

FOR LEASE

**9840-9866 Crescent Park Drive**

West Chester, OH 45069



## Property Highlights

- Each unit is 3,000 SF with a mix of minimal office and warehouse finishes
- 3,000-12,000 SF (possibly more) available within 30-60 days
- Private entry & single story
- Each unit has 10'x10' drive-in door and 8'x10' dock door
- Separately metered
- Ample parking
- No earnings tax
- Convenient access to I-75 and I-275
- \$8 PSF NNN (\$2.75 PSF OpEx)



North Ridge Realty Group

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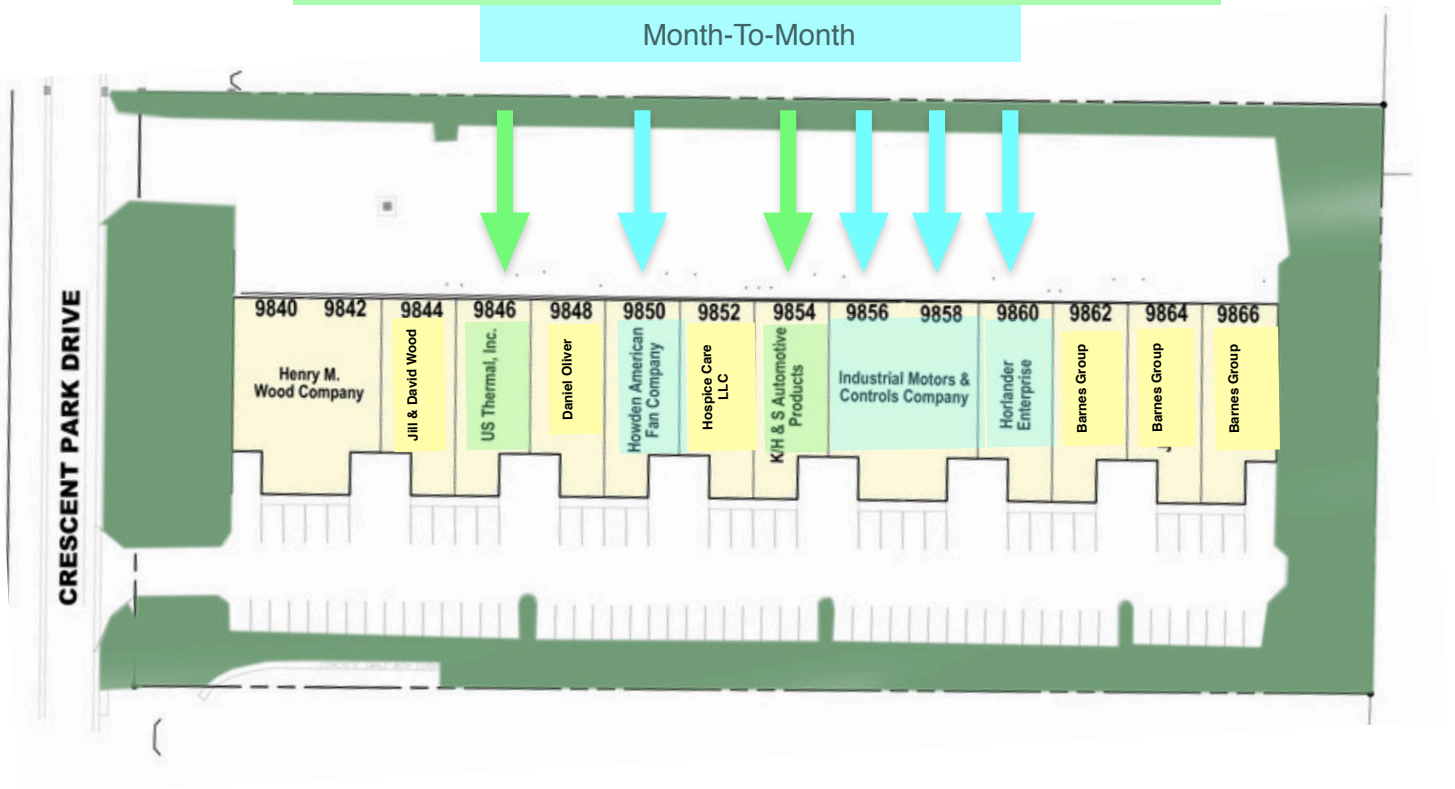
[www.nrrg.com](http://www.nrrg.com)

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Available with 30 day notice - can show anytime w/adequate notice

Month-To-Month



## Property Details

Location	West Chester, OH (Butler County)
Building Type	Multi-tenant, flex
Occupancy	30-60 days
Available SF	3,000-12,000 SF - possibly more
Amenities	1st floor private entry, ample parking
Tenant Finish	Varies by space-mainly warehouse with minimal office
Signage	Placard/door
Utilities	Separately metered
Term	3-5 years
NNN	\$8.00 PSF NNN (plus utilities & trash removal) - \$2.75 PSF OpEx

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