

# FOR LEASE

## 192,000 SF Industrial Space Available for Lease

**WORLD PARK BLDG 25** | 9756 International Blvd. Cincinnati | Ohio

### FEATURES

- 192,000 total SF available
- 185,232 SF warehouse
- 6,768 SF office
- 12,800 SF Bay
- Built in 1990
- Sprinkler System - 100,000 SF ESFR
- Parking for 180+ cars
- 24' ceiling heights
- 40' x 40' column spacing
- 12.704 acres
- 1 drive-in door (10' x 14')
- 28 dock doors (16 w/levelers)
- 320' building depth
- Pre-cast concrete, conventional steel
- T-5 lighting
- HVAC (office only) & gas unit heaters

Lease Rate:

**\$3.95** / SF

### Contact us:

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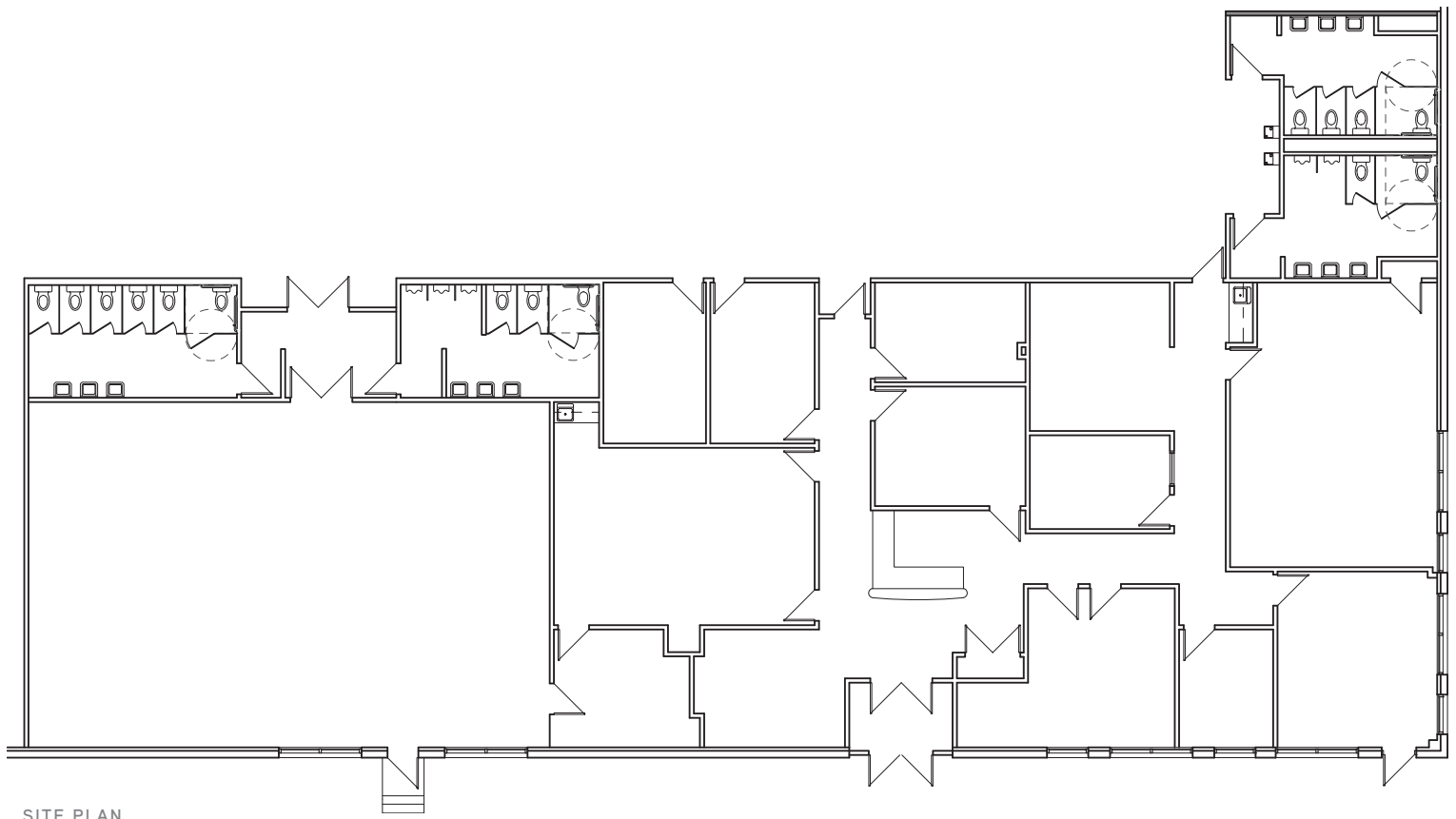
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SITE PLAN



AERIAL

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## Specifications

### BUILDING

Total Building Area	192,000 SF
Warehouse Area	185,232 SF
Office Area	6,768 +/- SF
Bay SF	12,800 SF
Overall Dimensions	600' wide x 320' depth
Type Construction	Pre-Cast concrete, conventional steel
Clear Height	24'
Roof Type	Rubber membrane with stone ballast
Floor Thickness	7" concrete slab
Floor Sealer	Ashford Formula
Bay Sizes	40' x 40' typical bays
Dock Doors	28 (16 with levelers)
Drive-In Doors	One (1) 10' x 14'
Power	1,200 Amps/480 Volt/3 Phase (expandable)
Fire Protection	Partial ESFR System
Warehouse Lighting	T-5 Lighting
Warehouse Heat	80/20 Rooftop Units designed for 55° indoor temperatures at 0° out door temperatures

### LOCATION

City (CDP)	West Chester
County	Butler
Zoning	M-2

### SITE

Truck Court	120' Minimum
Auto Parking	180
Trailer Parking	Up to 16 spaces

### UTILITIES

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

### PRICING

Lease Rate	\$3.95/SF NNN
Operating Expenses	\$1.20/SF

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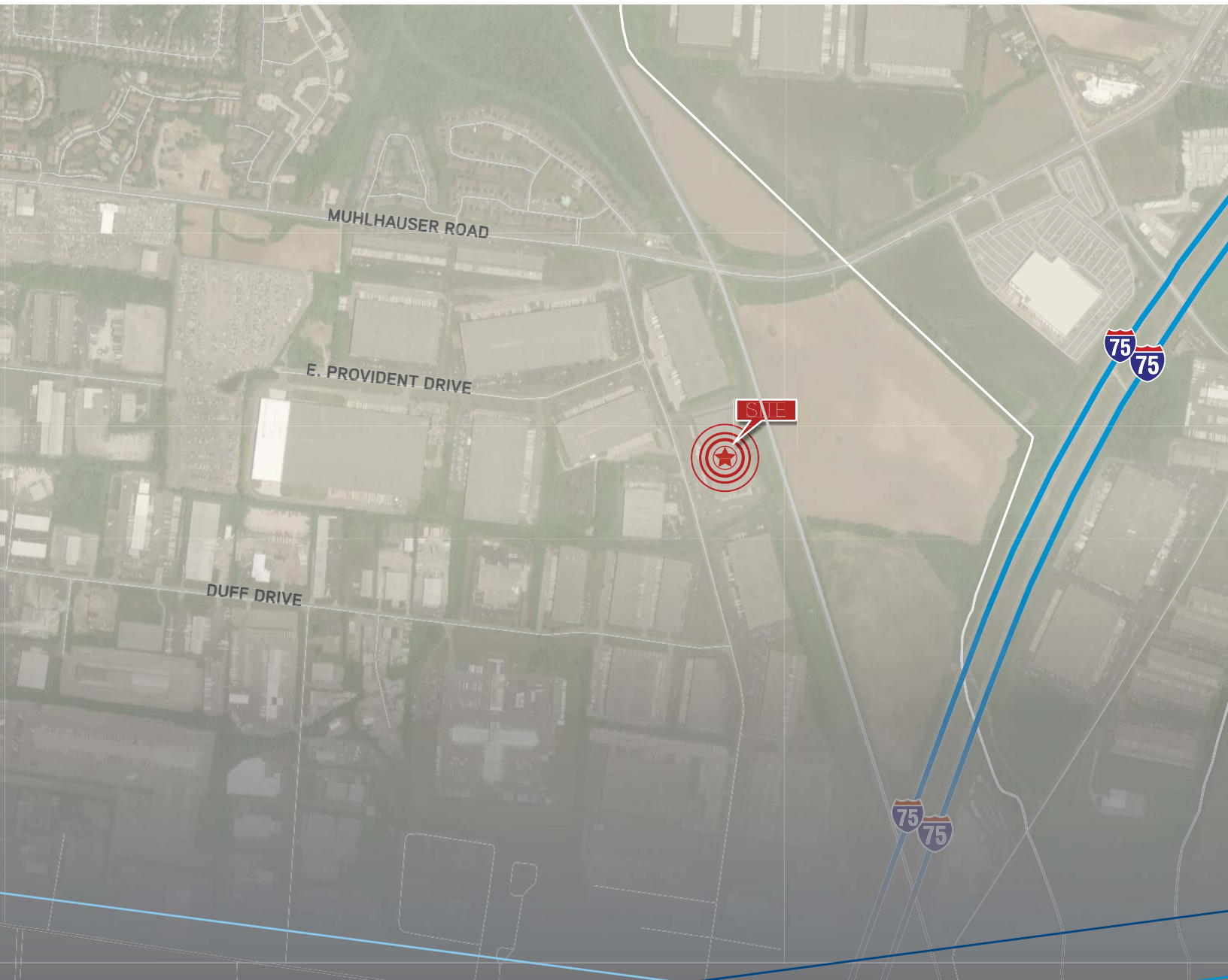
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