



INDUSTRIAL FLEX SPACE



WORLD PARK BUILDINGS 5

10166 International Blvd.
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

3,820 SF Available

±1,850 SF Office

(1) Drive-in Door (10'x10')

14' Clear Height

Close to many area amenities

Located in West Chester Township, just 20 miles north of downtown Cincinnati

No Local Income Tax

Newly Renovated!

SEATTLE STEIN

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BUILDING SPECIFICATIONS

LOCATION	West Chester Twp, OH Butler County
BUILDING SIZE	59,690 SF Total
AVAILABLE SIZE	3,820 SF Available
OFFICE SIZE	±1,859 SF Available
ZONING	M-1 Light Industrial
YEAR BUILT	1987
CONSTRUCTION	CMU
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
TRUCK DOCKS/DOORS	(1) Drive-in Door (10'x10')
TRUCK COURT	Rear Loaded 130' Truck Court
AUTO PARKING	100+ Parking Spaces

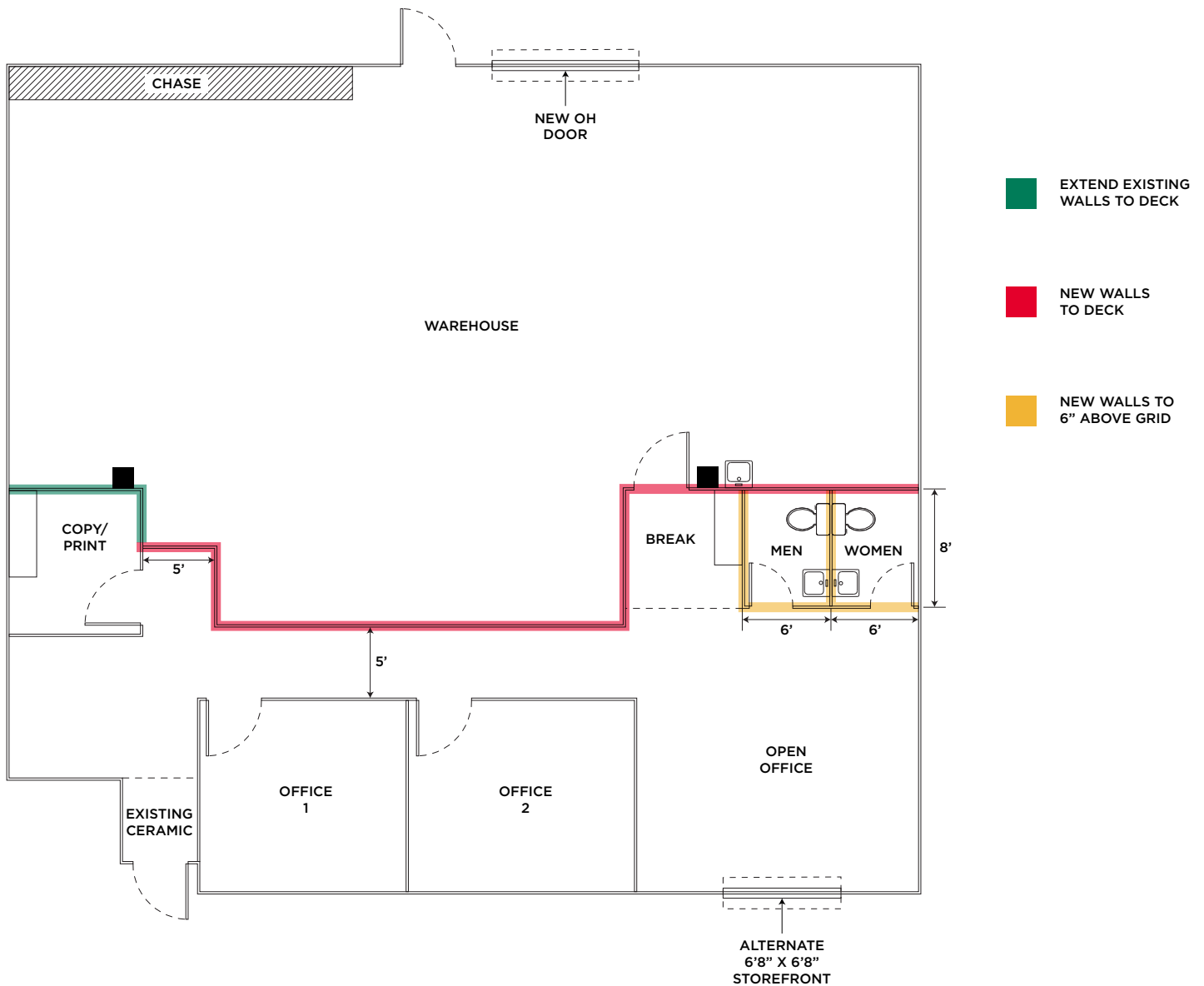
FIRE SUPPRESSION	Wet System
LIGHTING	T8 Fixtures
HVAC	Fully A/C
ELECTRIC	TBD
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.butlercountyohio.org
TELEPHONE	www.cincinnatiatibell.com
DATA	www.spectrum.com
LEASE RATE	\$9.95/psf NNN
OPERATING EXPENSES	\$3.18/psf

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BUILDING SPECIFICATIONS - SUITE 10166





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PHOTOS



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AVAILABLE SPACE



Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10166 International	3,820 SF	±1,970 SF	±1,850 SF	(1) Drive-in Door	Undisclosed

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AERIAL LOCATION

