

FOR LEASE 9848 Crescent Park Drive West Chester, OH 45069

COMMERCIAL REAL ESTATE







## **Property Highlights**

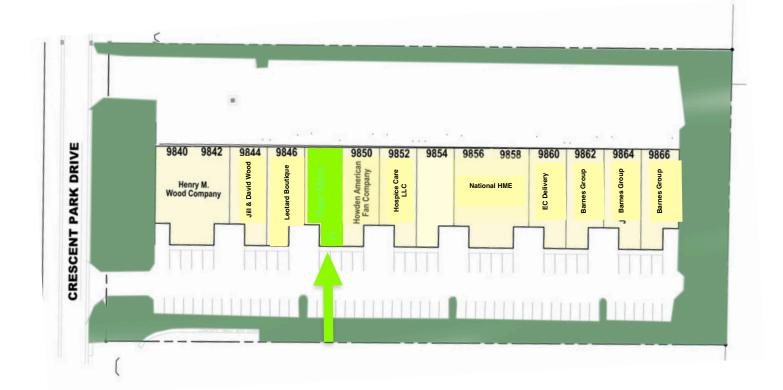
- 3,000 SF space available
- Approximately 90% warehouse & 10% office
- One 10'x10' drive-in door AND one 8'x10' dock door
- 3 phase 120/208, 320 amp service
- Private entry & single story spaces
- · Separately metered
- Ample, convenient parking
- No earnings tax
- Convenient access to I-75 and I-275
- Occupancy negotiable
- Call agent for rates (OpEx \$3.00 PSF)



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Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



## **Property Details**

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	Negotiable
Available SF	3,000 SF
Amenities	Dock door AND drive-in, 1st floor private entry, ample parking
Tenant Finish	Varies by space-mainly warehouse with minimal office
Signage	Placard/door and street reader
Utilities	Separately metered
Term	3 - 5 years

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