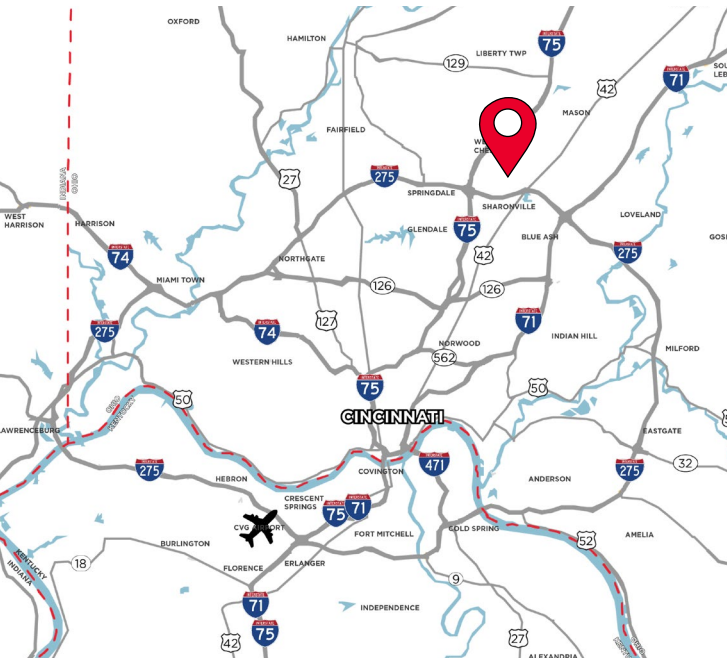


20,000 SF AVAILABLE
9879 CRESCENT
PARK DRIVE

WEST CHESTER, OH 45069

OFFICE/WAREHOUSE

FOR LEASE: \$5.95/psf NNN



PROPERTY HIGHLIGHTS

- **20,000 SF Total Available**
- **1,000 SF office**
- **20' - 22' clear**
- **Pre-engineered metal construction**
- **M-1 zoning**
- **Skylights**
- **Ample parking**
- **Front loaded building**
- **No local earnings tax**
- **Can be leased separately or combined**

For more information, contact:

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FOR LEASE 9879 CRESCENT PARK DRIVE

WEST CHESTER, OH 45069

BUILDING SPECIFICATIONS

LEASE RATE: \$5.95/PSF NNN (\$1.50 OPEX)

LOCATION	West Chester, OH	DOCK DOORS	9' x 10' Dock Doors
BUILDING SIZE	72,000 SF	RESTROOMS	5 Total
AVAILABLE SIZE	20,000 SF	ELECTRIC	240 volt, 200amp, 3 phase
OFFICE SIZE	1,000 SF	HVAC	Gas Fired Heaters
YEAR BUILT	1987	ELECTRIC	www.duke-energy.com
CONSTRUCTION	Pre-engineered Metal	GAS	www.duke-energy.com
CLEAR HEIGHT	20' - 22'	WATER	www.cincinnati-oh.gov/water
COLUMN SPACE	50' x 40'	SEWER	www.msdcg.org
PARKING		TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
LIGHTING	T-8	OPEX	\$1.50/psf

Suite #	Available SF	Office SF	Docks	Restrooms	Rate
9885	20,000 SF	1,000 SF	(4) 9'x10' Docks; (2) w/ levelers	3 Restrooms	\$5.95/psf

