



Easy to Convert
to Warehouse!



Versatile/Mixed-Use Property
Including Warehouse

9684 **Cilley Road**
Whitewater Twp, OH 45002

Available For Sale or Lease!
25,766 SF on 5.5 +/- Acres Available!

PRICE REDUCED



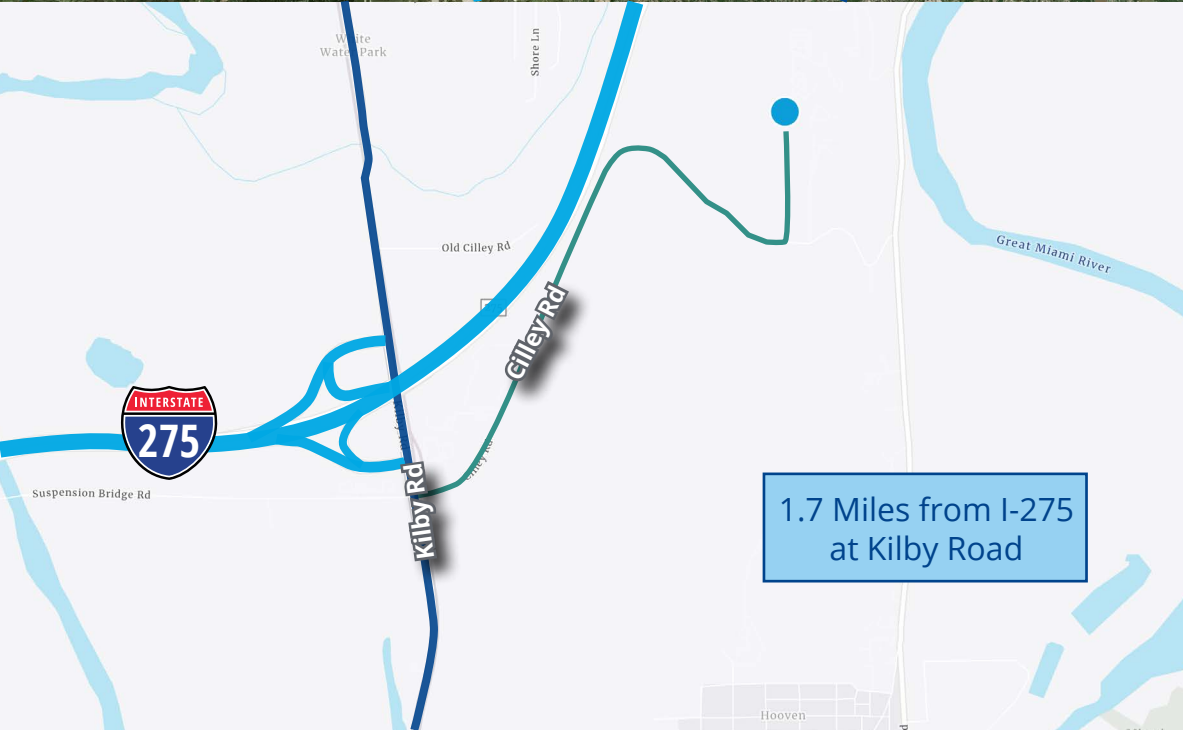
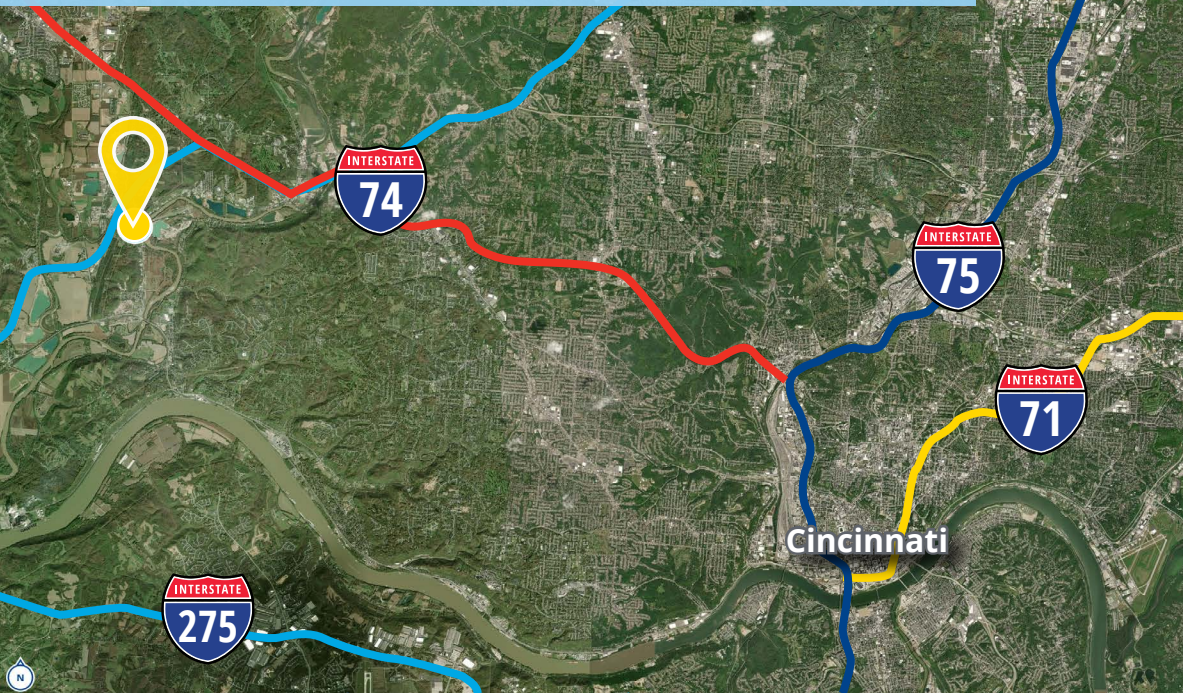
Click here for drone footage!

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Lease Rate: \$12.50/SF NNN
Sale Price: \$2,975,000 (APPROX. \$115/SF)



Property Highlights:

Total Building Area	25,766 SF
Office	3,060 SF
Zoning	Un-Zoned (Whitewater Township)
Loading	Ability to add
Year Built	2002
Parcel Number	630-0130-0087-00
Acreage	5.5 Acres +/-
Parking	350+ Auto Spots
Clear Height	14'-30'+
Columns	None - Freespan building
Capacity	Up to 2,537

Notes

Fully Furnished property including tables, chairs, 3 full bars, full commercial kitchen with walk-in freezer/cooler

- Full HVAC!
- Potential to convert to industrial with several drive-in or drive-thru bays

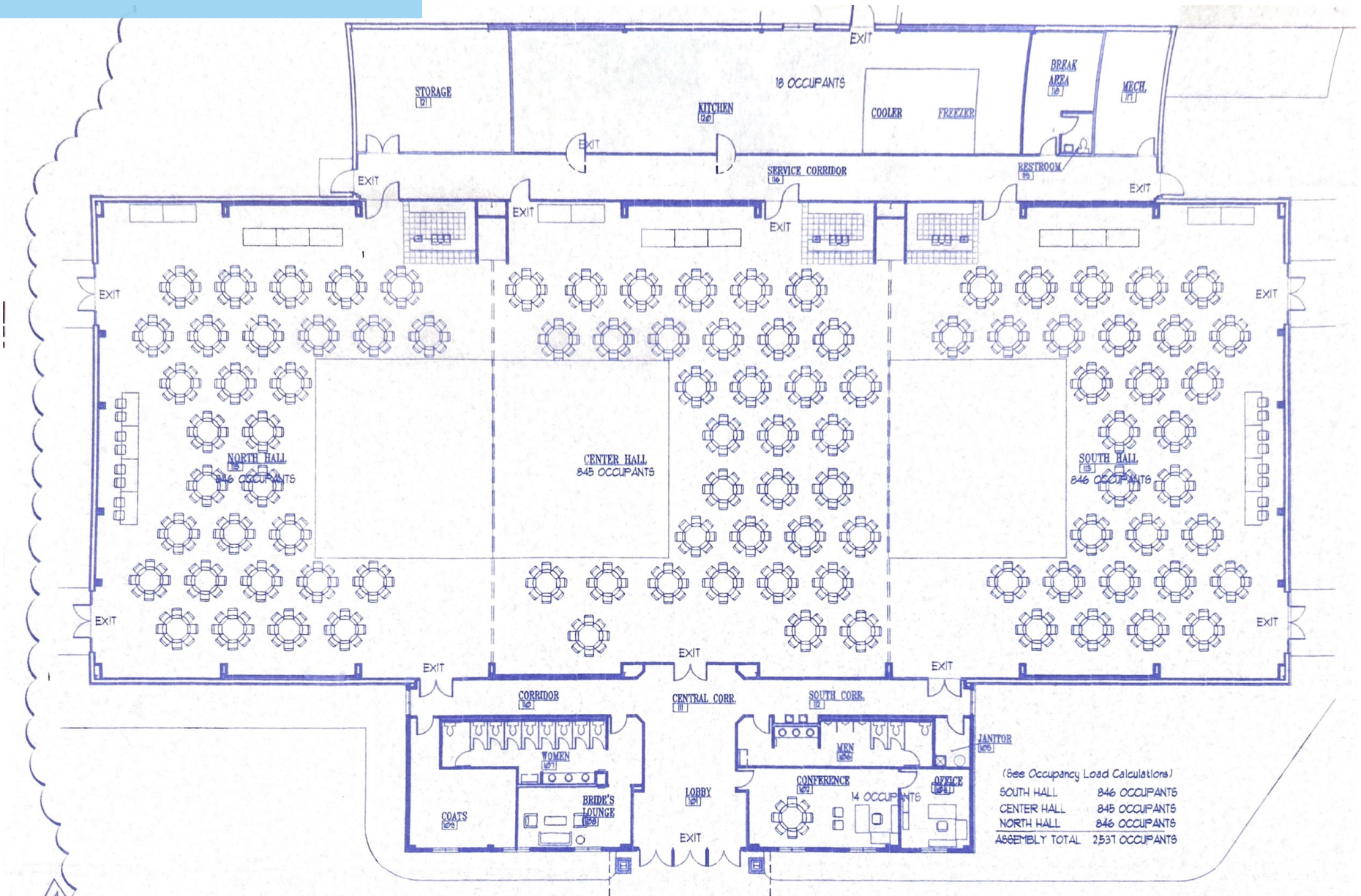
2 sets of retractable walls to demise the space down to three separate spaces totaling 6,264 SF each.

Ideal Uses

Churches, Reception hall, Union hall, Brewery/Distillery, Doggy Day Care, Non-profit organizations, Trade schools, Education institutions, Commercial kitchen, Pickleball

Site also suitable for heavier industrial uses including: Equipment rental, Lumber yard, Auto / truck service facility, Contractors, Boat and RV storage, Salvage yards

Floor Plan



1 SF / OCCUPANT DIAGRAM -
NOT TO SCALE





8,000 SF also Available!



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