

# 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
- 182,031 SF warehouse
- 9,969 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
- High pressure sodium & metal halide lighting
- HVAC (office only) & gas unit heaters

Lease Rate:

**\$3.95** / SF



### Contact us:

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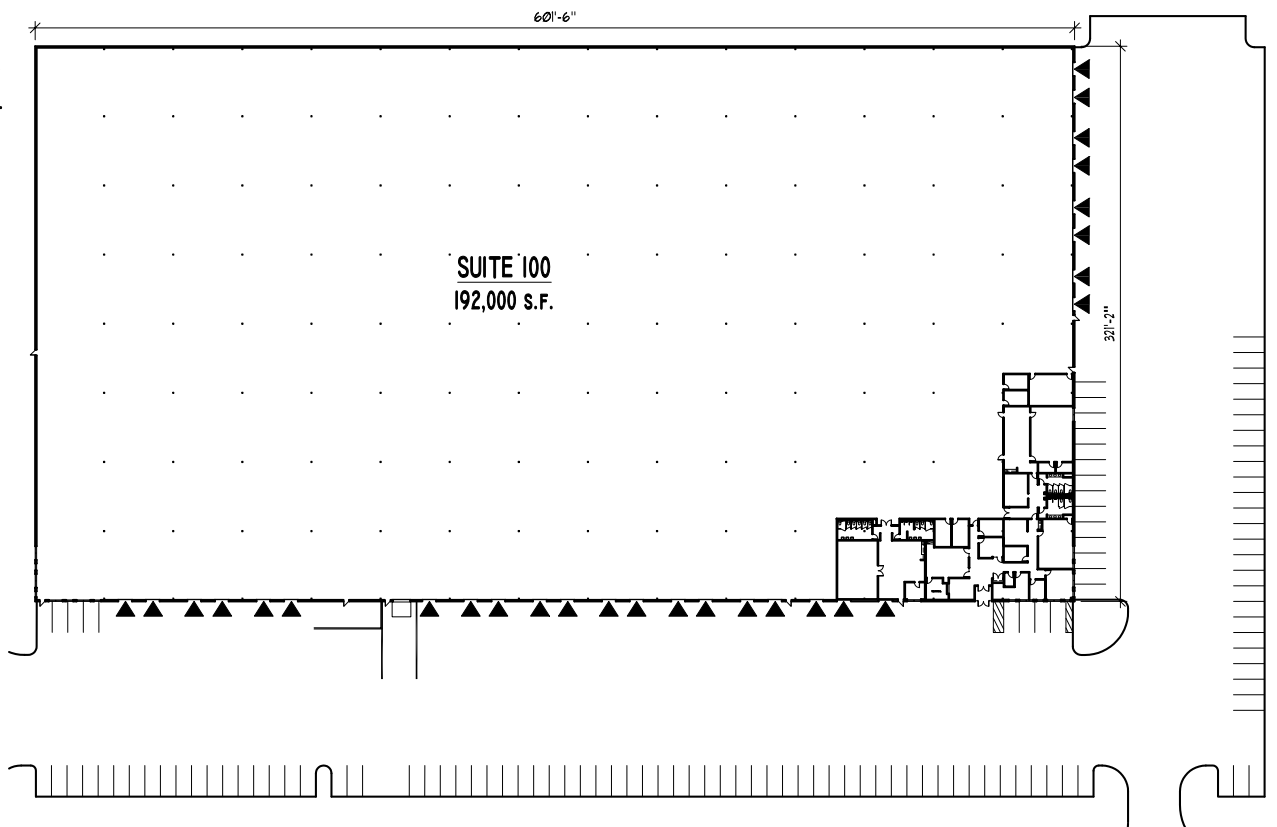


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## AVAILABLE

- OFFICE AREA - 9,969 S.F.
- WAREHOUSE - 182,031 S.F.
- (28) 8' x 9' DOCK DOORS  
(16) W/ LEVELERS
- (1) 10 x 14 DRIVE IN DOOR
- BAY SIZE 40'-0" x 40'-0"
- CLEAR HEIGHT 24'-0"
- EXISTING RESTROOMS
- AMPLE PARKING



SITE PLAN



AERIAL

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## Specifications

### 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     |

### BUILDING

|                     |  |
|---------------------|--|
| Total Building Area | 192,000 SF   |
| Overall Dimensions  | 600' wide x 320' depth   |
| Office Area         | 9,969 +/- SF   |
| 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 leverlers)   |
| 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 |

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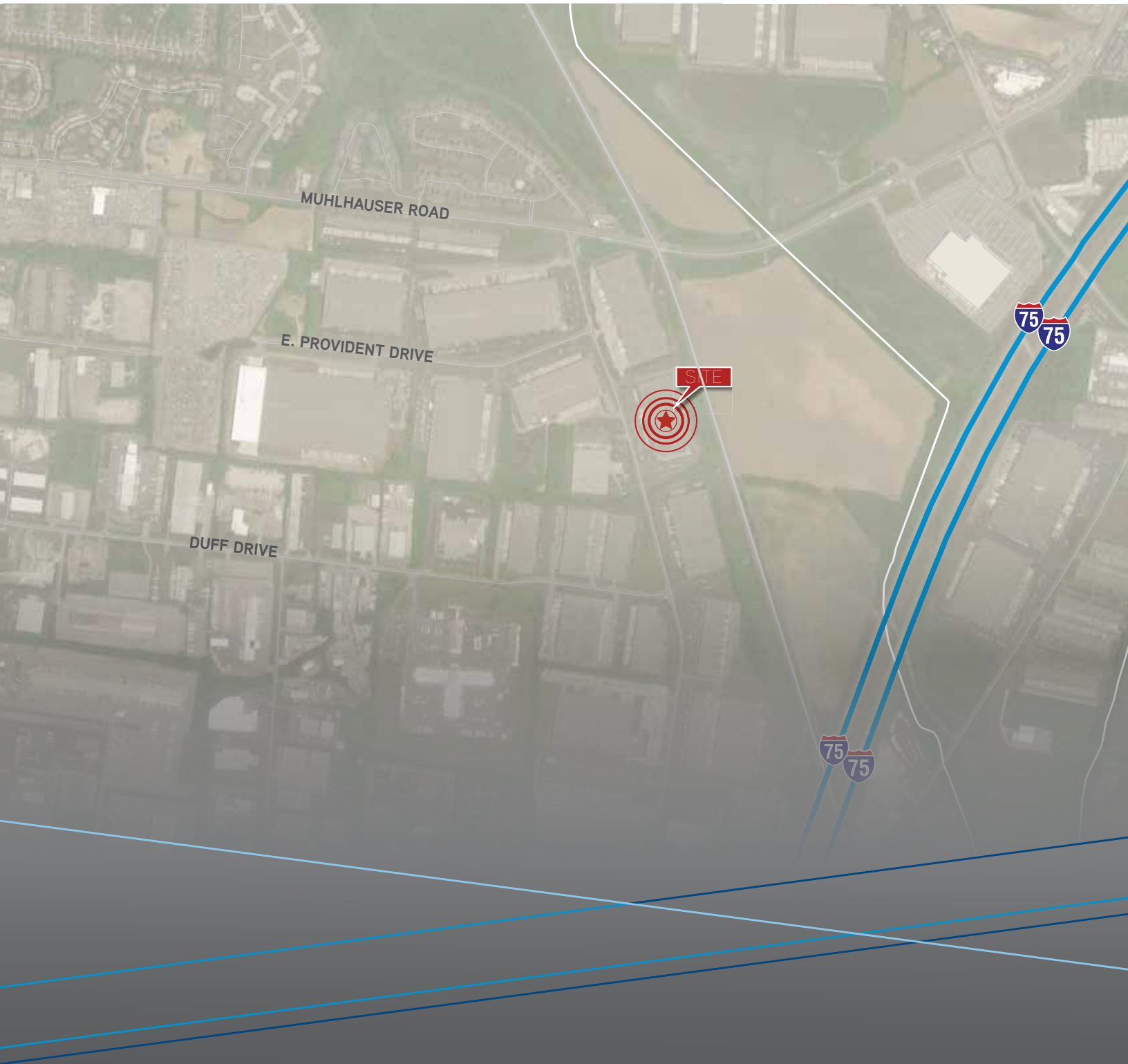
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