



For Lease

World Park 5265
5257 E Provident Dr.
Cincinnati, Ohio 45246

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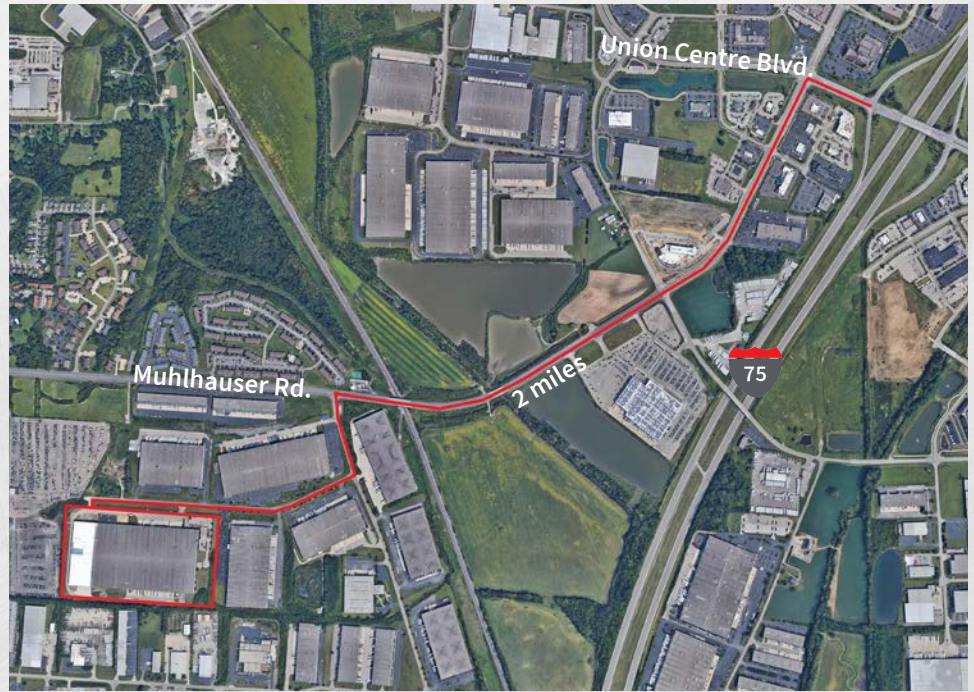
- 129,800 s.f. distribution warehouse space with 1,528 s.f. office available
- Located in the World Park Building 5265, totaling 744,600 s.f.
- Multiple interstate access points via Union Centre Interchange at I-75, State Route 747 and Mosteller Road.
- 0% local income tax
- Class A space built in 2016
- Local, professional ownership and management by Duke Realty



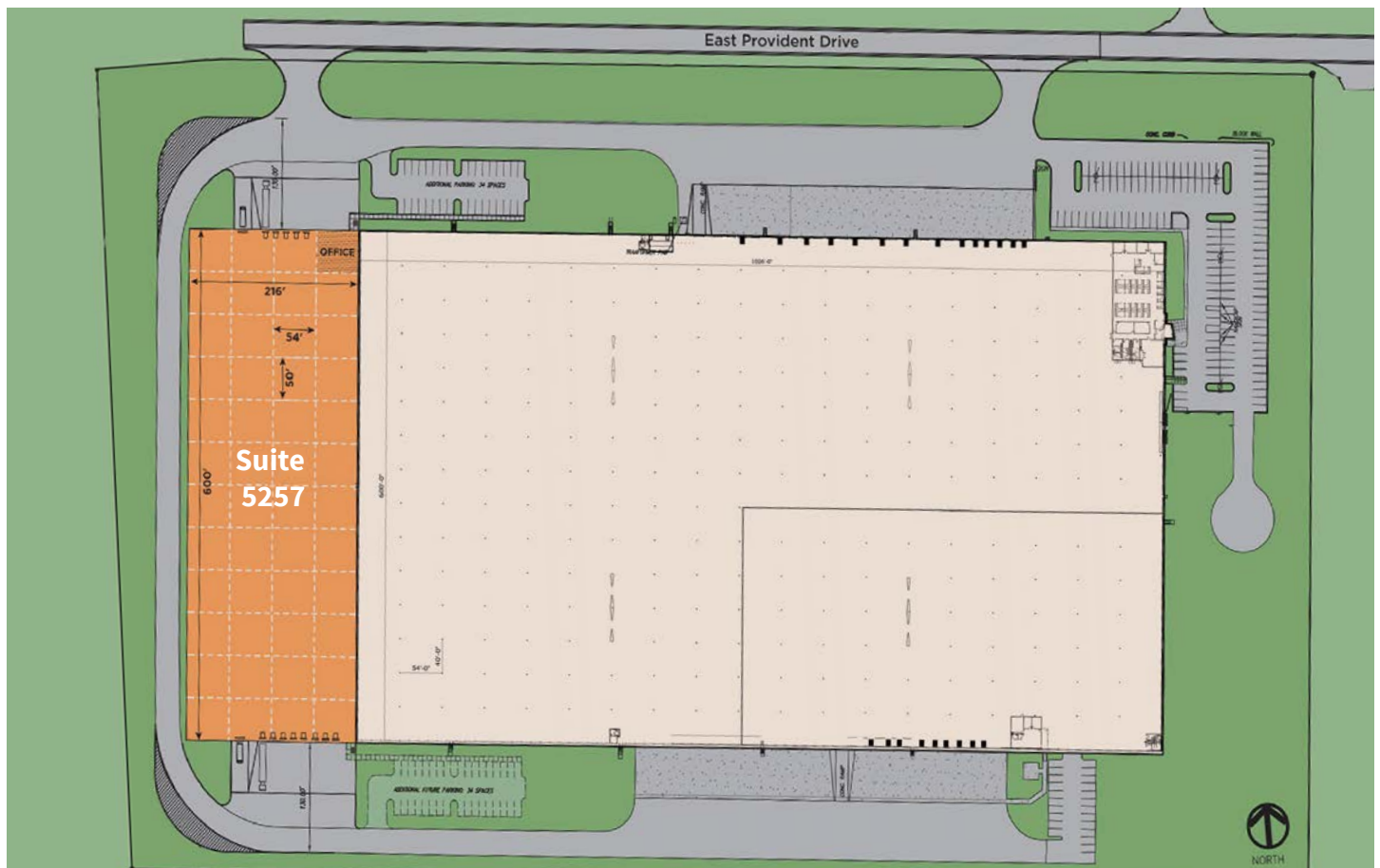
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Building highlights

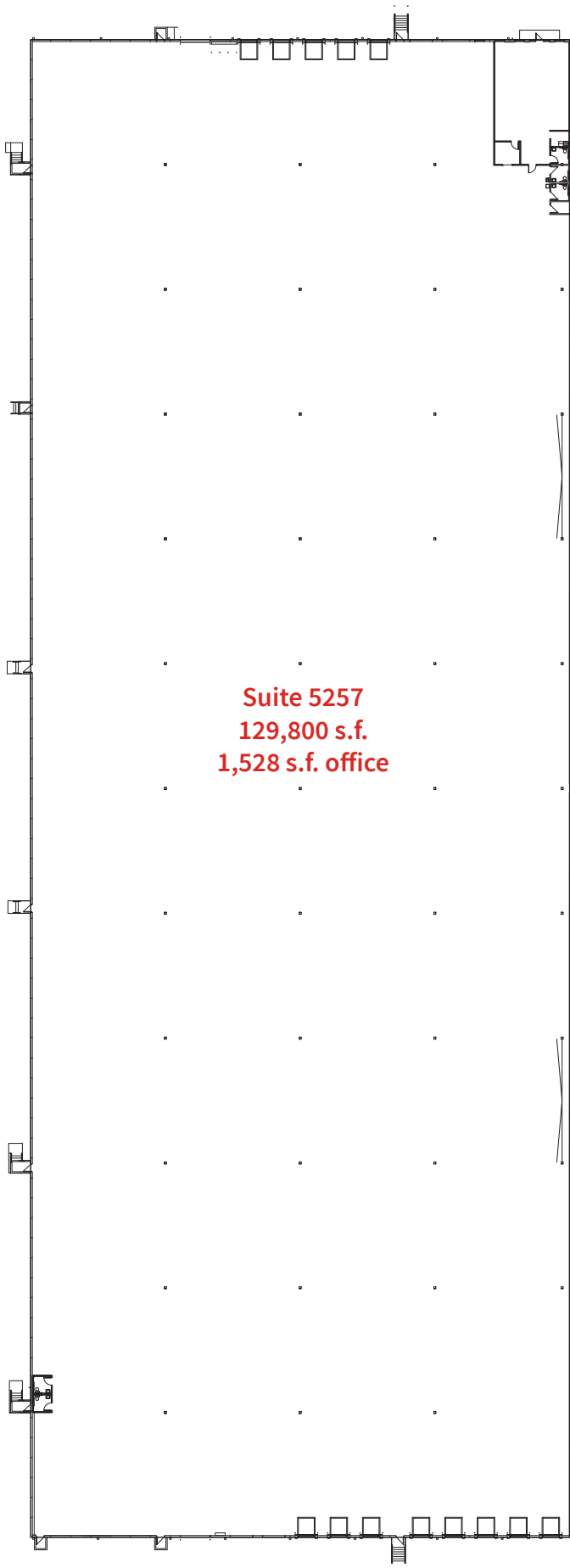
- 129,800 square feet available with 1,528 s.f. office
- Cross-docked
- 30' clear height
- 50' d x 54' w column bay spacing
- 13 dock doors; 1 drive-in door
- 130' truck court
- Ample employee parking
- Trailer parking available
- T-5 warehouse lighting
- ESFR sprinkler system
- 7" concrete floor



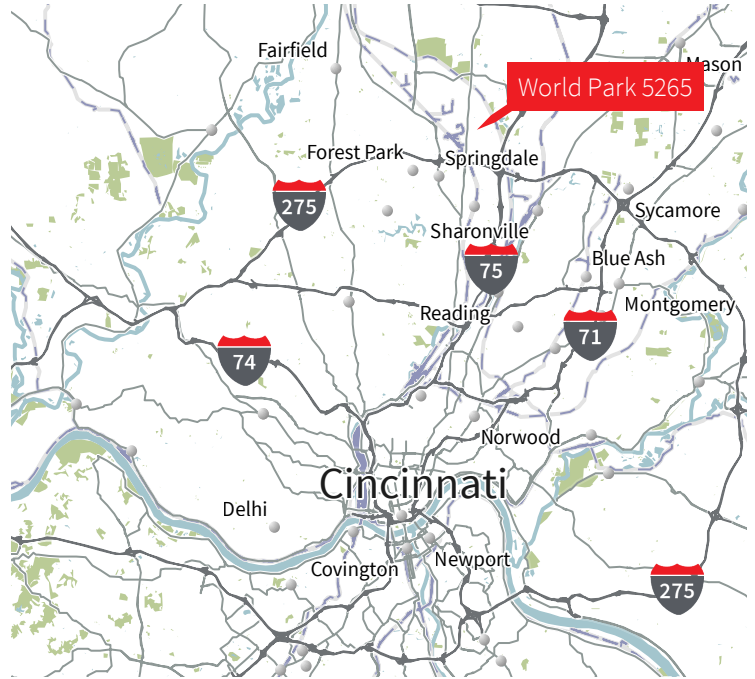
Site Plan



Space plan



Regional location



5257 E Provident Dr. is conveniently located in World Park 5265, offering immediate access to Interstate-75 and Interstate-275, and is less than 10 miles from Interstate-71.

Situated in the Cincinnati-Dayton Metroplex, the corridor is accessible to two international airports and an extensive labor pool for tenants seeking growth opportunities.

Location

