



INDUSTRIAL FLEX SPACE



WORLD PARK BUILDINGS 5

10148 & 10166 International Blvd.
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

3,820 - 4,455 SF Available

14' Clear Height

Close to many area amenities

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

No Local Income Tax

SEATTLE STEIN

Director
+1 513 763 3027
seattle.stein@cushwake.com

TOM MCCORMICK

Managing Director
+1 513 763 3025
tom.mccormick@cushwake.com



201 E. Fourth Street, Ste 1800
Cincinnati, OH
Main +1 513 421 4884
cushmanwakefield.com

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West Chester Twp, OH 45069



BUILDING SPECIFICATIONS

LOCATION	West Chester Twp, OH Butler County
BUILDING SIZE	59,690 SF Total
AVAILABLE SIZE	3,820 - 4,455 SF Available
ZONING	M-1 Light Industrial
YEAR BUILT	1987
CONSTRUCTION	CMU
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	14'
TRUCK DOCKS/DOORS	(1) Dock Door
TRUCK COURT	Rear Loaded 130' Truck Court
AUTO PARKING	100+ Parking Spaces

FIRE SUPPRESSION	Wet System
LIGHTING	T8 Fixtures
HVAC	Natural Gas Unit Heaters
ELECTRIC	TBD
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.butlercountyohio.org
TELEPHONE	www.cincinnatiatibell.com
DATA	www.spectrum.com
LEASE RATE	Undisclosed
OPERATING EXPENSES	\$3.30/psf

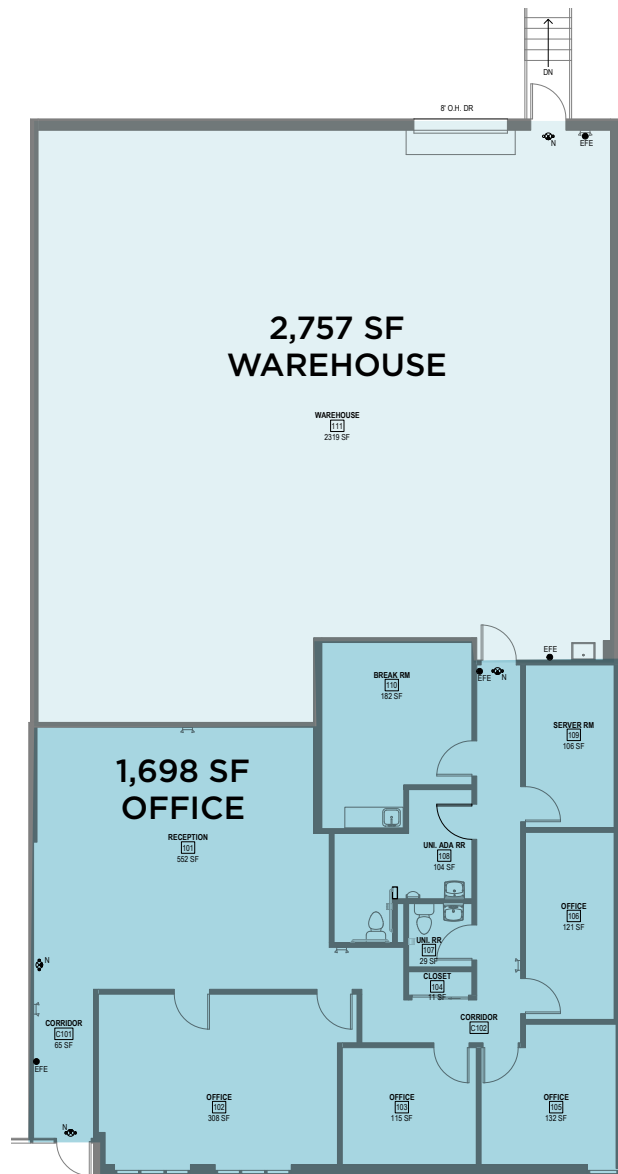
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BUILDING SPECIFICATIONS - SUITE 10148

- WAREHOUSE
- OFFICE



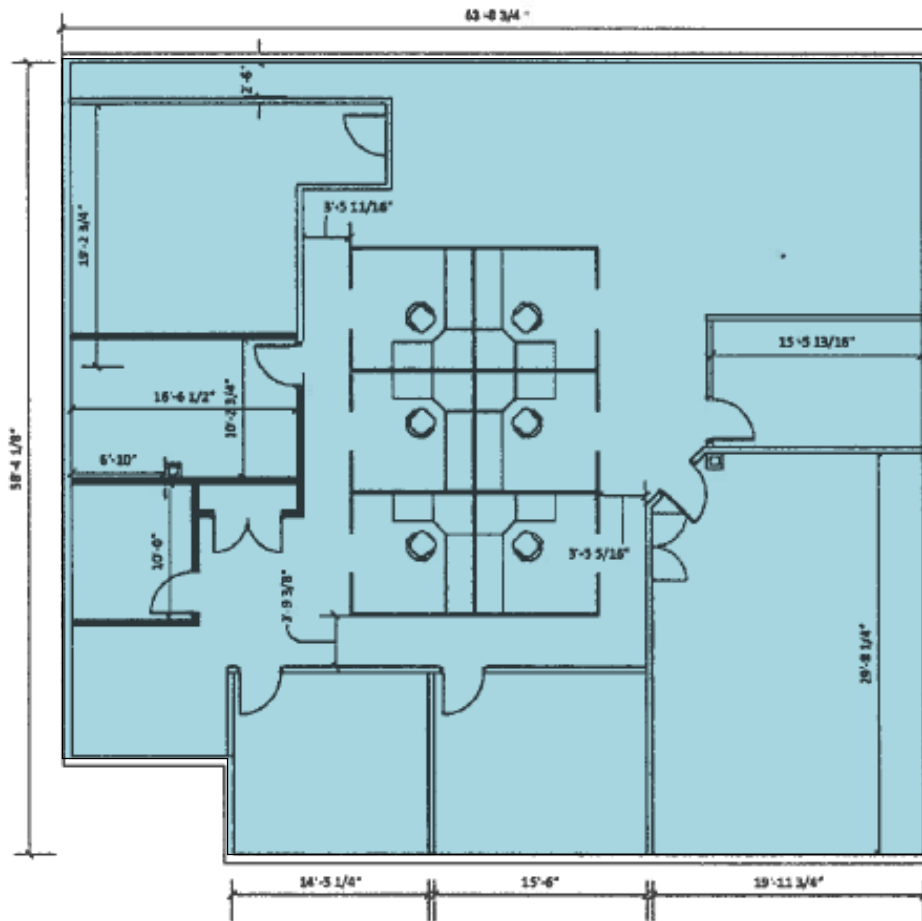
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BUILDING SPECIFICATIONS - SUITE 10166

 OFFICE



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AVAILABLE SPACE



Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10148 International	4,455 SF	2,757 SF	1,698 SF	(1) Dock	Undisclosed
10166 International	3,820 SF	0 SF	3,820 SF	(0) Dock	Undisclosed

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AERIAL LOCATION

