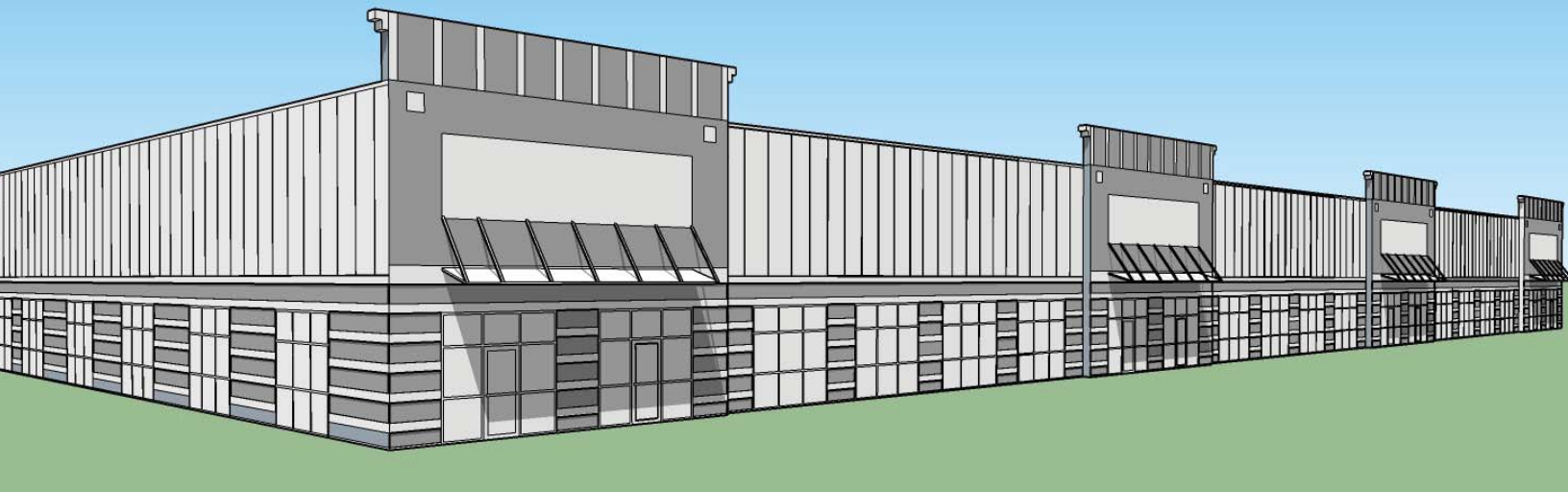


AVAILABLE > BUILD-TO-SUIT SPACE



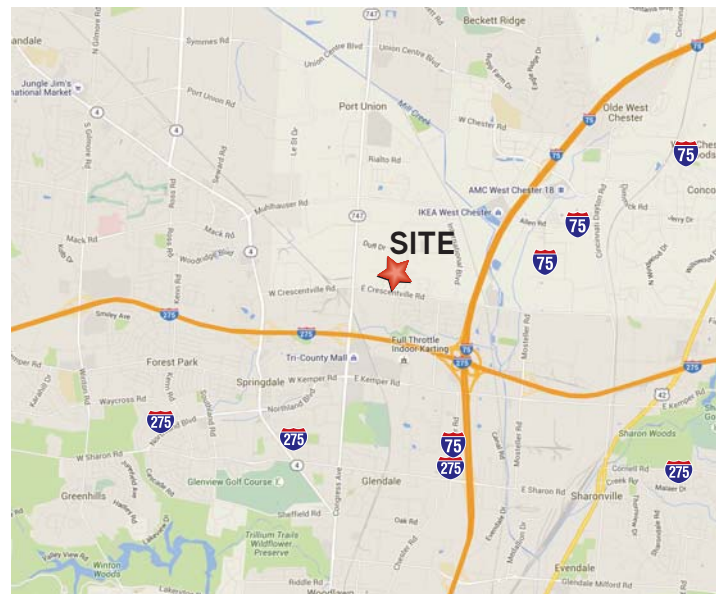
Parkside Commerce Center

E. CRESCENTVILLE ROAD & PRINCETON PIKE, WEST CHESTER, OHIO 45246



Property Highlights

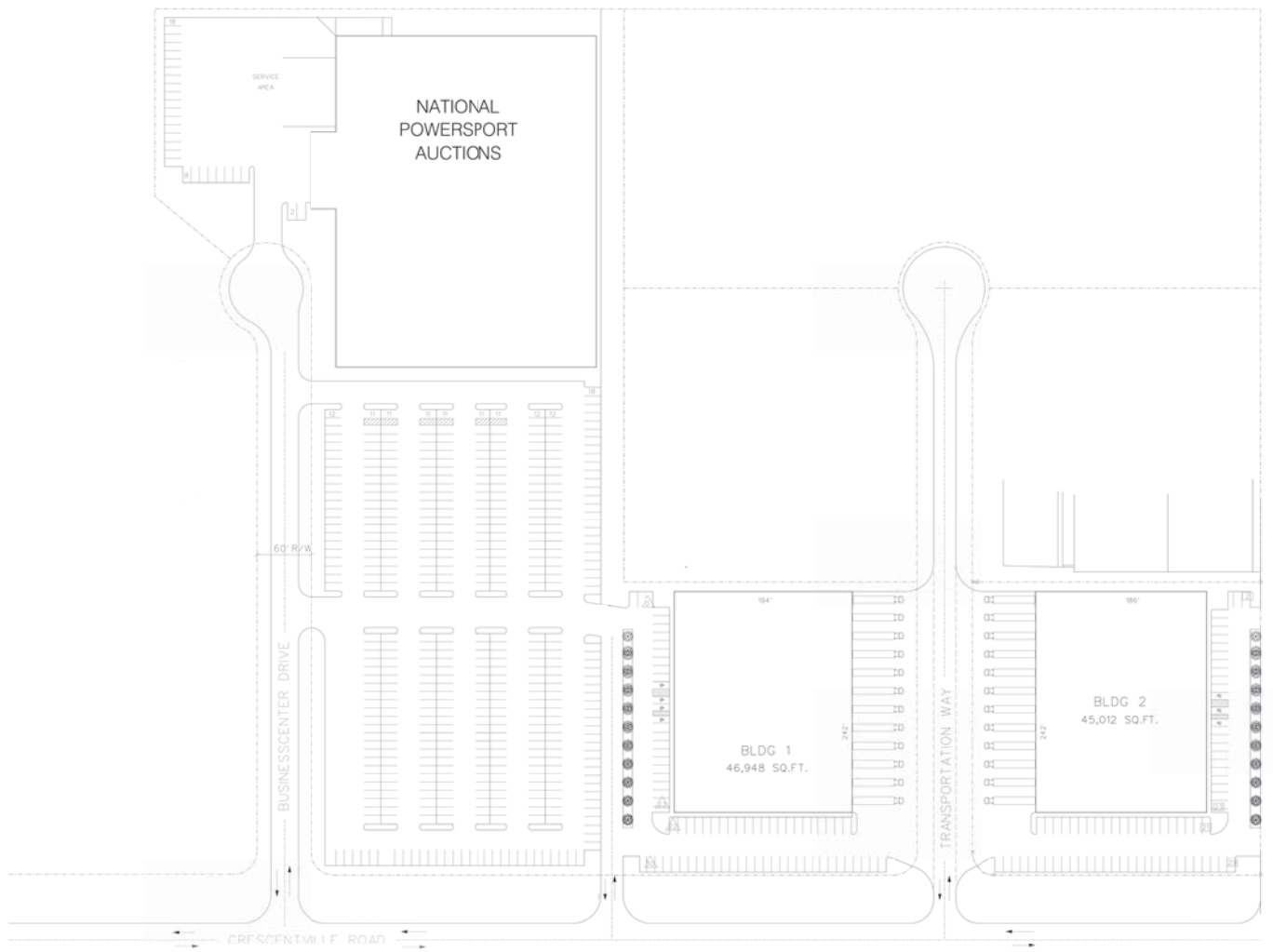
- > Industrial/Office/Retail space
- > 36,000 SF Total
- > Divisible to 18,000 SF
- > 20' - 24' clear height ceilings
- > 37.5 x 120 SF columns = 4,500 SF bays (8)
- > 120 truck court with 60' concrete apron
- > Tilt wall construction
- > Rear loaded
- > Dock or drive-in door
- > Wet sprinkler system
- > Overhead gas heaters or HVAC
- > Estimated 10-15% office
- > One mile to I-275 at SR 747 or 3 miles off Mosteller
- > No earnings tax
- > Tax abatements possible



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