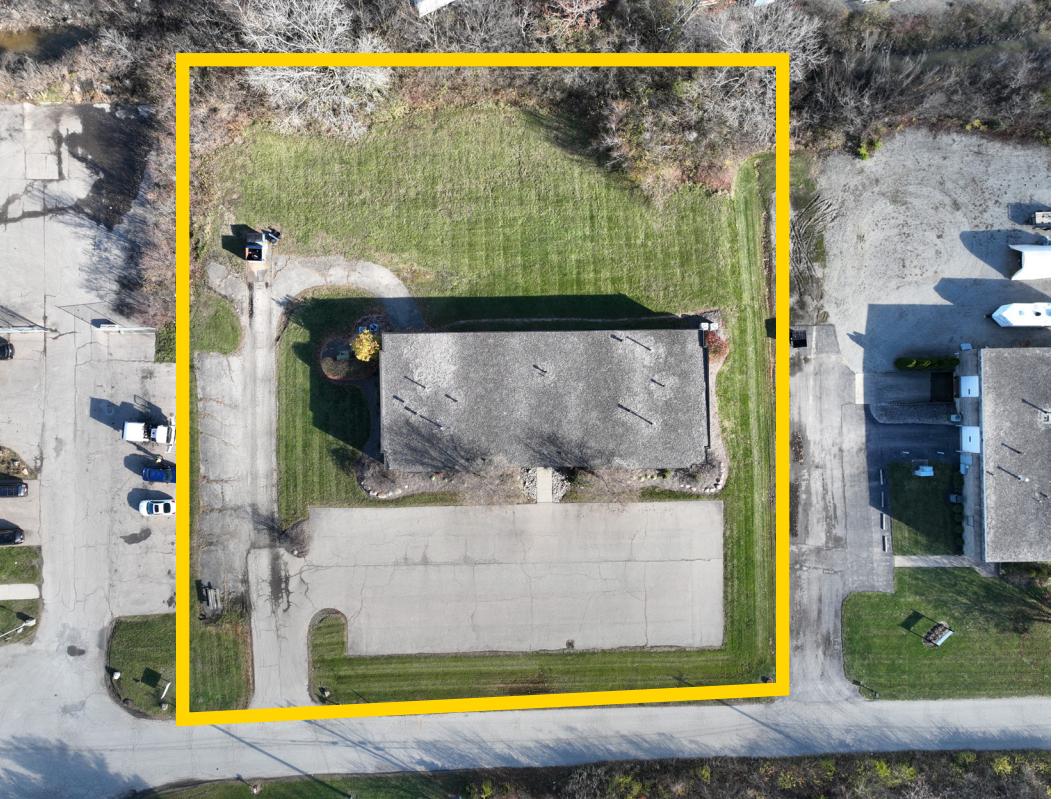
Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
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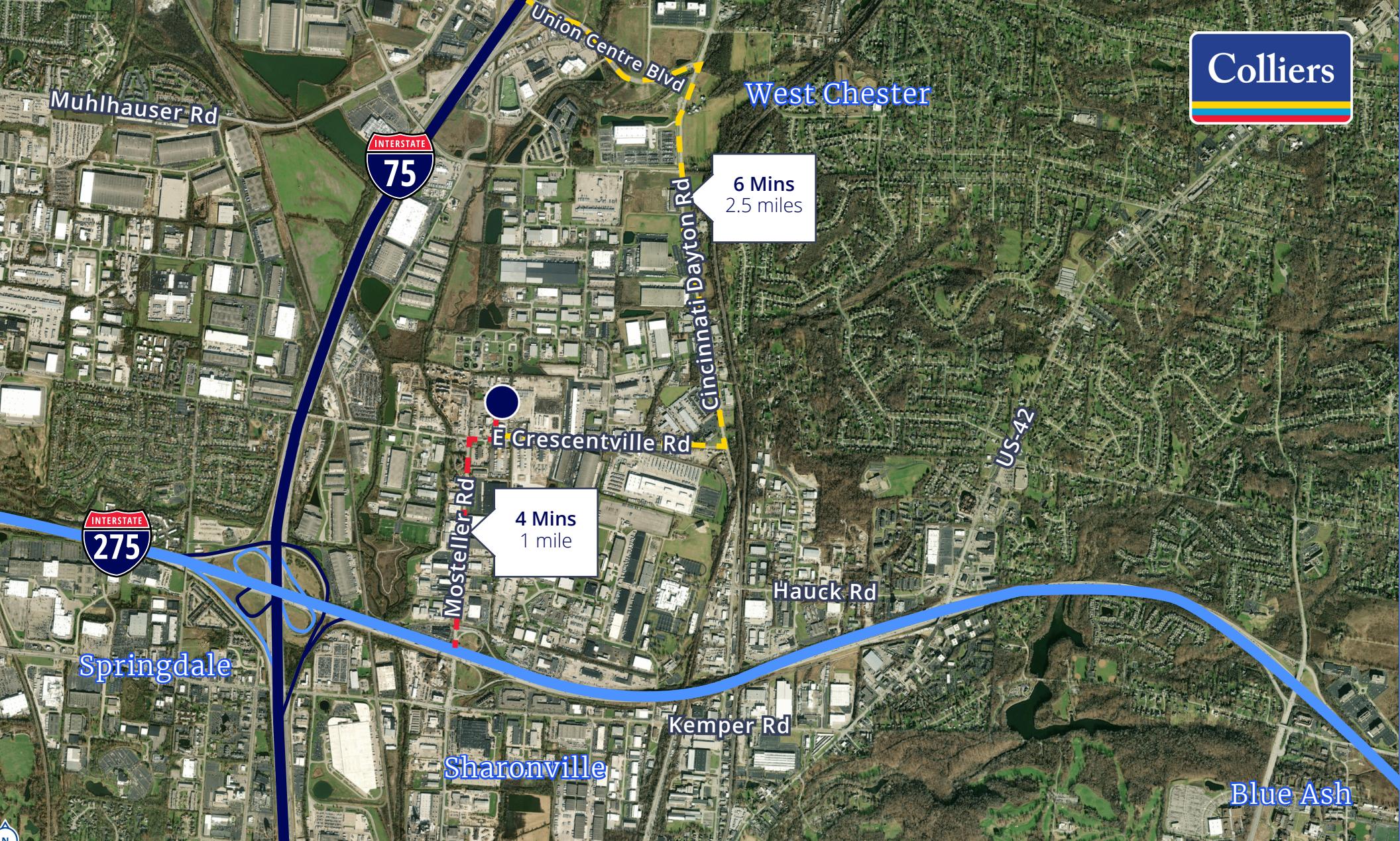
PROPERTY OVERVIEW

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)





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