

FOR SALE

4 W CRESCENTVILLE RD

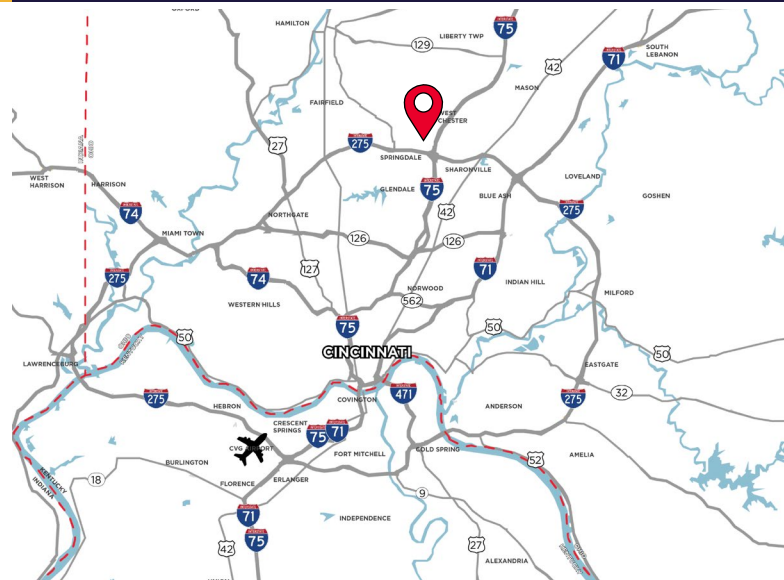
WEST CHESTER, OH 45246



WAREHOUSE/SERVICE BUILDING

SALE PRICE: \$10,499,000

- 74,750 SF For Sale
- 4.894 Acres
- ±55 Auto Parking Spaces
- (6) Dock Doors
- (13) Drive-in Doors



For more information, contact:

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seattle.stein@cushwake.com

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TOTAL BLDG. SIZE ±74,750 SF

YEAR BUILT 1972

OFFICE SIZE ±3,600 SF

SERVICE BAYS ±7,760 SF

WAREHOUSE SIZE ±61,890 SF

CLEAR HEIGHT ±15'6" - 20'

COLUMN SPACING 25' x 40'

ZONING M-2

CONSTRUCTION Block & Metal

LIGHTING T-5

DOCK DOORS (6) Dock Doors; 8'x10'

DRIVE-IN DOORS (13) Drive-in Doors
(1) 8'x13'6"
(1) 8'x10'
(11) 12'x12'

POWER 55 Auto Parking Spaces

UTILITIES

ELECTRIC/GAS www.duke-energy.com

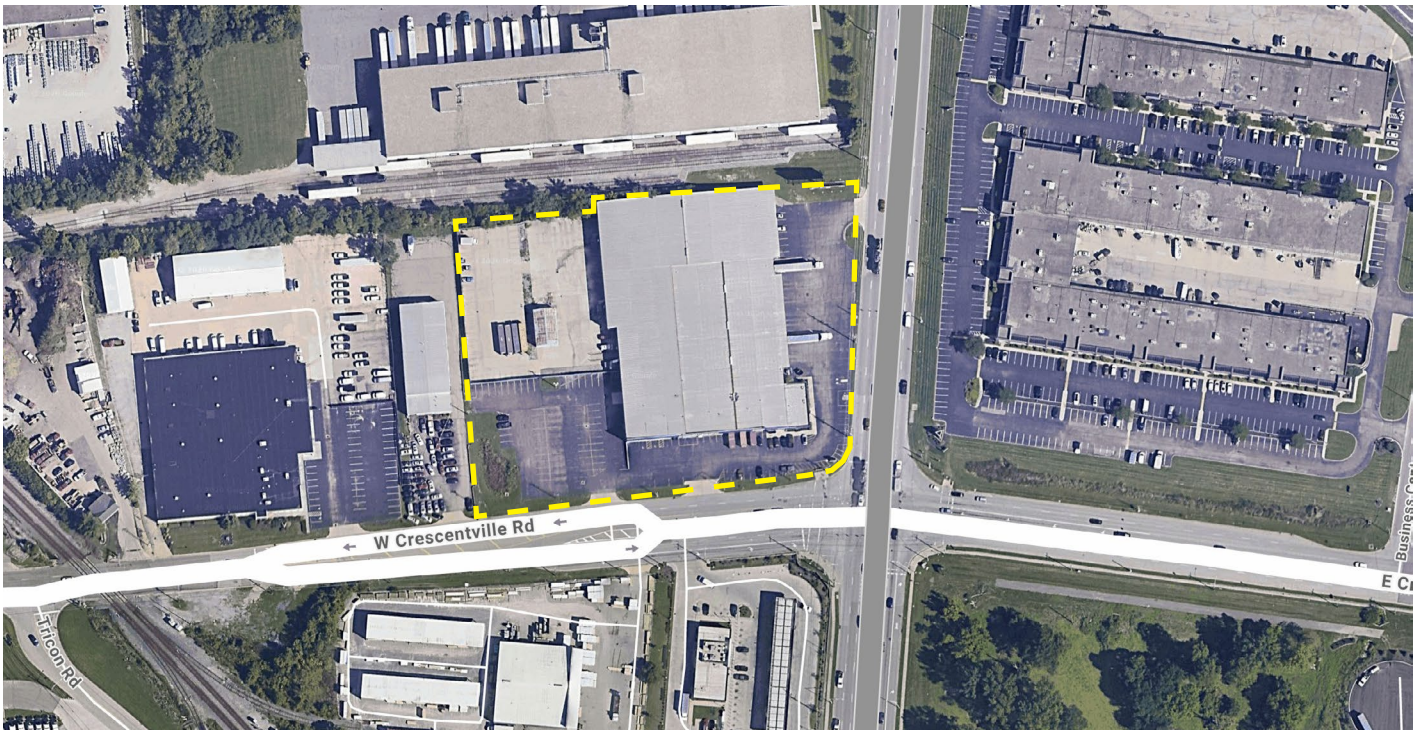
WATER www.cincinnati-oh.gov

SEWER www.msdcg.org

TELEPHONE www.altafiber.net

PIDN M5610-006-000-040
M5610-006.000-014

AERIAL



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PHOTOS



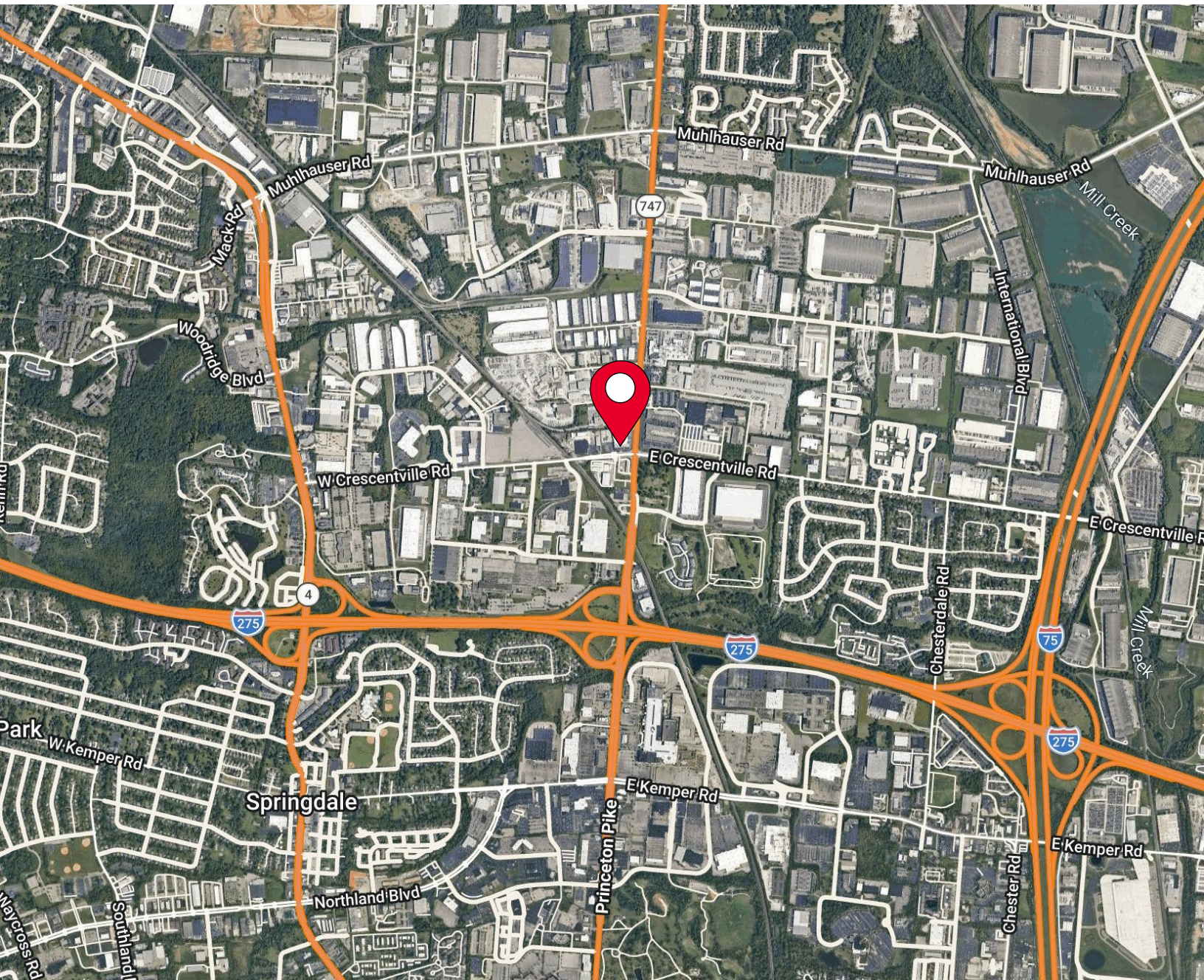
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AERIAL LOCATION



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