

Flex/Industrial Building For Lease

West Chester Township



FEATURES

- **7,090 Total SF**
- **2,700 SF Office Area**
- **One (1) dock door**
- **One (1) drive-in door**
- **6,500 SF concrete pad**

LOCATION

**870 E. Crescentville Road
Cincinnati, OH 45246**

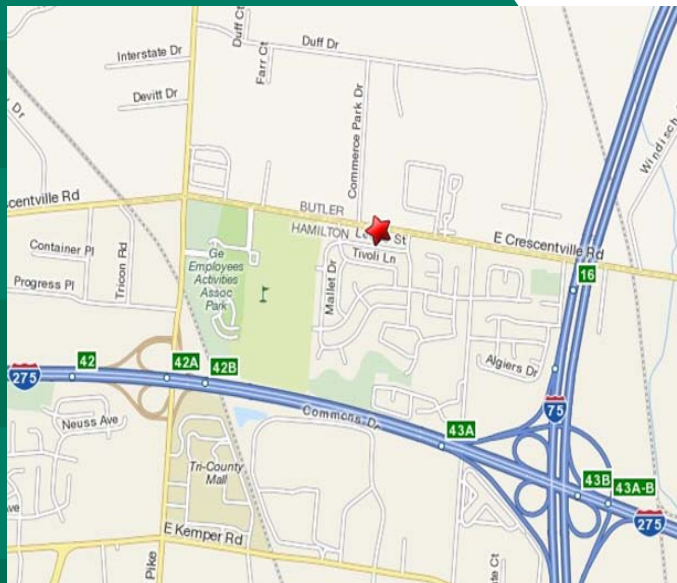
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COMMERCIAL REAL ESTATE SERVICES

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870 E. Crescentville Rd.

Address/City/County:	870 E. Crescentville Road/Cincinnati/Butler Cty.
Square Footage:	7,090 SF
Office Area:	2,700 SF
Land Size:	2.417 acres (multi-tenant facility)
Date of Construction:	1987
Type of Construction:	Concrete block/brick
Zoning:	Industrial
Clearance Height:	18'
Floor:	Concrete
Drive In Doors:	One (10' x 9')
Truck Doors:	One (10' x 9')
Sprinkler:	Yes
Lighting:	Fluorescent
Parking:	Paved
Electric:	600 amp, 3 phase, 208/240 volt
Roof:	Rubber membrane
Heat & A/C:	HVAC in office, gas fired units in warehouse
Lease Rate:	\$5.50/SF NNN



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FOR MORE INFORMATION, CONTACT

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