

FLEX SPACE FOR LEASE

6037 SCHUMACHER PARK DRIVE

West Chester, OH 45069



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PROPERTY HIGHLIGHTS

FOR LEASE: +/- 9,711 SF

PRICING: \$10.00/SF NNN FLAT

- Excellent visibility at Allen Road & Schumacher Park Drive
- Tilt up concrete construction
- 1,316 SF of warehouse
- 1 Dock
- 19'- 20' clearance
- Zoned M-2 (General Industrial)
- In close proximity to I-75 & I-275
- No local earnings tax



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FACT SHEET

Location: West Chester, Butler County

Total Building Size: 53,577 SF

Year Built: 1999

Exterior Construction: Concrete tilt-up

Total Space Size: 9,711 SF

Warehouse SF: 1,316 SF

Parking: +/- 60 lined spaces

Clearance Height: +/- 19' – 20'

Columns: 40' x 40'

Loading: 1 dock door

Floor: 6" reinforced slab

Lighting: Fluorescent & LED

Utilities: Gas & Electric 120/208/240V 3 Phase

HVAC: 100%

Sprinkler: Wet

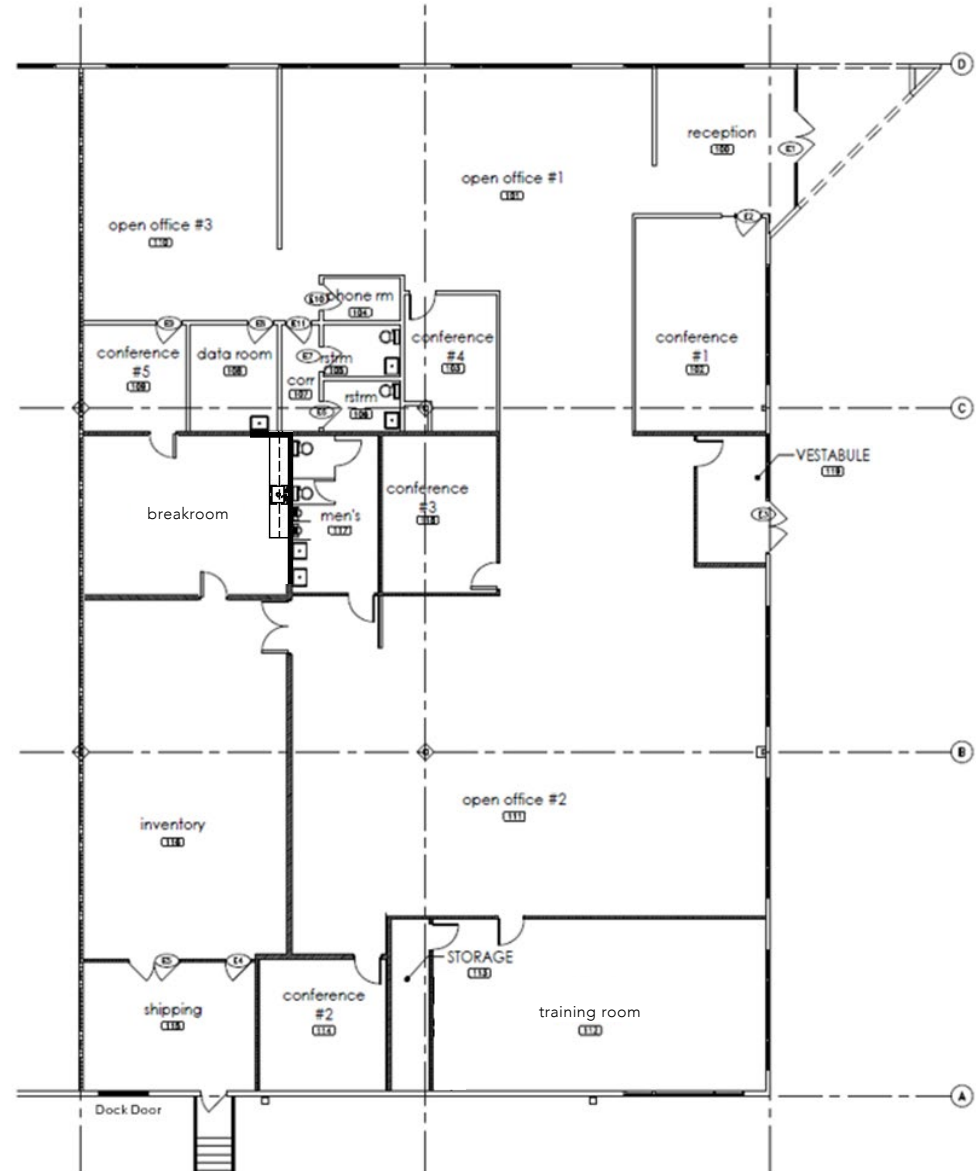
Zoning: M2 – General Industrial

Available: Immediately

Lease Rate: \$10.00/SF NNN Flat

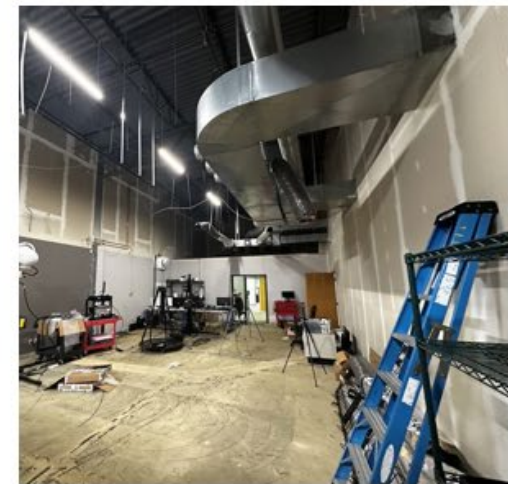
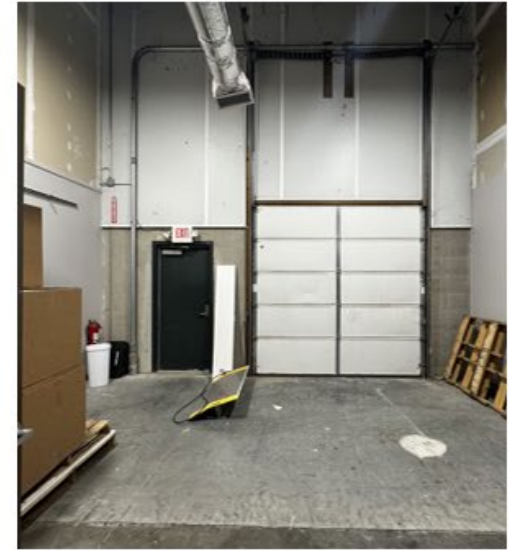
Net Operating Expenses: \$3.24/SF

Term: Five (5)-years preferred



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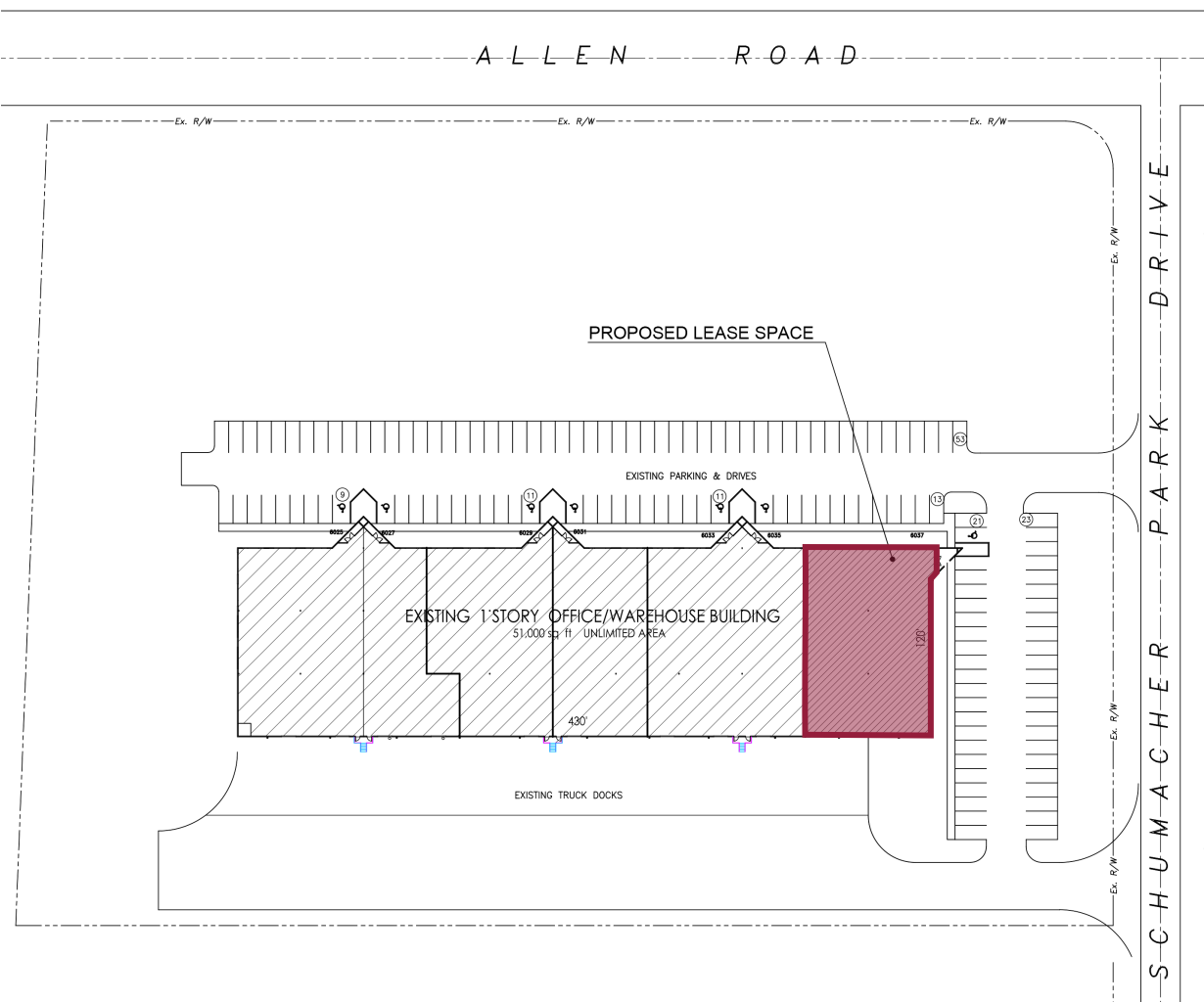
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OVERALL SITE PLAN



SITE LOCATION

