

AVAILABLE

10132 Business Center Drive

# 10132

Business Center Drive  
WEST CHESTER | OH

NO EARNINGS TAX!  
EXPANDABLE!  
ADDITIONAL LAND  
AVAILABLE!

**REDUCED** Lease rate:

**\$4.00/SF NNN**

Sale Price:

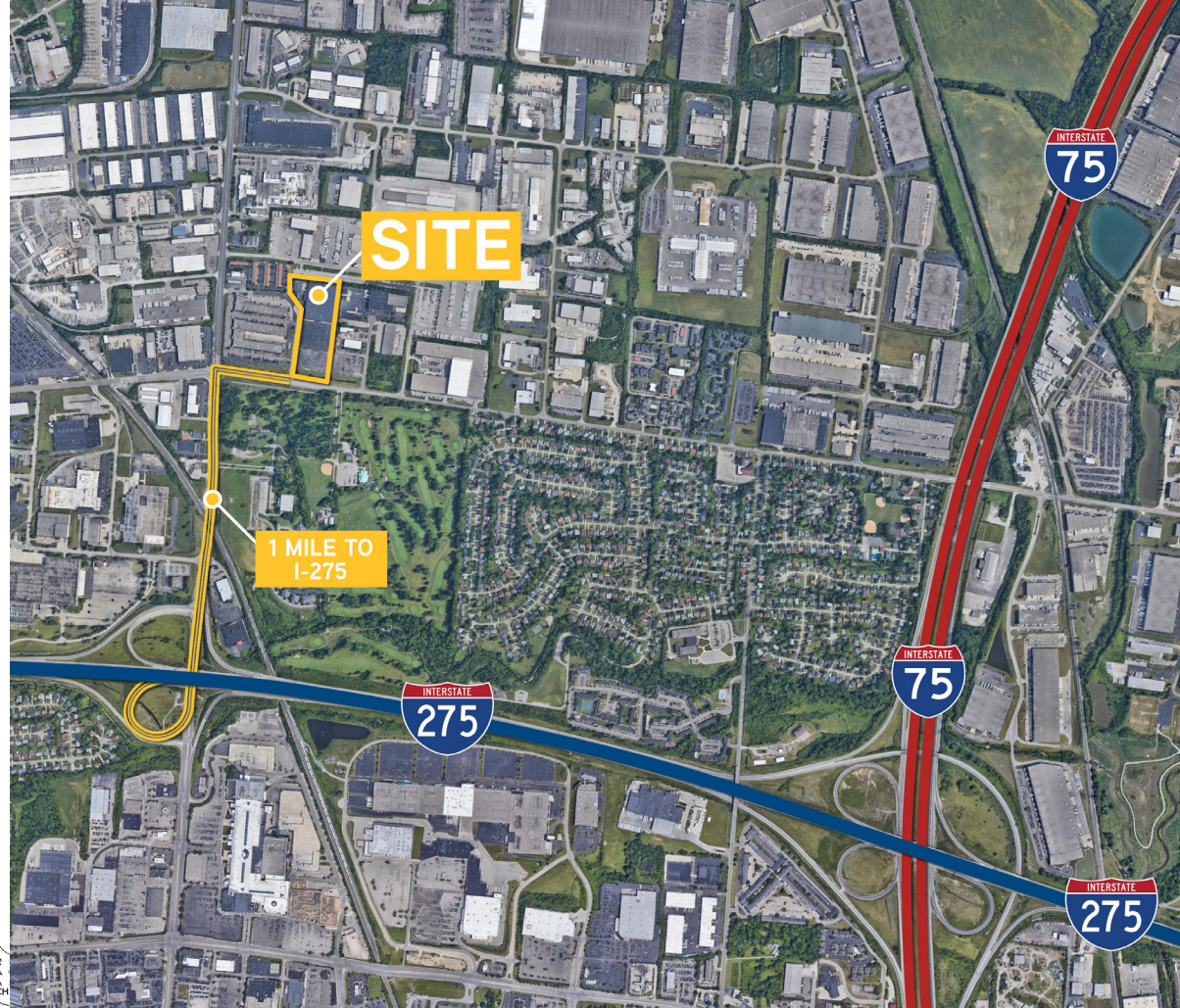
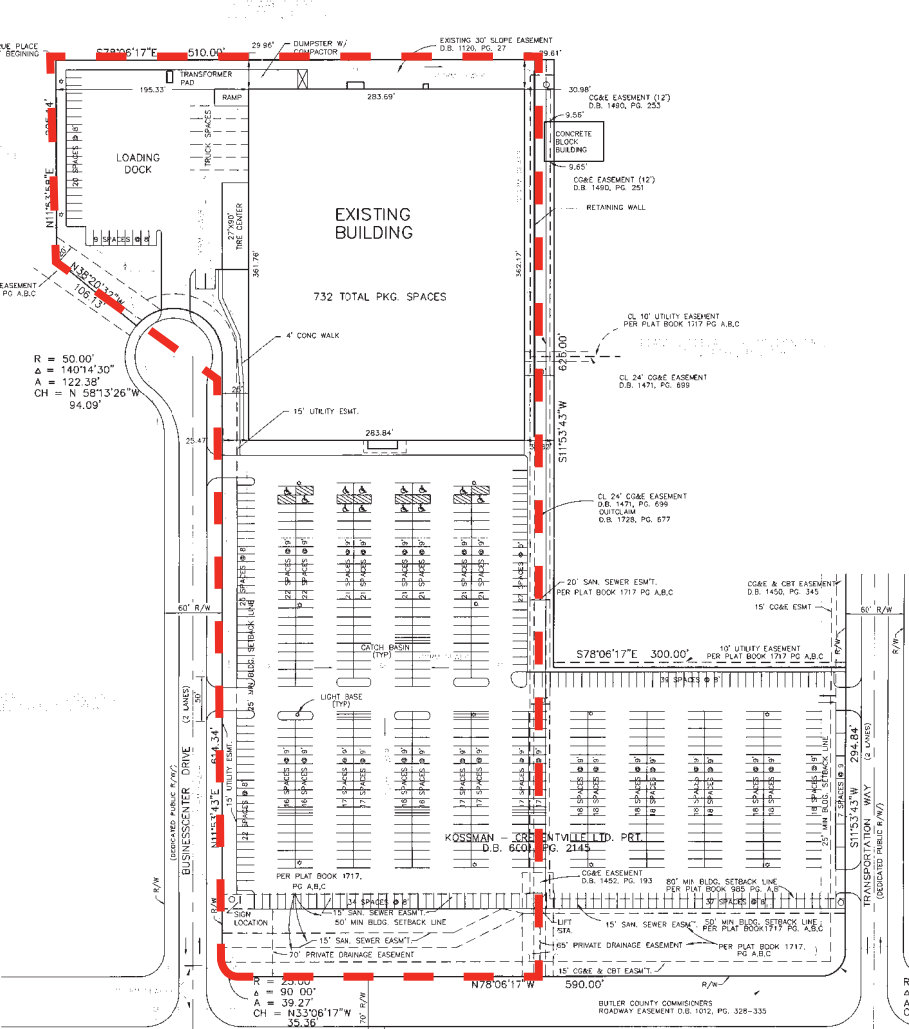
**\$6,900,000**



Colliers International  
425 Walnut Street, Suite 1200  
Cincinnati, OH 45202  
P: +1 513 721 4200

**Norm Khoury, CCIM, SIOR**  
+1 513 562 2271  
norm.khoury@colliers.com

**Drew Wall**  
+1 513 562 2254  
drew.wall@colliers.com



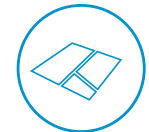
# Building Specs



104,468 SF



6 Dock Doors



8.35 Acreage



Built in 1987



6,675 +/- Office Space



T-8 Lighting



Overhead Gas Heat



100% A/C



7 Drive-In Doors



Wet Sprinklers



24' Clear Height



Zoned B-2 "General Business District"



474 Car + 3.25 Acres for Additional Parking



1 Mile Highway Access



Service Area with 5 overhead doors

# About West Chester

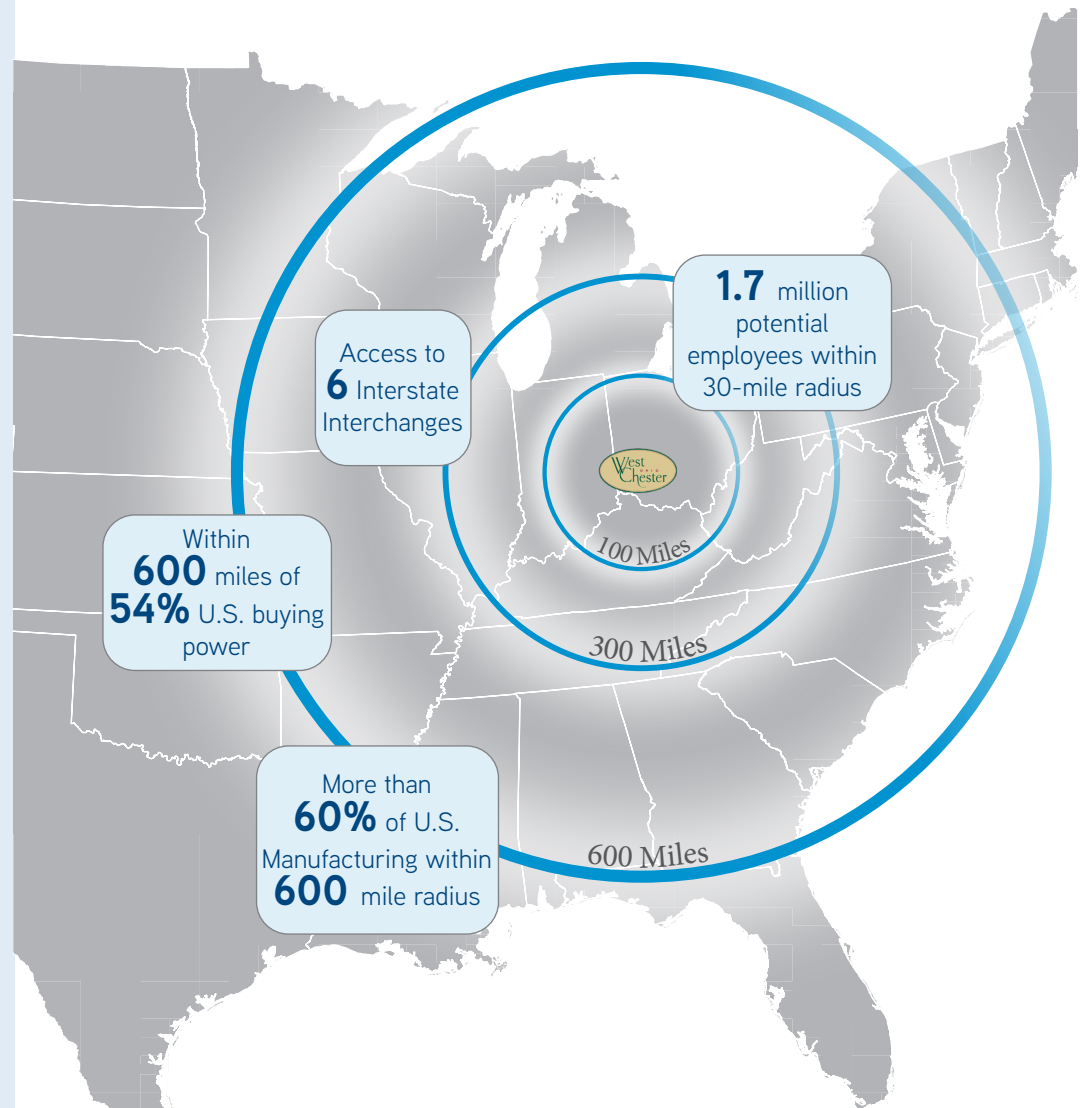
West Chester, Ohio is the largest Township in the state of Ohio and yet continues to operate a lean, fiscally responsible government framework to benefit residents and businesses alike.

The township form of government is one of the simplest with three elected trustees and one fiscal officer.

And yet, West Chester residents and businesses enjoy far greater amenities as a result of successful economic development, a commitment to sustain property values and fiscal restraint. Resources are directed to those attributes that have defined West Chester as a place “where families grow and businesses prosper.”

Corporate investors benefit from our community’s “no earnings tax” environment, exceptional workforce, and established corporate presence.

West Chester works closely with REDI Cincinnati to champion new business investment and provide individual attention to new investors and existing business exploring expansion options.



61,094  
Population



\$107,443 Avg.  
Household  
Income



3,606  
Total Businesses



1.8%  
Unemployment Rate



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