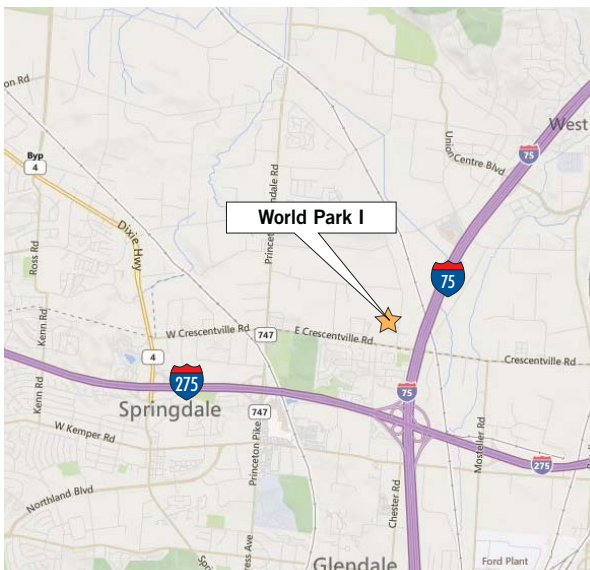




Light Industrial Space for Lease



- **22,323 SF available** - Final Vacancy!
- Easy access to I-75 and I-275
- M-2 industrial zoning
- No local earnings tax
- Professionally landscaped
- Lodging, retail, and restaurants available nearby
- New local ownership!
- High-image building

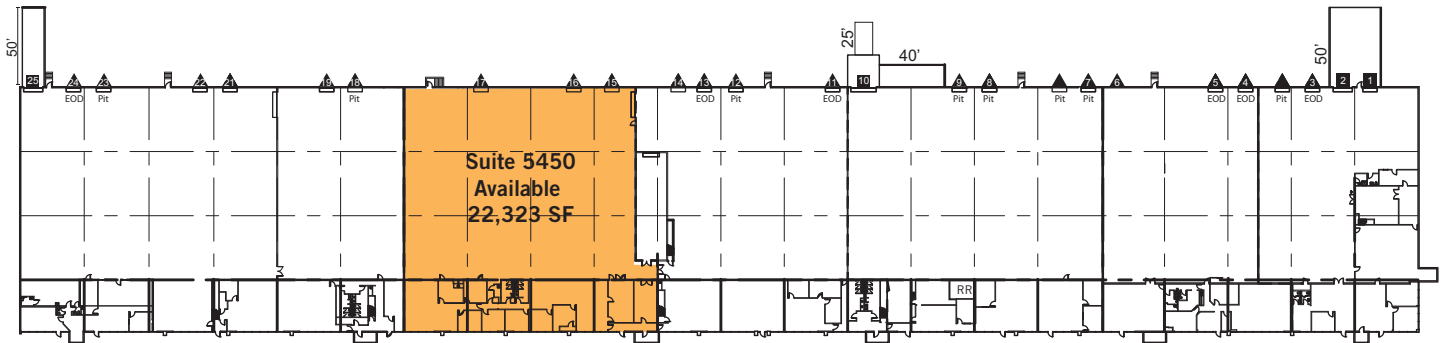
For more information, contact:

Skylar Stein
513-763-3047
skylar.stein@cassidyurley.com

Tom McCormick, SIOR, CCIM
513-763-3025
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221 E Fourth Street, Suite 2600
Cincinnati, OH 45202
513-421-4884
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Site Plan



Aerial



World Park I is a 136,184 sf multi-tenant light industrial building with 22 total dock doors and four drive-in doors and 40' x 40' column spacing

Property Specifications

- 22,323 SF available
- 5,440 SF office
- 22' clear
- 3 docks
- Metal halide/fluorescent lighting

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Specifications

Total Building Area:	136,184 square feet (154' deep)	Utilities:	
Land Area:	6.77 acres (approximate)	Electric:	Duke Energy (513.421.9500)
Available Area:		Gas:	Duke Energy (513.421.9500)
Suite 5450:	22,323 square feet 5,440 sf office Three (3) docks	Water:	Butler County Water & Sewer (513.887.3066)
Year Built:	1985	Sewer:	Butler County Water & Sewer (513.887.3066)
Construction Type:	Brick facade, masonry, insulated metal panel	Telephone:	Cincinnati Bell Telephone (513.566.5050)
Ceiling Height:	22'	Zoning:	M-2, General Industrial, Butler County
Column Spacing:	40' x 40'	Governing Jurisdiction:	West Chester Township Unincorporated Butler County
Bay Size:	40' x 154' (6,160 sf)	Operating Expenses (2014):	
Floor:	5" concrete slab	Lease Rate:	\$3.75/sf NNN
Truck Doors:	3 dock doors (9' x 9.5') w/levelers		
Truck Court:	240' shared concrete		
Lighting:	Metal halide/fluorescent		
HVAC:	Natural gas-fired unit heaters		
Sprinkler:	Wet system		
Electrical Service:	480-volt, 3-phase		

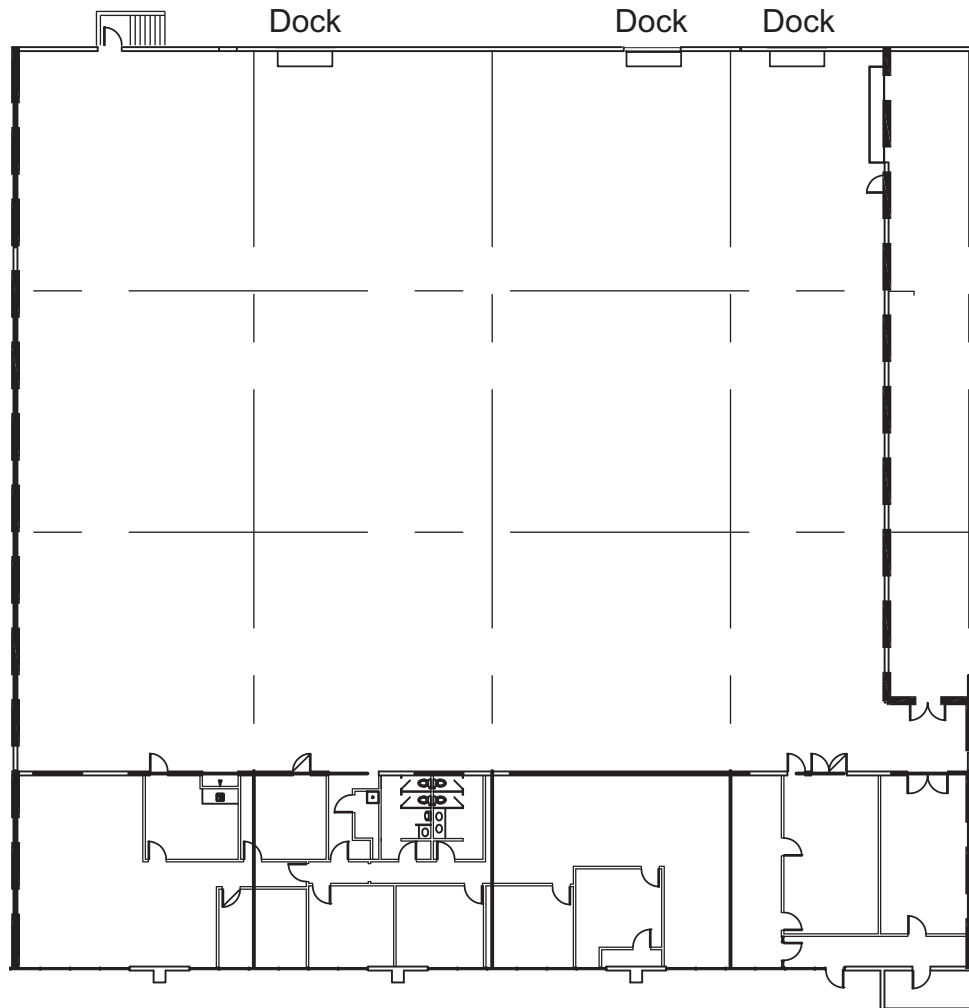
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Floor Plan - Suite 5450



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