



6170 CENTRE PARK DR.

WEST CHESTER, OH 45069

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



10,175 SqFt

- Located in West Chester minutes to I-275 (Mosteller Rd.) and I-75 (Union Centre Blvd.)
- 110' concrete truck court
- Three (3) docks and One (1) drive-in
- No employee earnings taxes
- Lease rate: \$12.00/SqFt NNN + \$2.50/SqFt OpEx/CAM



CLICK HERE FOR AERIAL VIDEO



CLICK HERE FOR THE 360° TOUR

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PROPERTY DETAILS

Total SqFt:	10,175
Office SqFt:	2,590
Warehouse SqFt:	7,585
Acreage:	1.586 acres
Clear Height:	16'
Year Built:	1987
Type Construction:	Pre-Engineered Metal / Brick
Dock door:	Three (3) – 8' x 8'
Drive-in door:	One (1) – 10' x 10'
Roof:	Metal
Sprinkler:	Yes, wet
Truck court:	110' (concrete)
Parking Lot:	20 spaces
Assessed Valuation:	\$700,000
Annual Property Taxes:	\$15,000 (\$1.50/SqFt)
Butler County Parcel ID:	M5620282000008
Parking Lot:	100+ spaces
Restrooms:	Multiple sets in office plus warehouse restrooms/locker rooms

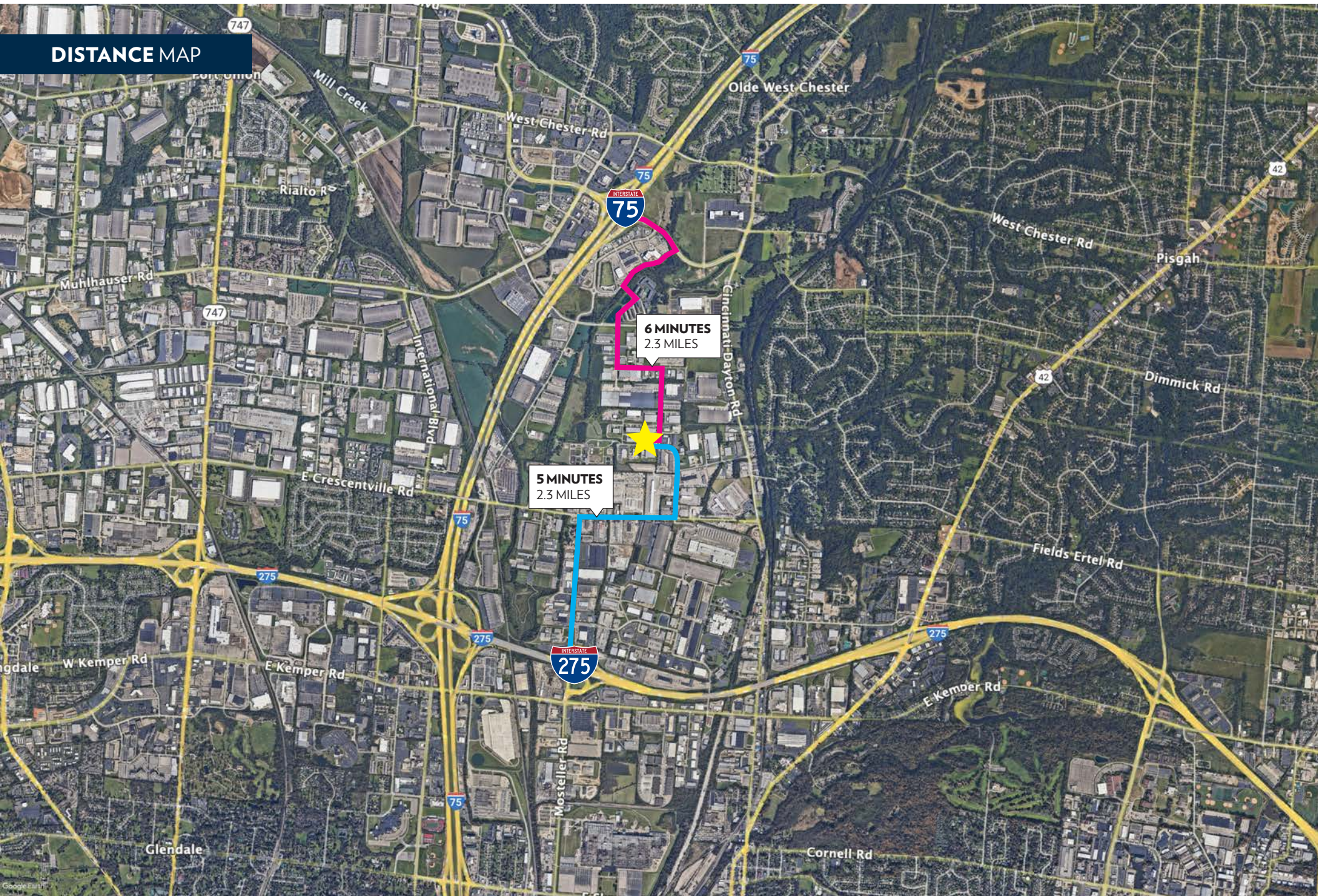
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DISTANCE MAP



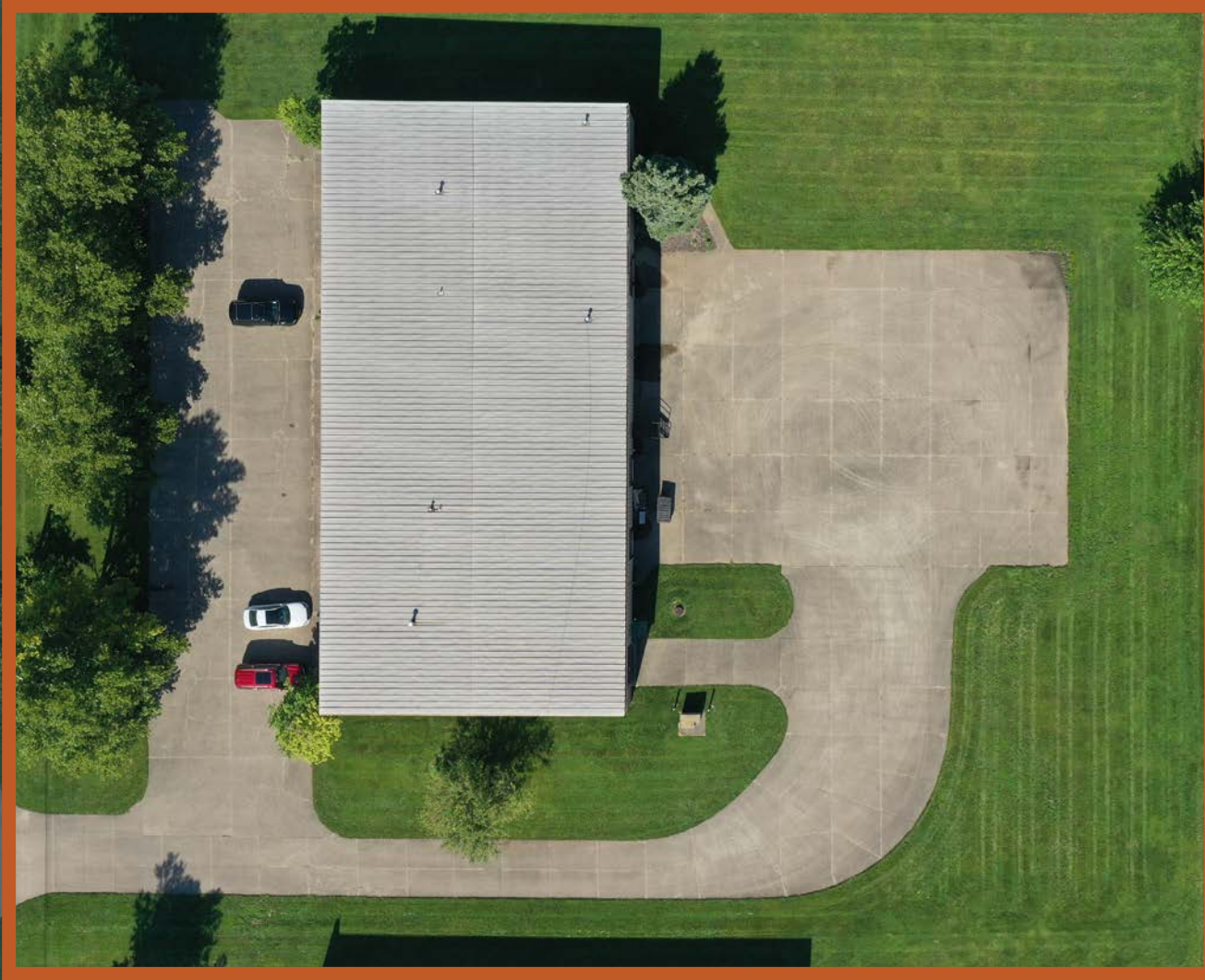
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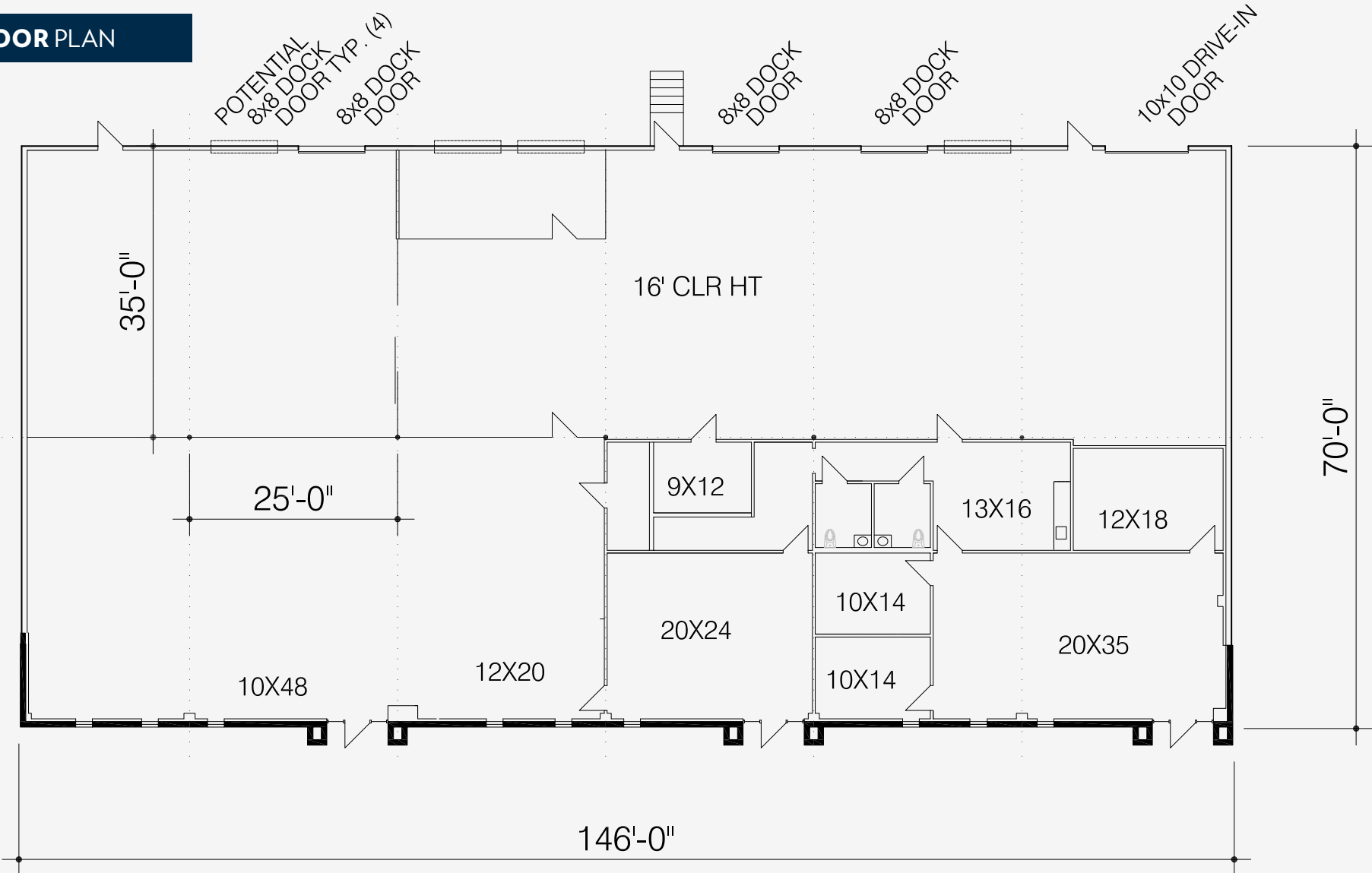
PARCEL OUTLINE



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FLOOR PLAN



	10	25	50
OFFICE	2,590 SF		
WRHSE	7,585 SF		
TOTAL	10,175 SF		

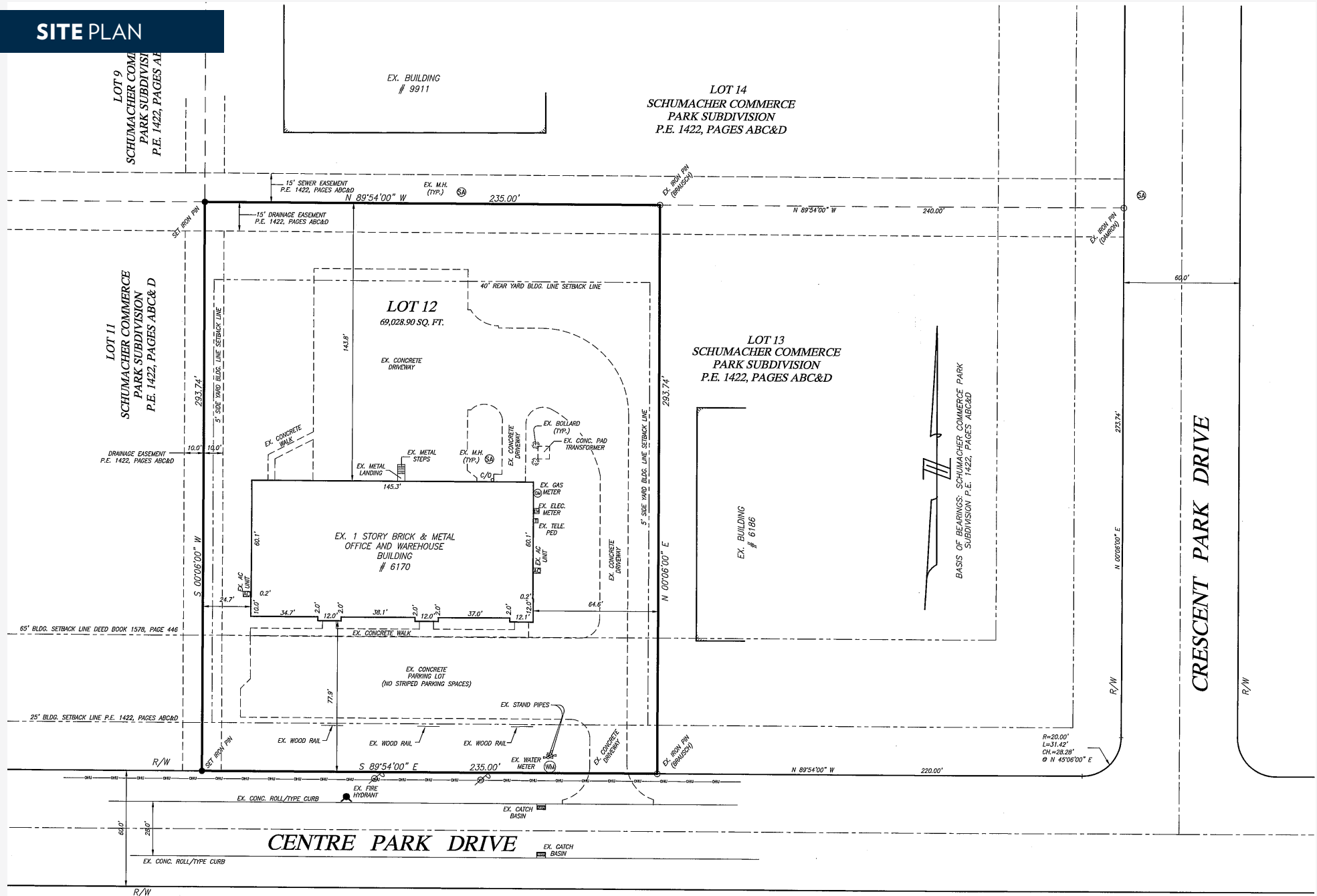
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SITE PLAN



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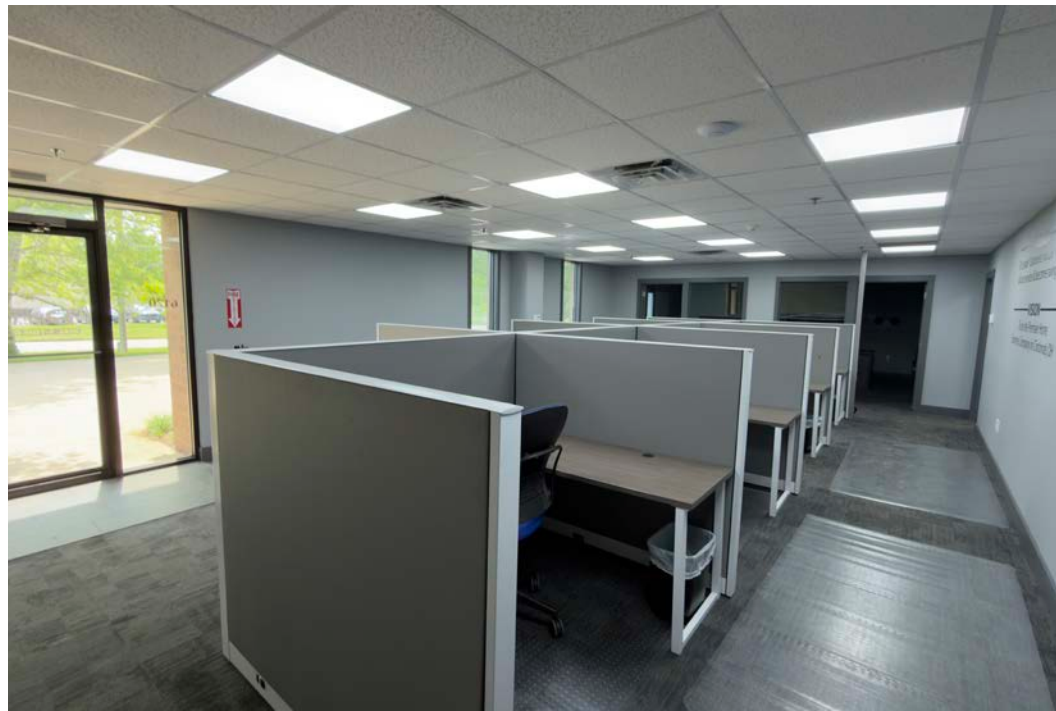
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