



INDUSTRIAL FLEX SPACE



WORLD PARK BUILDING 5

10148-10188 International Blvd.
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

Suite 10174 Available
2,400 SF Total
1 Drive-in Door
14' Clear Height

Located in West Chester Township

0% Local Income Tax

Available 1/1/2027

SEATTLE STEIN

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BUILDING SPECIFICATIONS

LOCATION	West Chester Twp, OH Butler County
BUILDING SIZE	59,690 SF Total
AVAILABLE SIZE	2,400 SF
ZONING	M-1 Light Industrial
YEAR BUILT	1987
CONSTRUCTION	CMU
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
TRUCK DOCKS/ DOORS	N/A
TRUCK COURT	Rear Loaded 130' Truck Court
AUTO PARKING	100+ Parking Spaces

FIRE SUPPRESSION	Wet System
LIGHTING	T8 Fixtures
HVAC	100%
ELECTRIC	208/120v - 3P
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.butlercountyohio.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com
LEASE RATE	\$10.25/psf NNN
OPERATING EXPENSES	\$3.19/psf

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AVAILABLE SPACE



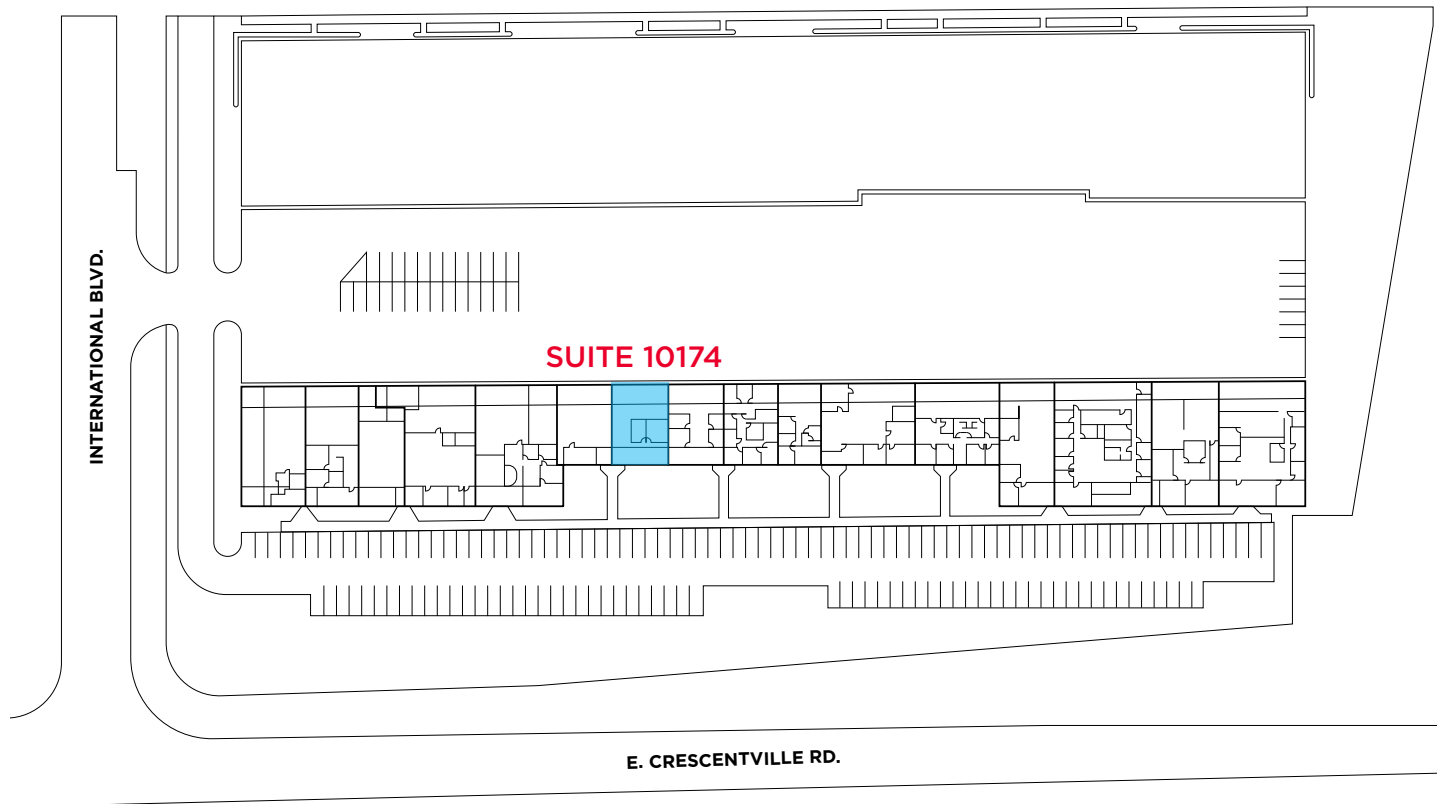
Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10174 International	2,400 SF	2,000 SF	400 SF	1 Drive-in Door	\$10.25/sf NNN

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SITE PLAN





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PHOTOS



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AERIAL LOCATION

