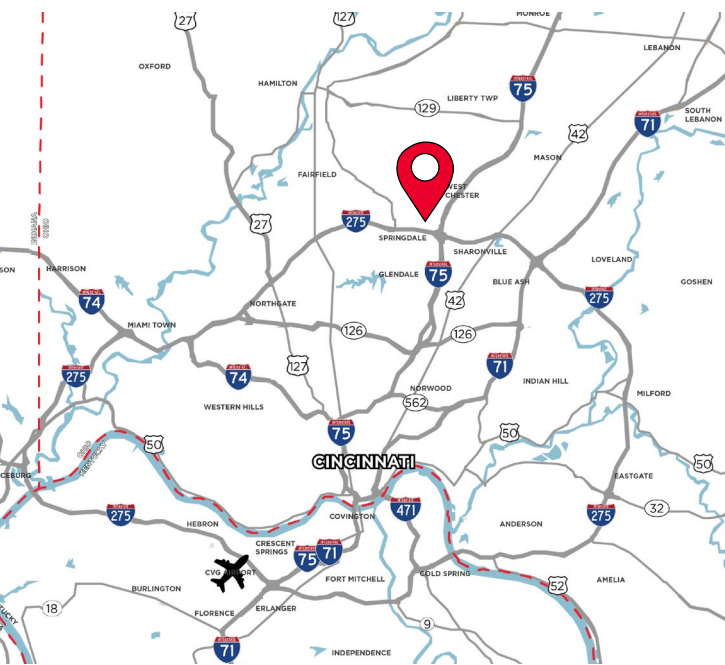




FOR LEASE
**TRI-COUNTY
BUSINESS CENTER**
SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

OFFICE WAREHOUSE/ RETAIL

FOR LEASE: \$8.95/SF NNN



PROPERTY HIGHLIGHTS

- Multiple spaces from 1,595 - 9,733 SF
- Office/Warehouse Space
- No Earnings Tax
- 3 per 1,000 SF Parking Ratio
- 35,000 Cars Per Day
- Located on the corner of SR 747 and Crescentville Road
- Adjacent to the Tri-County retail corridor with many amenities nearby

For more information, contact:

Ben McNab, SIOR, CCIM
Managing Director
+1 513 763 3019
ben.mcnab@cushwake.com

Tom McCormick, SIOR, CCIM
Managing Director
+1 513 763 3025
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201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

FOR LEASE TRI COUNTY BUSINESS CENTER

SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

BUILDING SPECIFICATIONS

FOR LEASE: \$8.95/SF NNN OP. EX. \$2.45

Suite #	Available SF	Office SF	Warehouse SF	Doors	Rate
4828	1,595 SF			(1) Drive-In	\$8.95/psf
4841	9,733 SF	3,500 SF	6,233 SF	(2) Docks	\$8.95/psf

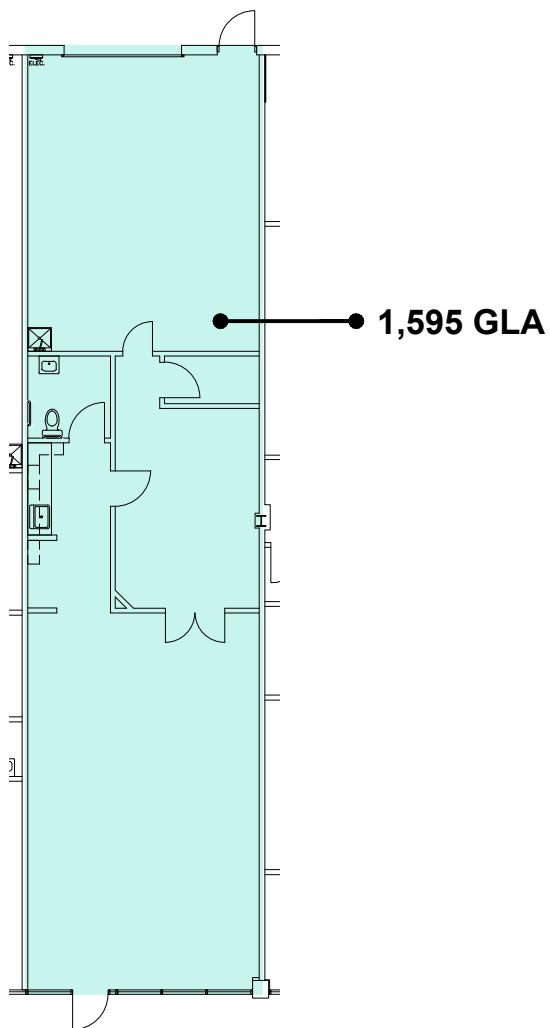


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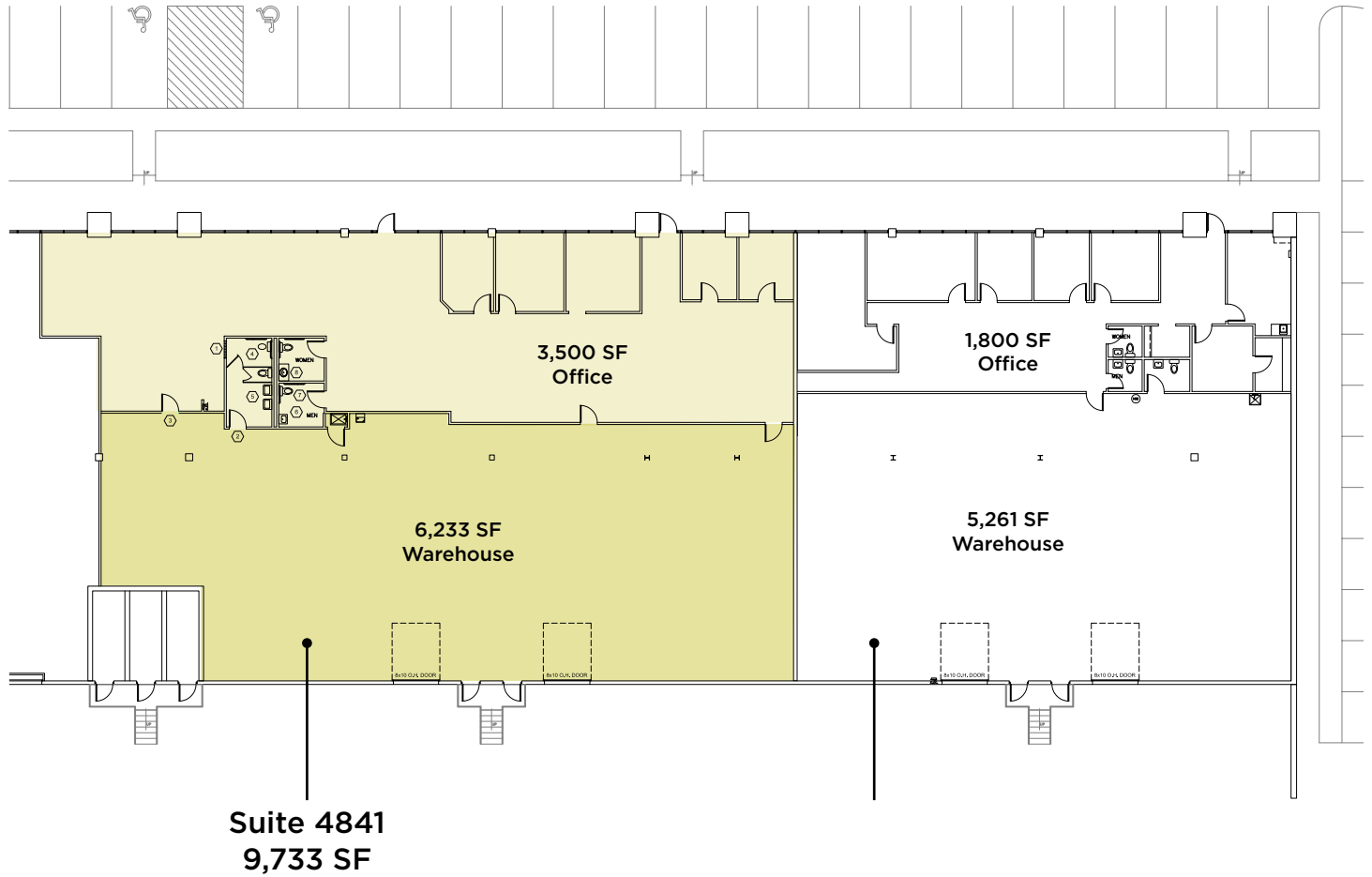
FLOOR PLAN - SUITE 4828



FOR LEASE
TRI COUNTY
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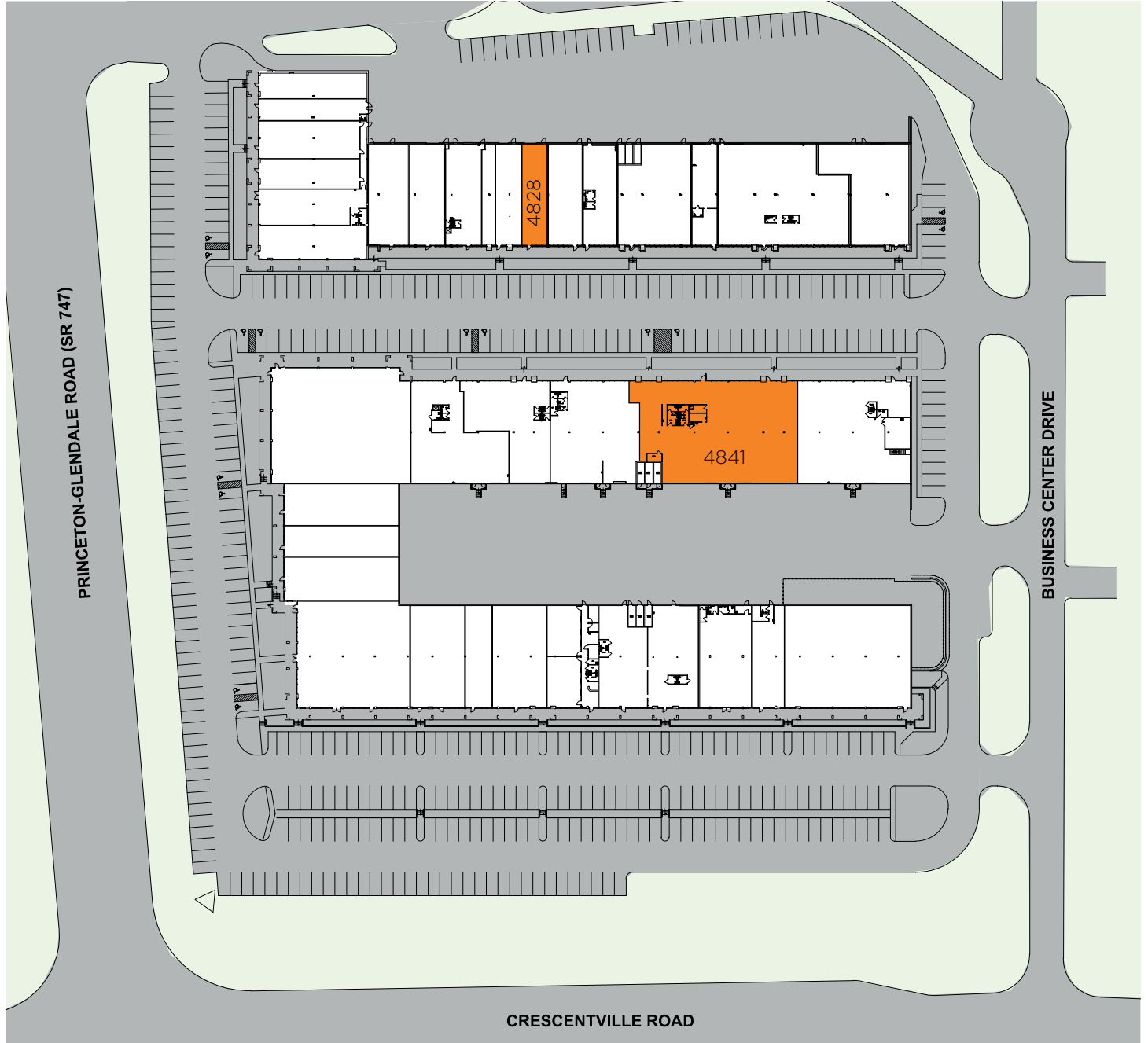
FLOOR PLAN - SUITE 4841



FOR LEASE
**TRI COUNTY
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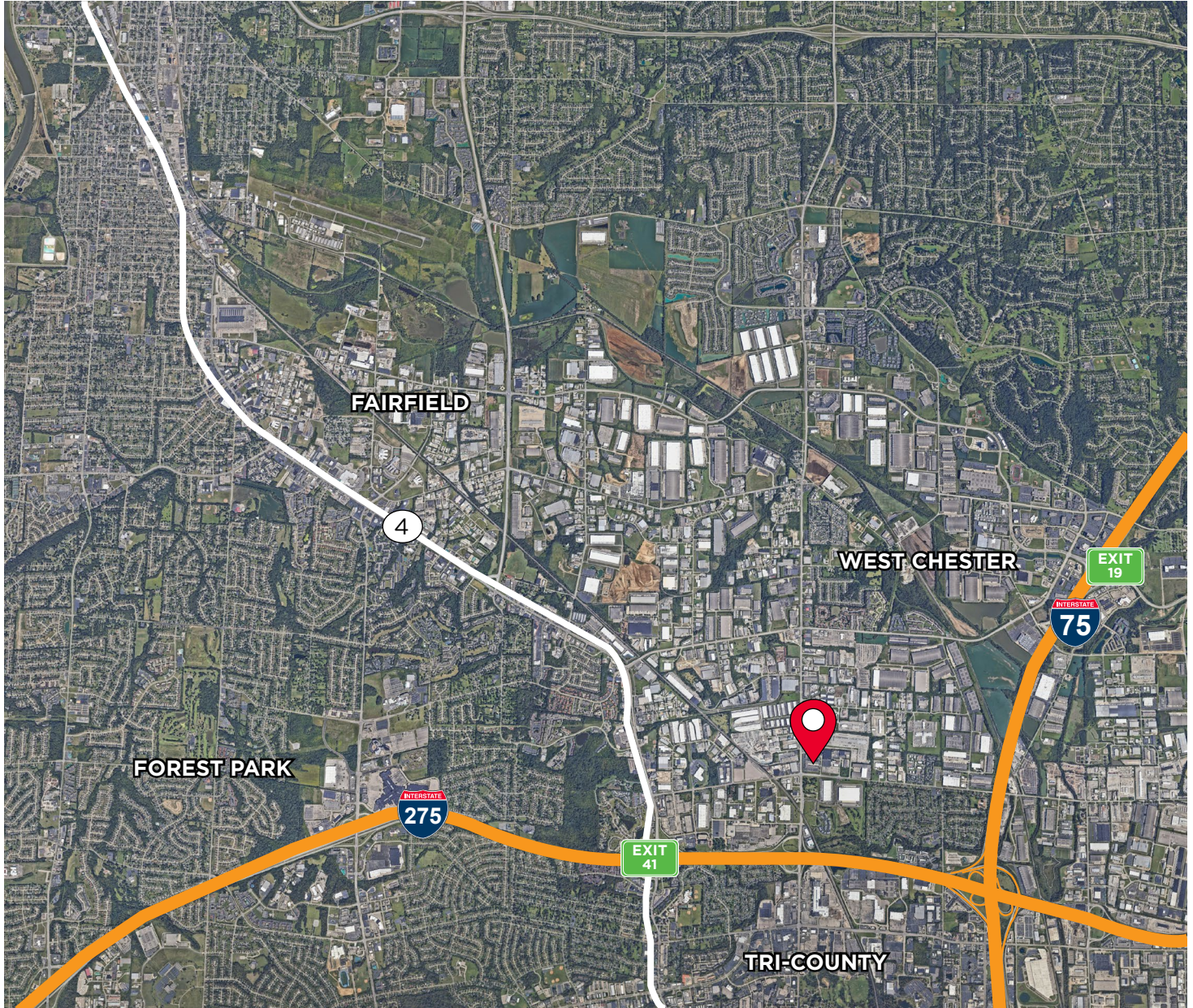
SITE PLAN



FOR LEASE TRI COUNTY BUSINESS CENTER

SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

AERIAL LOCATION



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