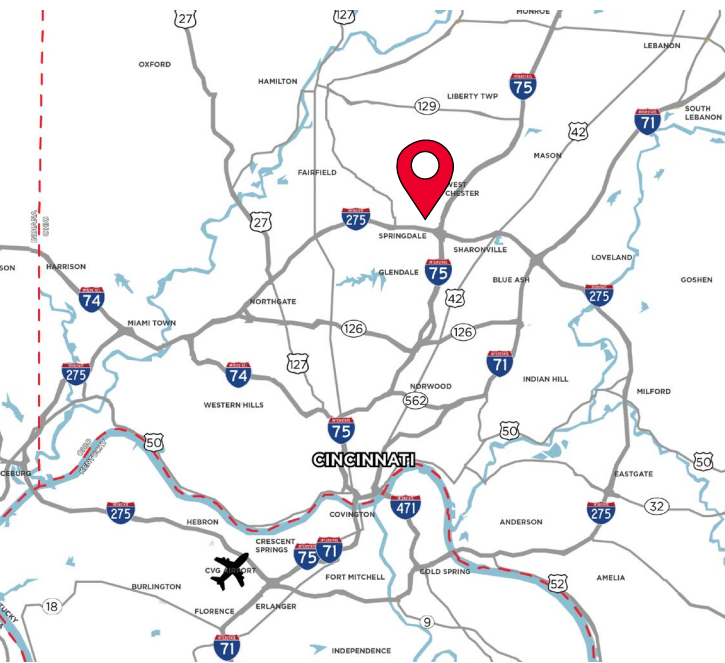


FOR LEASE
**TRI-COUNTY
BUSINESS CENTER**
SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

OFFICE WAREHOUSE/ RETAIL

FOR LEASE: \$8.95/SF NNN



PROPERTY HIGHLIGHTS

- 1,640 SF Available
- Office/Warehouse Space
- No Earnings Tax
- 3 per 1,000 SF Parking Ratio
- 35,000 Cars Per Day
- Located on the corner of SR 747 and Crescentville Road
- Adjacent to the Tri-County retail corridor with many amenities nearby

For more information, contact:

Ben McNab
Managing Director
+1 513 763 3019
ben.mcnab@cushwake.com

Tom McCormick, SIOR, CCIM
Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

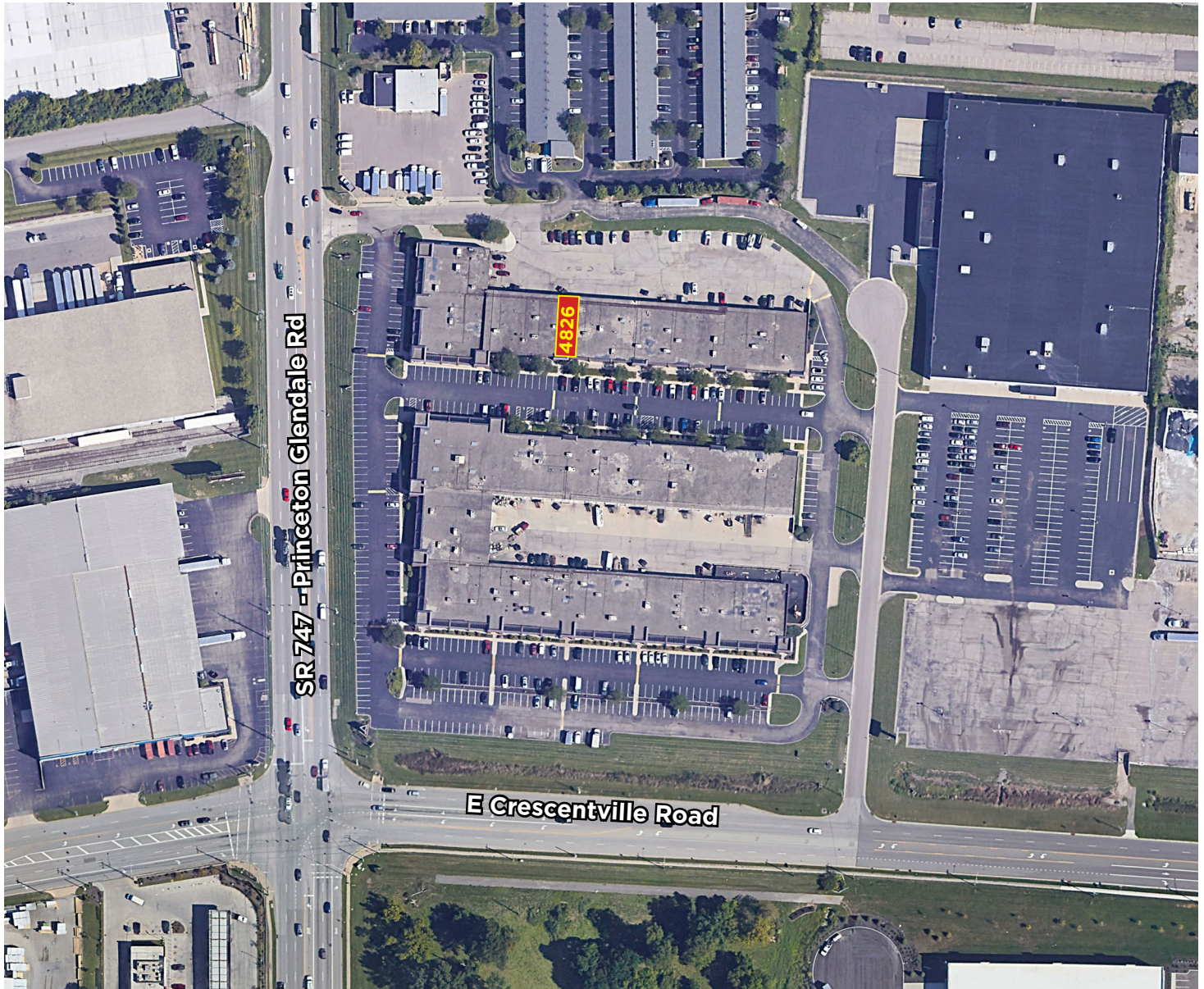
FOR LEASE TRI COUNTY BUSINESS CENTER

SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

BUILDING SPECIFICATIONS

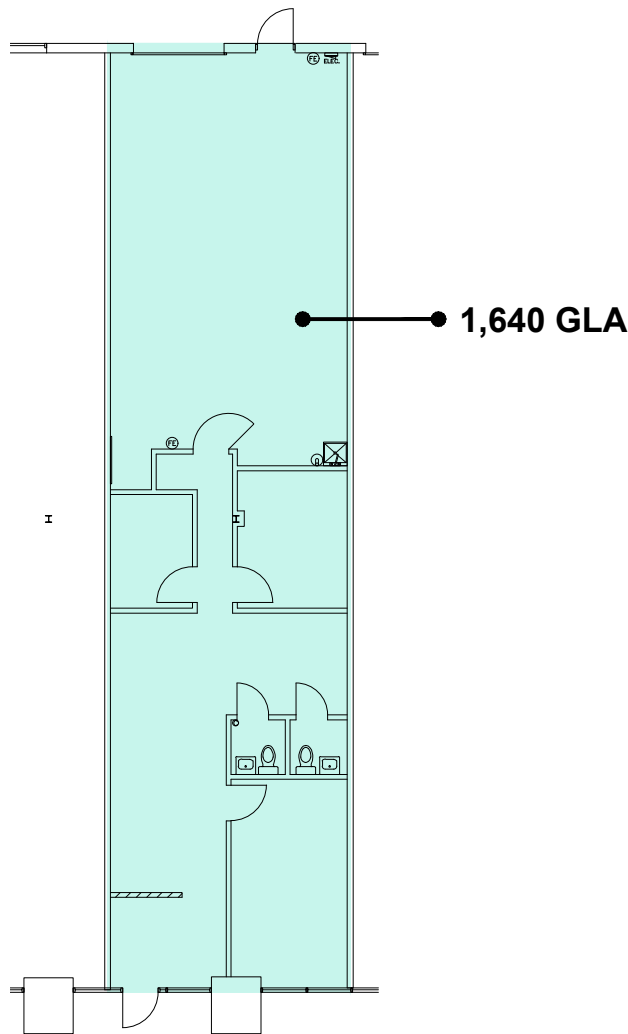
FOR LEASE: \$8.95/SF NNN OP. EX. \$2.45

Suite #	Available SF	Office SF	Warehouse SF	Doors	Rate
4826	1,640 SF	1,000 SF	640 SF	(1) Drive-In	\$8.95/psf



FOR LEASE
**TRI COUNTY
BUSINESS CENTER**
SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

FLOOR PLAN - SUITE 4826

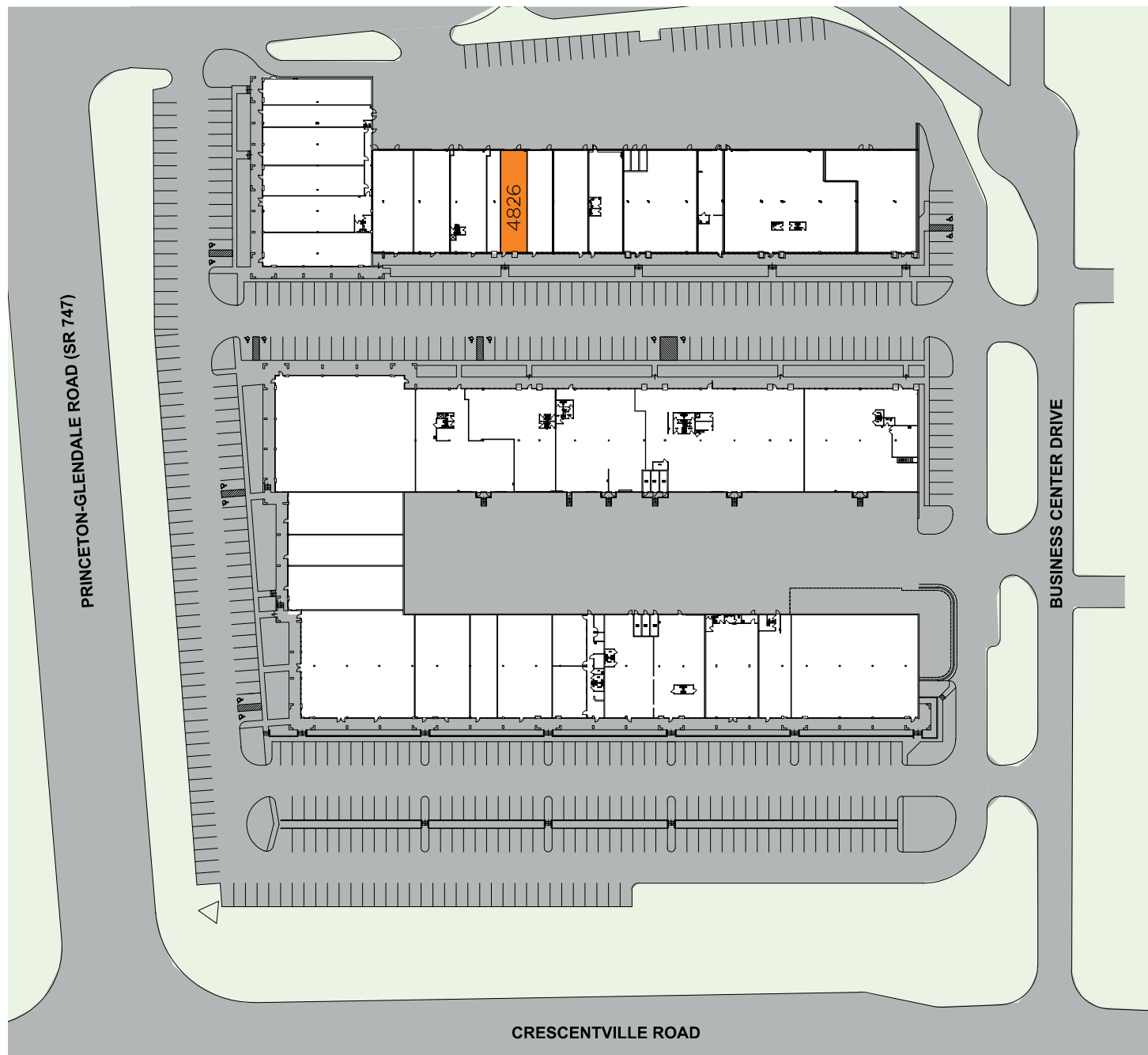


FOR LEASE

TRI COUNTY BUSINESS CENTER

SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

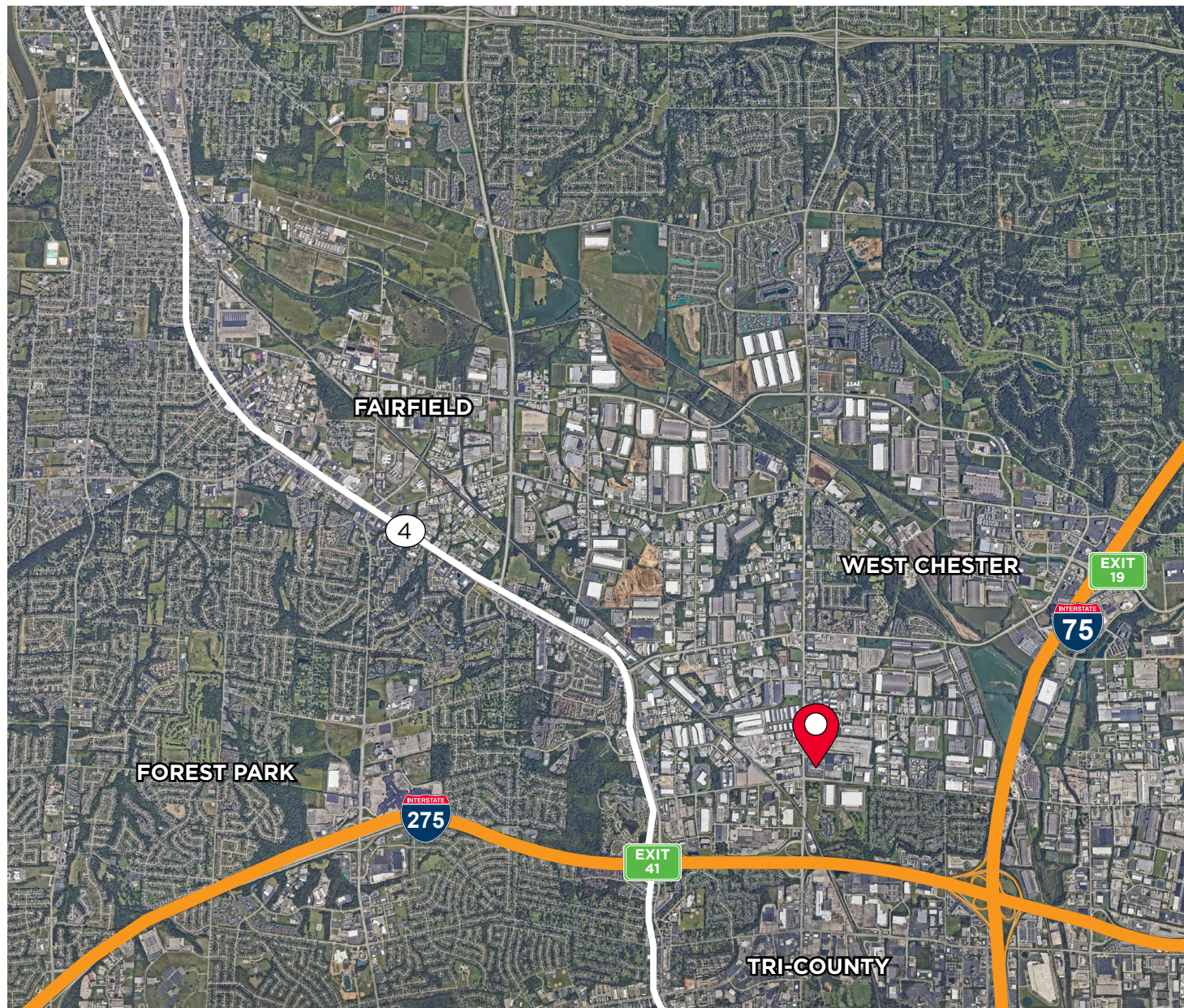
SITE PLAN



FOR LEASE TRI COUNTY BUSINESS CENTER

SR 747 & CRESCENTVILLE RD.,
WEST CHESTER TWP, OH 45069

AERIAL LOCATION



For more information, contact:

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Managing Director
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Managing Director
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tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

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