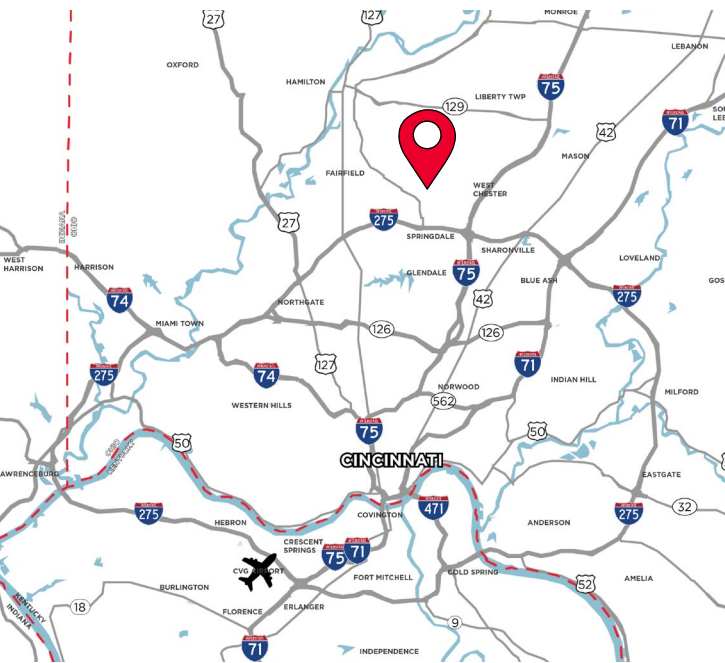


FOR LEASE
9185 LE SAINT DR
WEST CHESTER, OH 45014

WAREHOUSE SPACE

FOR LEASE: \$7.00 GROSS/SF/Yr



PROPERTY HIGHLIGHTS

- 8,000 - 16,000 SF Warehouse
- Short or Long Term
- 18' - 20' Clear Height
- (1) Dock; (1) Drive In
- Located in West Chester's premier industrial area
- Quick access to I-275 and I-75

For more information, contact:

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FOR LEASE

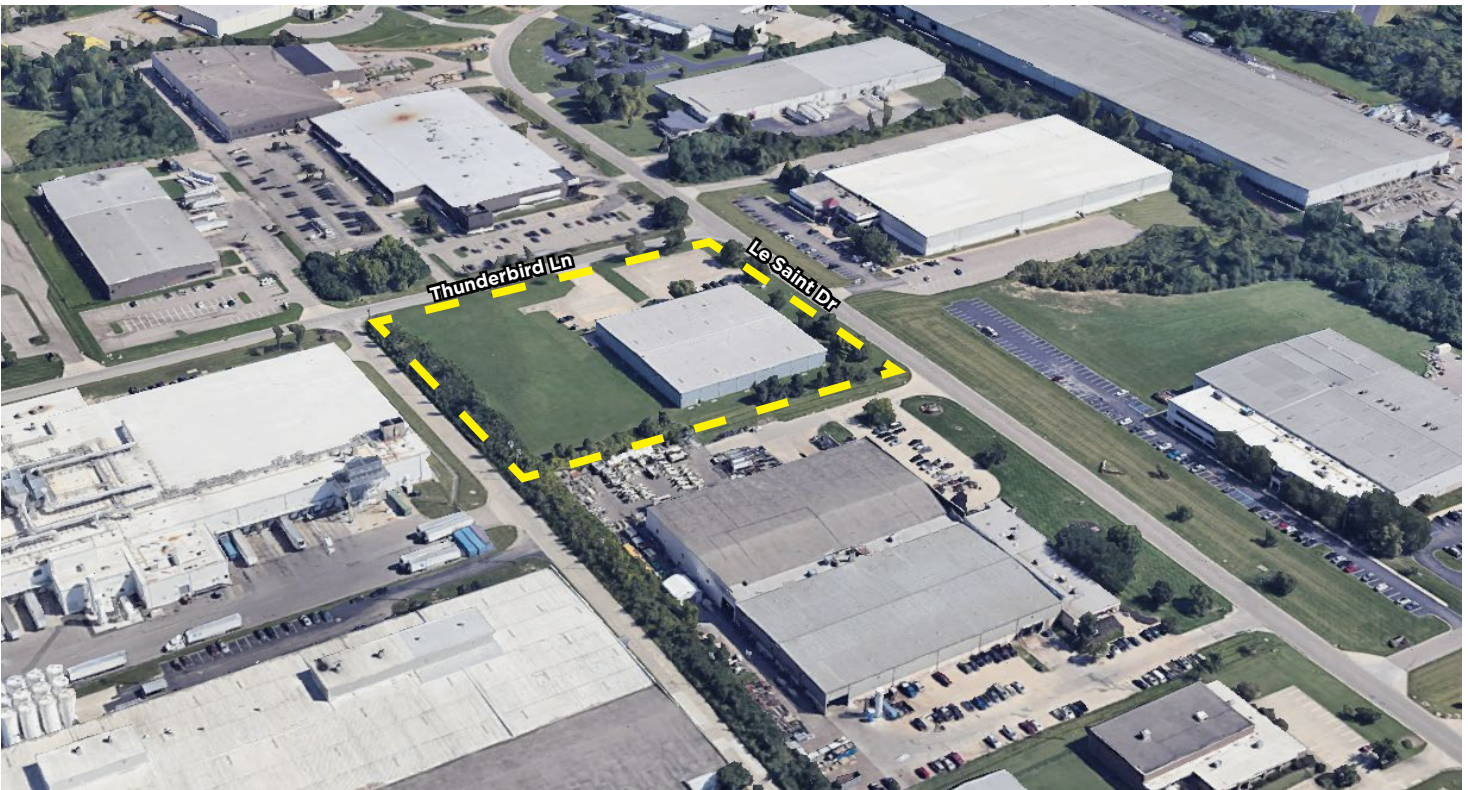
9185 LE SAINT DRIVE

WEST CHESTER, OH 45014

BUILDING SPECIFICATIONS

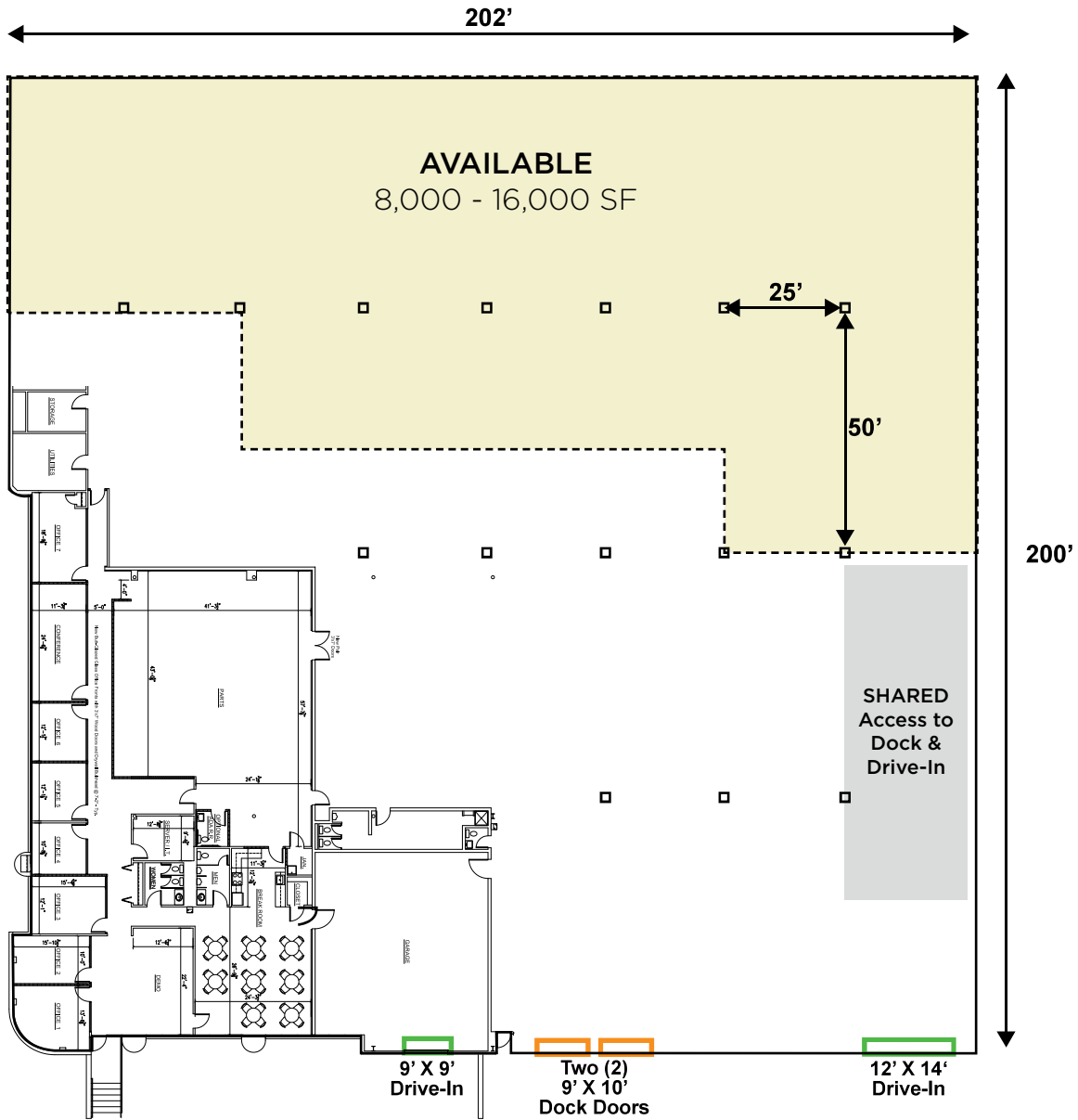
LEASE RATE: \$7.00 Gross/SF/Yr

LOCATION	West Chester, OH	CEILING HEIGHT	18' - 20'
AVAILABLE SPACE	8,000 - 16,000 SF	DOCK DOORS	(1) 9' x 10' with leveler
WAREHOUSE SPACE	16,000 SF	DRIVE INS	(1)
ACRES	4.67	LIGHTING	T-5 Fluorescent
ZONING	M-2, Manufacturing & Light Assembly	HVAC	Gas fired radiant heat
YEAR BUILT	1986	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Pre engineered metal with block wainscot	WATER/SEWER	www.butlercountyohio.org
ROOF	Pitched metal	TELEPHONE	www.cincinnatiatibell.com
FLOORS	6" Concrete (est.)	DATA	www.spectrum.com
COLUMN SPACING	25' x 50'	PARKING	42 Employee spaces



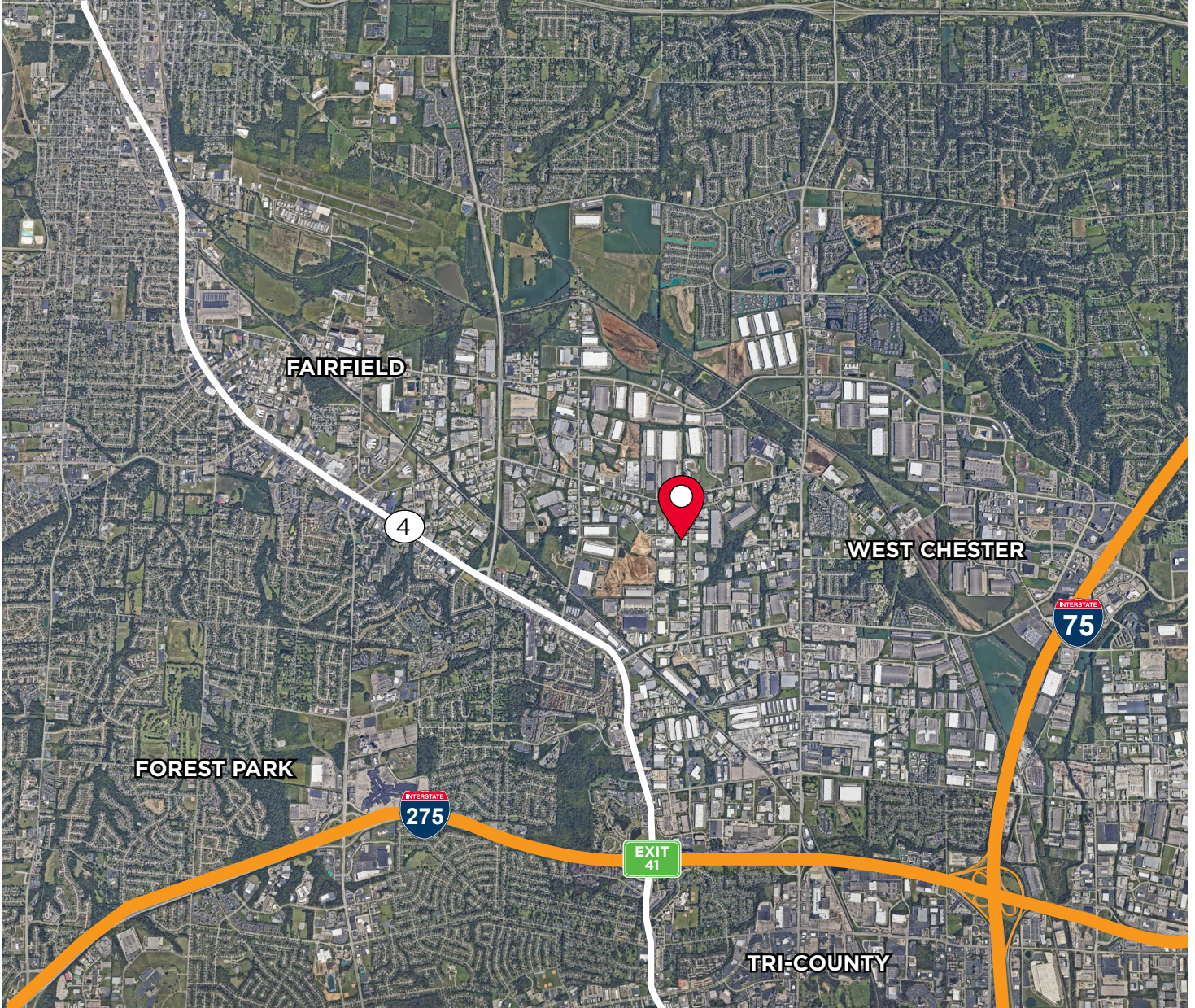
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FLOOR PLAN



FOR LEASE
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AERIAL LOCATION



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