

FOR LEASE

7708 SERVICE CENTER DR

WEST CHESTER, OH 45069



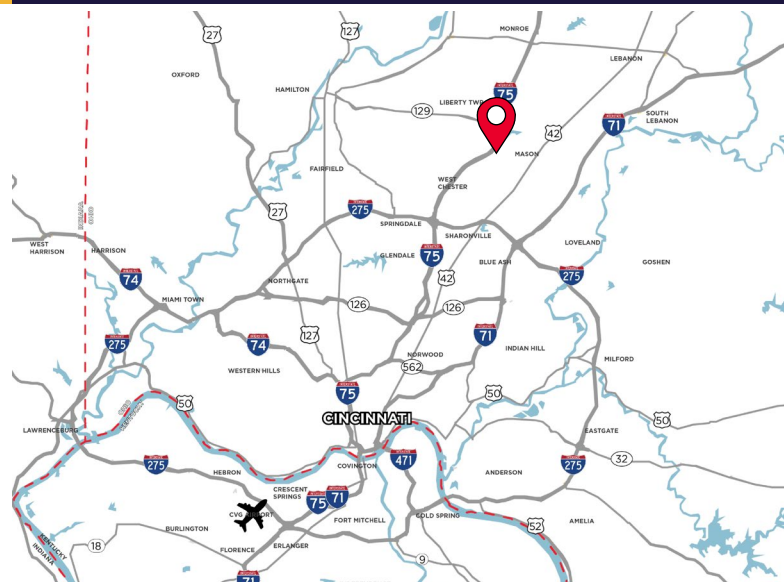
CURRENTLY UNDERGOING A COMPLETE RENOVATION



OFFICE/WAREHOUSE

LEASE RATE: \$8.95/SF NNN

- 14,644 SF Total
- 2,172 SF Office
- 12,472 SF Warehouse
- (3) Dock Doors
- Highway Visibility
- New Renovation Includes:
 - » LED Lights throughout
 - » Fully Renovated Office Space & Restrooms
 - » New Breakroom
 - » Polished Concrete Floors
 - » Interior Paint



For more information, contact:

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BUILDING SIZE	103,640 SF	DOCK DOORS	(3) Dock Doors
AVAILABLE SIZE	14,644 SF	PARKING	170 Total Bldg Spaces
OFFICE SIZE	2,172 SF	SPRINKLER	Wet
WAREHOUSE SIZE	12,472 SF	LIGHTING	LED
YEAR BUILT	1989, Reno 2001, 2025	HVAC	Natural gas-Fired Unit Heaters
CONSTRUCTION	Tilt-up Concrete	UTILITIES	
CLEAR HEIGHT	19'-22'	ELECTRIC/GAS	www.duke-energy.com
COLUMN SPACING	40' x 40' 40' x 160' bays (6,400 SF)	WATER/SEWER	www.butlercountyohio.org
ROOF	Rubber Membrane	TELEPHONE/DATA	www.altafiber.com
FLOOR	6" Concrete Slab	OPEX	\$2.29/SF

AERIAL



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PHOTOS



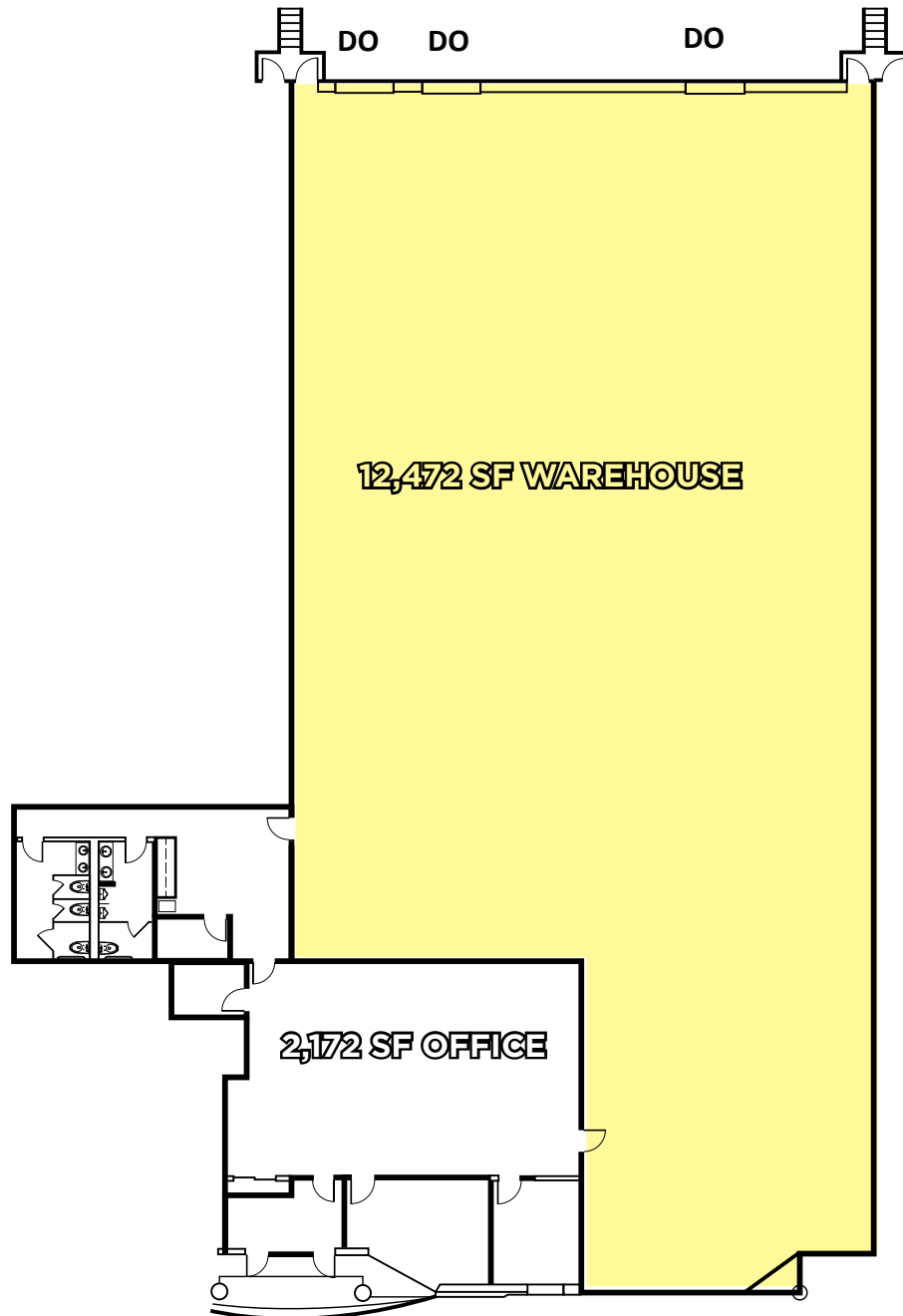
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FLOOR PLAN



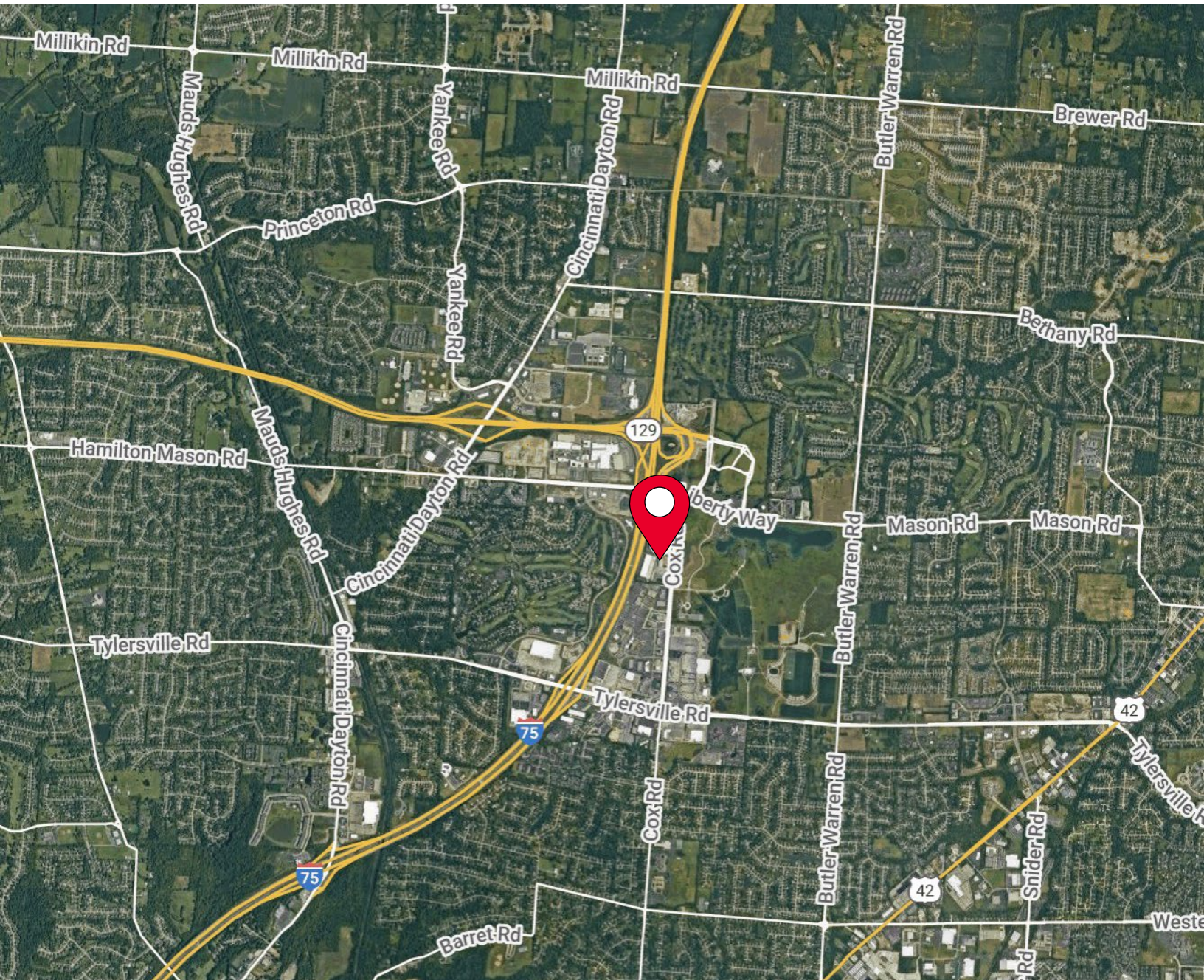
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AERIAL LOCATION



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