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Industrial Space Available for Sublease

World Park Building 30 5257 E. Provident Drive | Cincinnati, Ohio 45246

FEATURES

- 129,600 SF Available
- Cross docked
- 600' x 216'
- 30' clear height
- Build-to-suit Office
- 13 Dock Doors
- 1 Drive-In Door
- 50' x 54' Bay Size Area
- 34 Parking Spaces
- 34 Future Parking Spaces
- T-5 Warehouse Lighting
- Available 12/1/17 - 10/31/18

Lease Rate:

\$3.85 / SF NNN
+ \$1.30/SF operating expenses

Contact us:

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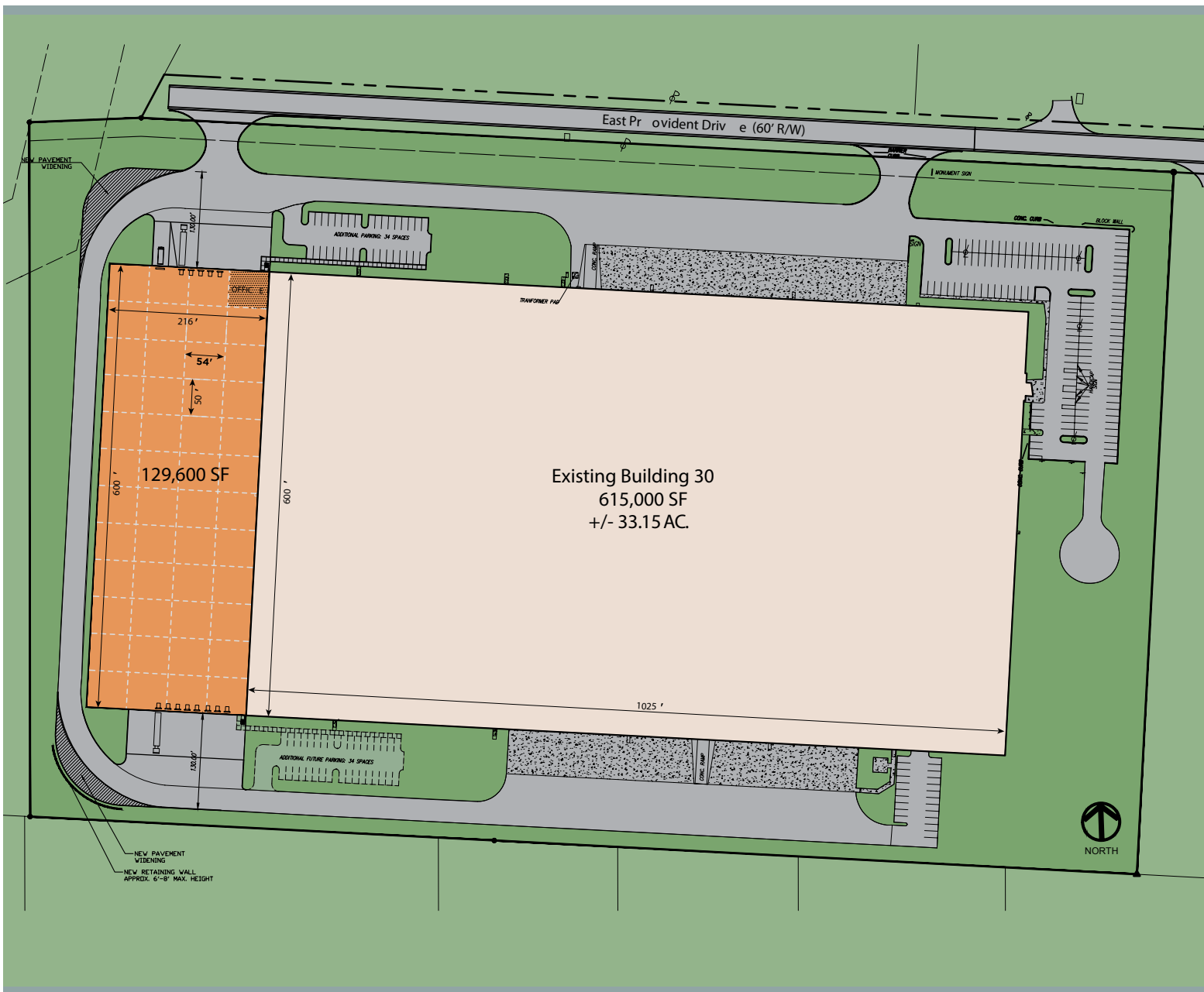
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SITE PLAN



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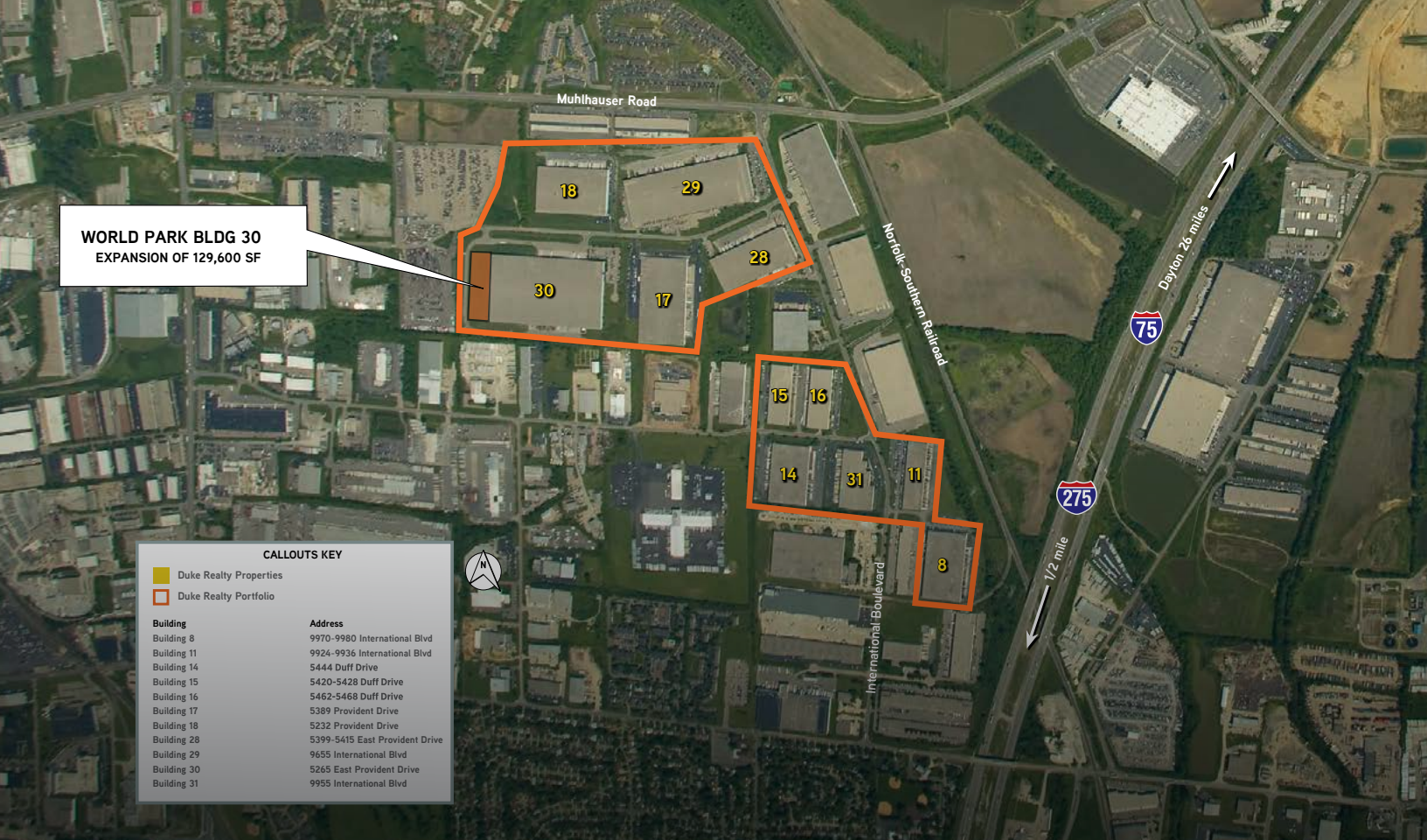
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Specifications

LOCATION

City (CDP)	Cincinnati
County	Butler
Zoning	M-2

SITE

Truck Court	130' Minimum
Auto Parking	34, Expandable to 68

UTILITIES

Water	Greater Cincinnati Water Works
Sewer	Butler County Sewer
Gas	Duke Energy
Electric	Duke Energy
Telephone	Cincinnati Bell

SPACE DIVISIBILITY

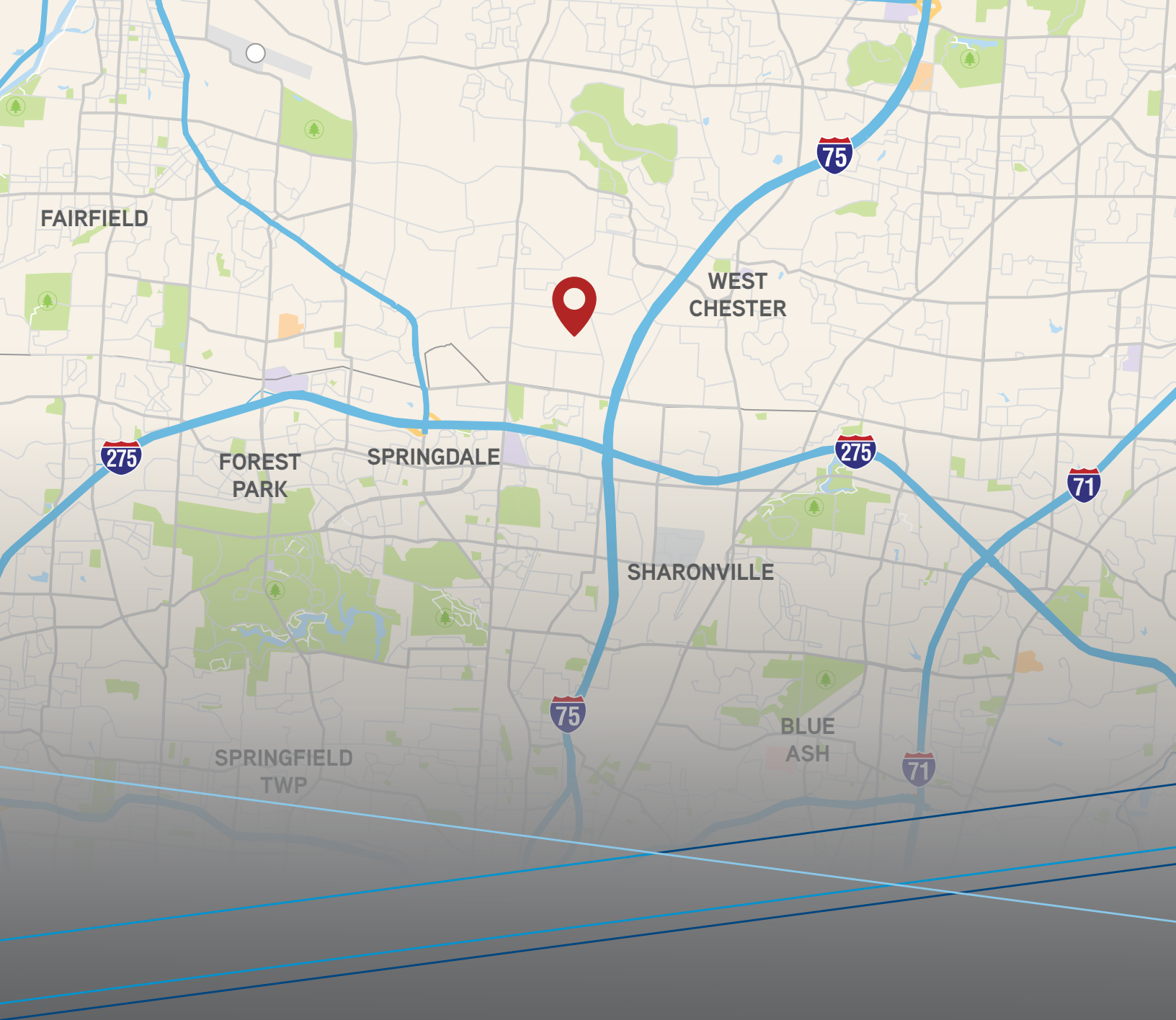
43,200 SF with a 86,400 SF balance
54,000 SF with a 75,600 SF balance
64,800 SF with a 64,800 SF balance

BUILDING

Total Building Area	129,600 SF
Overall Dimensions	216' x 600'
Office Area	Build-to-Suit
Type Construction	Pre-Cast 9.6 R Value
Clear Height	30'
Roof Type	45 mil, single-ply TPO - 20.0 R
Floor Thickness	7" Concrete Slab
Floor Sealer	50' x 54' Column Spacing 10,800 SF Bay Sizes
Truck Doors	13 - 9' x 10' Dock Doors - Lights - Seals - 35,000# Hydraulic Levelers
Drive-In Door	One (1) 12' x 14' Automated Door
Power	400 Amps/480 Volt/3Phase
Fire Protection	ESFR System
Warehouse Lighting	T-5 Warehouse Lighting with occupancy sensors
Warehouse Heat	80/20 Rooftop Units
Air Changes	Summer ventilation per code at 1 air change per hour



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