



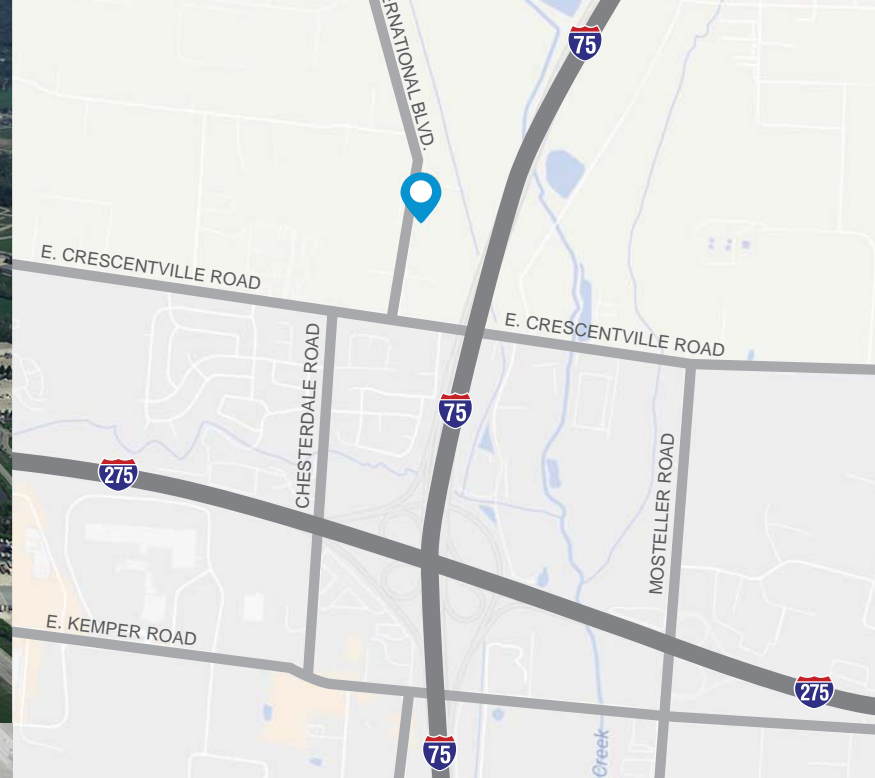
SUBURBAN R&D/FLEX | 58,800 SF | INDUSTRIAL INVESTMENT OPPORTUNITY

WORLD PARK 9

9990-10020 INTERNATIONAL BLVD. | WEST CHESTER, OH 45246

INVESTMENT OPPORTUNITY

Property Address	9990-10020 International Blvd. West Chester, OH 45246
Offering Price	\$3,425,000
Capitalization Rate	8.30%
Price Per SF	\$58.25
Square Footage	58,800
Year Built	1989
Occupancy	93.20%
Acres	4.759



INVESTMENT HIGHLIGHTS

› Prominent Location

World Park 9 and the entire Union Centre submarket are undeniably the economic center in Greater Cincinnati. The Union Centre Interchange was Ohio's first privately financed interchange, opening up thousands of acres of farm land for development. The result has been the creation of one of the most desirable submarkets in the State of Ohio.

› 93.20% Occupancy

The asset is currently 93.20% occupied to 11 diverse tenants, delivering to the market a staggered lease rollover and a broad tenant base creating a secure income stream well for a number of years.

› Quality Construction and Design

The asset was constructed, owned and maintained by the original developer, Duke Realty Corporation in 1989, to exacting standards, limiting significant near term capital improvement for the new owner.

› Below Replacement Cost

Priced at \$3,425,000 or \$58.25 psf, the offering price of this asset is significantly below the replacement cost of a comparable property. With no new construction on the horizon, limited options for construction financing and the economy clearly on the rebound, this is the time to capitalize on this opportunity.

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