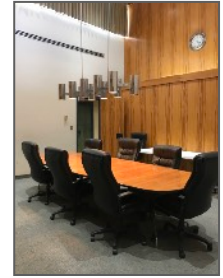


FOR SALE/LEASE

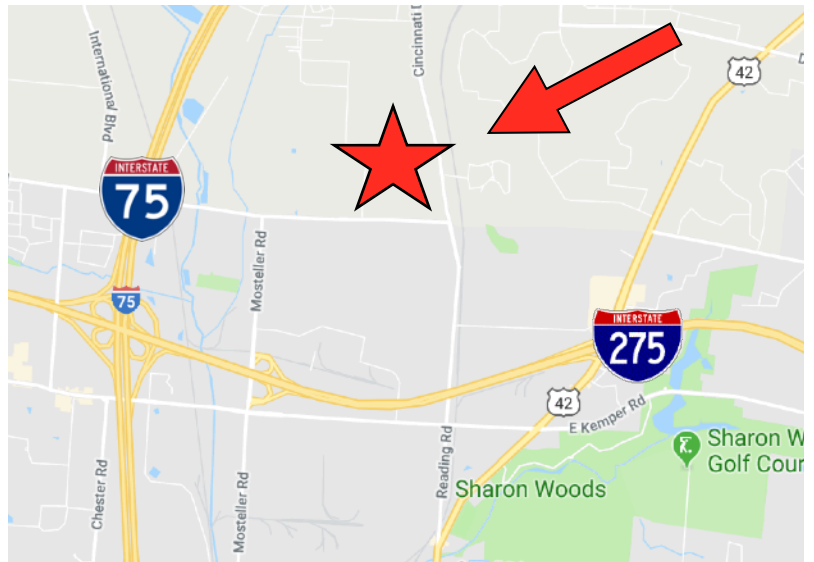
**10163 Cincinnati-Dayton Road**

West Chester, OH 45069



### Property Highlights

- 21,000 SF w/10,500 SF office finish & 10,500 SF office/lab
- Convenient location - close to I-75 and I-275
- 5.19 acre corner lot (Cincinnati-Dayton & Crescentville Roads)
- No earnings tax
- Ample parking 150+ stalls (8:1,000)
- Possible user/investor- 2 separate entries
- Potential lease back
- Lease Rate: \$12.00 PSF MG  
Offered for sale: \$1,700,000 (\$81 PSF)



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## Property Details

Location	West Chester, OH (Butler County)
Building Type	Single tenant (potential user/investor- 2 separate entry points)
Occupancy	Immediate
Available SF	21,000 SF on 5.19 acres
Amenities	Convenient access, ample parking, potential user/investor
Year Built	1971
Signage	Building marquis
Parcel ID	M5610026000071 (Butler County)
Term	3-5 years
Taxes	\$7,892/half
Asking Rates/Price	\$12.00 PSF MG or \$1,700,000 (\$81 PSF)

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