

FOR LEASE

Owned and Operated by



WORLD PARK II

10083 - 10095 International Blvd., West Chester, OH 45069

45,024 - 122,470 SF

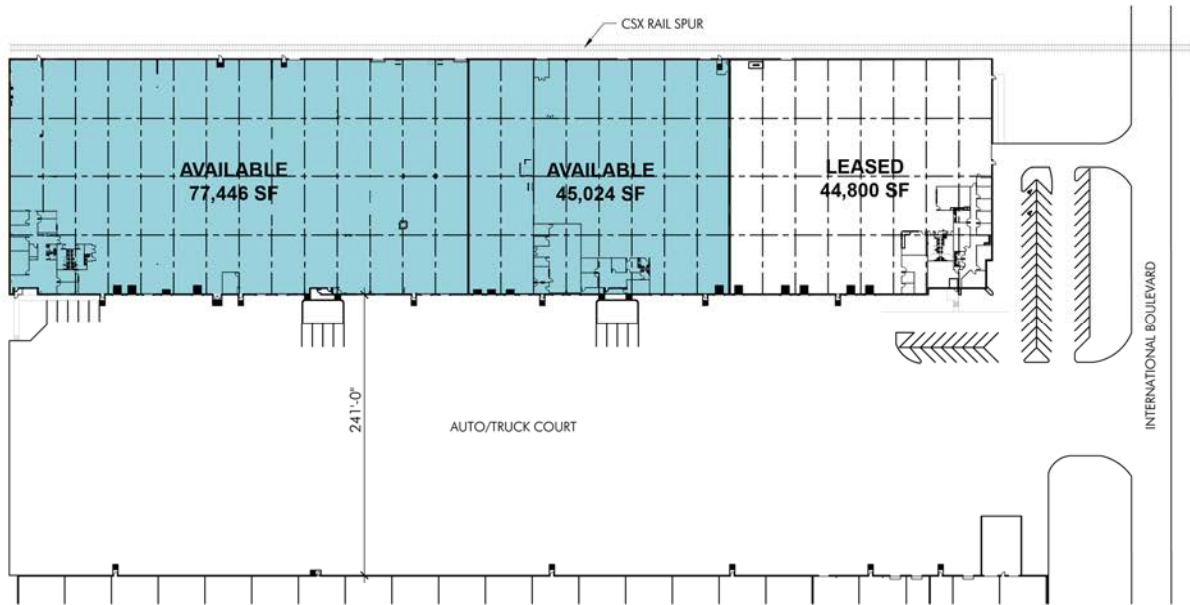


**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY HIGHLIGHTS

Location	West Chester, OH
Building Size	167,270 SF
Zoning	M-2, General Industrial
Jurisdiction	West Chester Twp, Butler Cty
Year Built	1981
Construction	Concrete/Masonry/Metal
Clear Height	20' - 23'
Column Spacing	28' - 50'; 28' x 200' bays
Floors	5" concrete slab
Fire Suppression	Wet System

LEASE RATE: \$6.25/SF NNN - \$1.75/psf OPEX

Lighting	LED
Truck Court	240' shared concrete
Auto Parking	120 Total bldg spaces
HVAC	Gas Heat
Electric	120/208/480 volt

AVAILABILITY

Suite 10095	77,446 SF; 3,200 SF Office
Doors	(12) Docks
Suite 10085	45,024 SF; 5,800 SF Office
Doors	(5) Docks; (1) Drive-in

