

9870 Crescent Park Dr
West Chester, OH 45069

For Sale

Colliers



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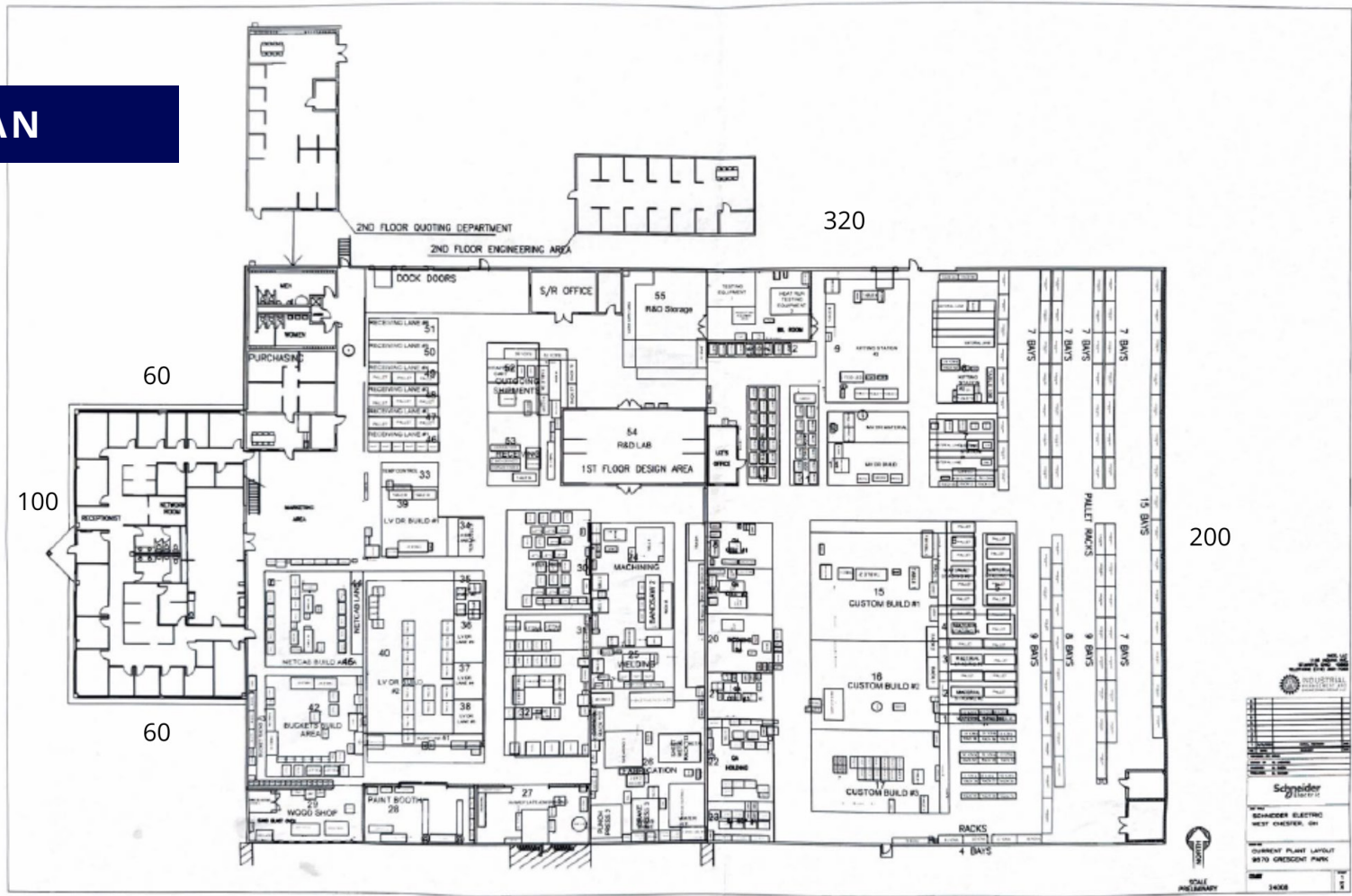
PROPERTY OVERVIEW

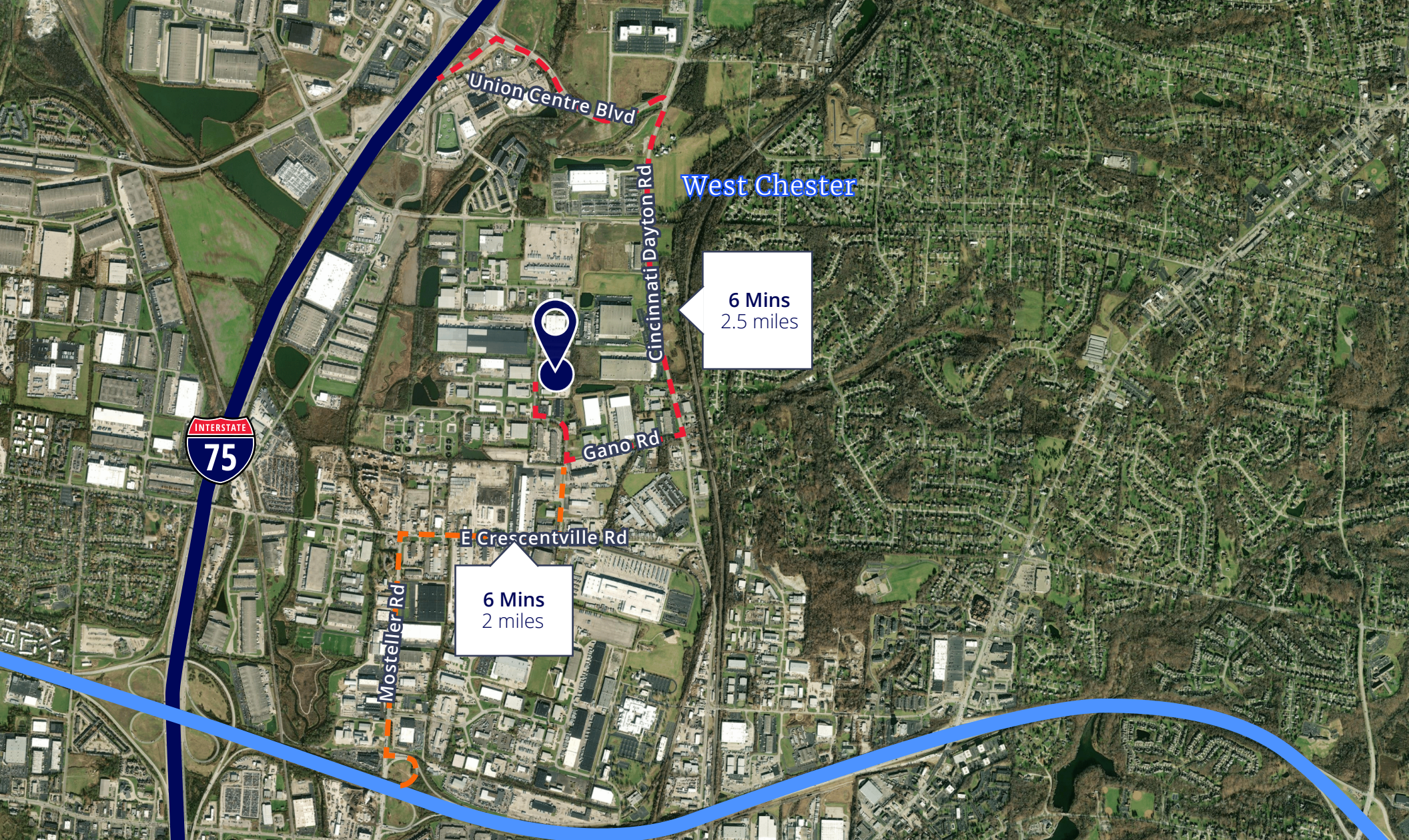
| | |
|---------------------|---|
| Total SF | 70,000 SF |
| Office SF | 6,000 SF |
| Acreage | 5.69 Acres |
| Production Office | 27' x 60' (2 Story Enclosed in warehouse) |
| Engineering Offices | 31' x 63' (2 Story Enclosed in warehouse) |
| Column Spacing | 40' x 50' |
| Docks | 2 Docks w/ Levelers and Shelters |
| Warehouse Clear | 19' 6" - 23" 6" |
| Drive-ins | 3 Drive-in Doors; 12' x 14' |
| Crane | 2 Crane rail systems; 3-5 ton hoist 16 ft under hook |
| Outside storage | .4 Acres approx. |
| Floors | 8" |
| Power | 1600 Amp 480 Volt 3 Phase |
| HVAC | Office: 8 zone HVAC units Production/ Warehouse: 2 gas fired MUA |
| Built | 1991 1994 |



Sale Price: \$6,000,000

FLOORPLAN





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