

# KERR PLAZA & WAREHOUSE



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Multiple suites available, for rent, at this fantastic, highly visible location on busy Route 8 North of Butler. Found at the traffic light intersection on Mercer Rd, in Butler County. A recently updated, LED sign is available to advertise your business and upcoming promotions.

- Heavy traffic at busy intersection
- A lot of natural light



# Kerr Plaza & Warehouse

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## SUITE FIVE AVAILABLE: RETAIL/OFFICE

This is a convenient 600 sq.ft. m/l space with all utilities included except the electric and trash. This space would be perfect for an office or small retailer. Space consists of a large, open front room 22' x 16', with a spacious closet. Private 14' x 12' office located in the back, with a private restroom. This unit also includes CAM charges and maintenance. Rent \$675/month plus electric and trash, with 3 year lease agreement.



## SUITE SEVEN AVAILABLE: RETAIL/WAREHOUSE

Free span, steel structure, 60'x120' with 20' ceilings. There is optional additional space below 40'x60' and 10' ceilings. This building is currently being used as a general, non-climate control warehouse space. There are currently 6 rows of removable, 100' shelving units 4 levels high. The space has the potential for a multitude of various commercial space. Space consists of 7200sqft, price negotiable. Looking for 2-5 year lease agreement.



Excellent location for any business!

