



Warehouse/Manufacturing Space for Lease



- 18,680-77,775 SF available
- Heavy power
- Easy access to I-75 and I-275
- M-2 industrial zoning
- No local earnings tax
- CSX rail spur
- Professionally landscaped
- Lodging, retail, and restaurants available nearby

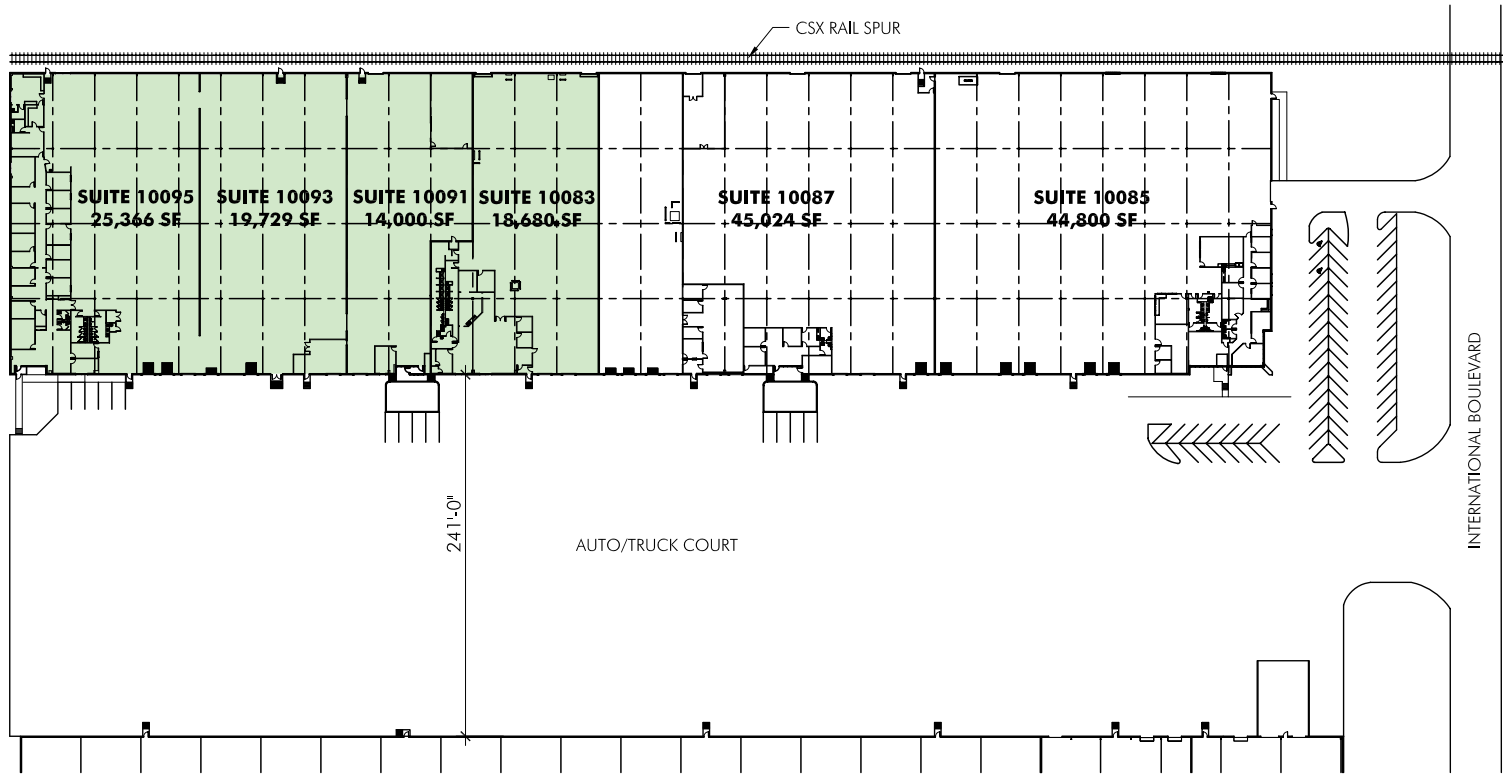
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221 E Fourth Street, Suite 2600
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Site Plan



Aerial



10083-10095 International Boulevard is a 167,270 sf multi-tenant building with 23 dock doors and one drive-in door. Clear heights range from 20' - 23'. Column spacing is 28' X 50'.

Property Specifications

- 167,270 SF
- 18,680-77,501 SF available
- 4,000-8,200 SF office
- 20' - 23' clear
- 8 docks
- Metal halide/fluorescent lighting

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Specifications

| | | | |
|----------------------|---|----------------------------|---|
| Total Building Area: | 167,270 square feet (200' deep) | Utilities: | |
| Land Area: | 9.55 acres (approximate) | Electric: | Duke Energy (513.421.9500) |
| Available Area: | | Gas: | Duke Energy (513.421.9500) |
| Suite 10083: | 18,680 square feet 4,000 sf office Two (2) docks Air conditioned warehouse. 120/208/480 volt. | Water: | Butler County Water & Sewer (513.887.3066) |
| Suite 10091: | 14,000 square feet Office to suit One (1) dock | Sewer: | Butler County Water & Sewer (513.887.3066) |
| Suite 10093: | 19,729 square feet Office to suit Two (2) docks. | Telephone: | Cincinnati Bell Telephone (513.566.5050) |
| Suite 10095: | 25,366 square feet 8,200 sf office Five (5) docks | Zoning: | M-2, General Industrial, Butler County |
| Year Built: | 1981 | Governing Jurisdiction: | West Chester Township Unincorporated Butler County |
| Construction Type: | Concrete/Masonry/Metal | Operating Expenses (2011): | \$1.00sf |
| Ceiling Height: | 20' - 23' | Lease Rate: | \$3.25/sf NNN |
| Column Spacing: | 28' x 50' (5,600 sf bays) | | |
| Floor: | 5" concrete slab | | |
| Truck Doors: | 9 dock doors (9' x 10') | | |
| Truck Court: | 240' shared concrete | | |
| Lighting: | Metal halide | | |
| HVAC: | Gas heat | | |
| Sprinkler: | Wet system. | | |
| Electrical Service: | 110/208/480-volt, 1600 amps minimum | | |

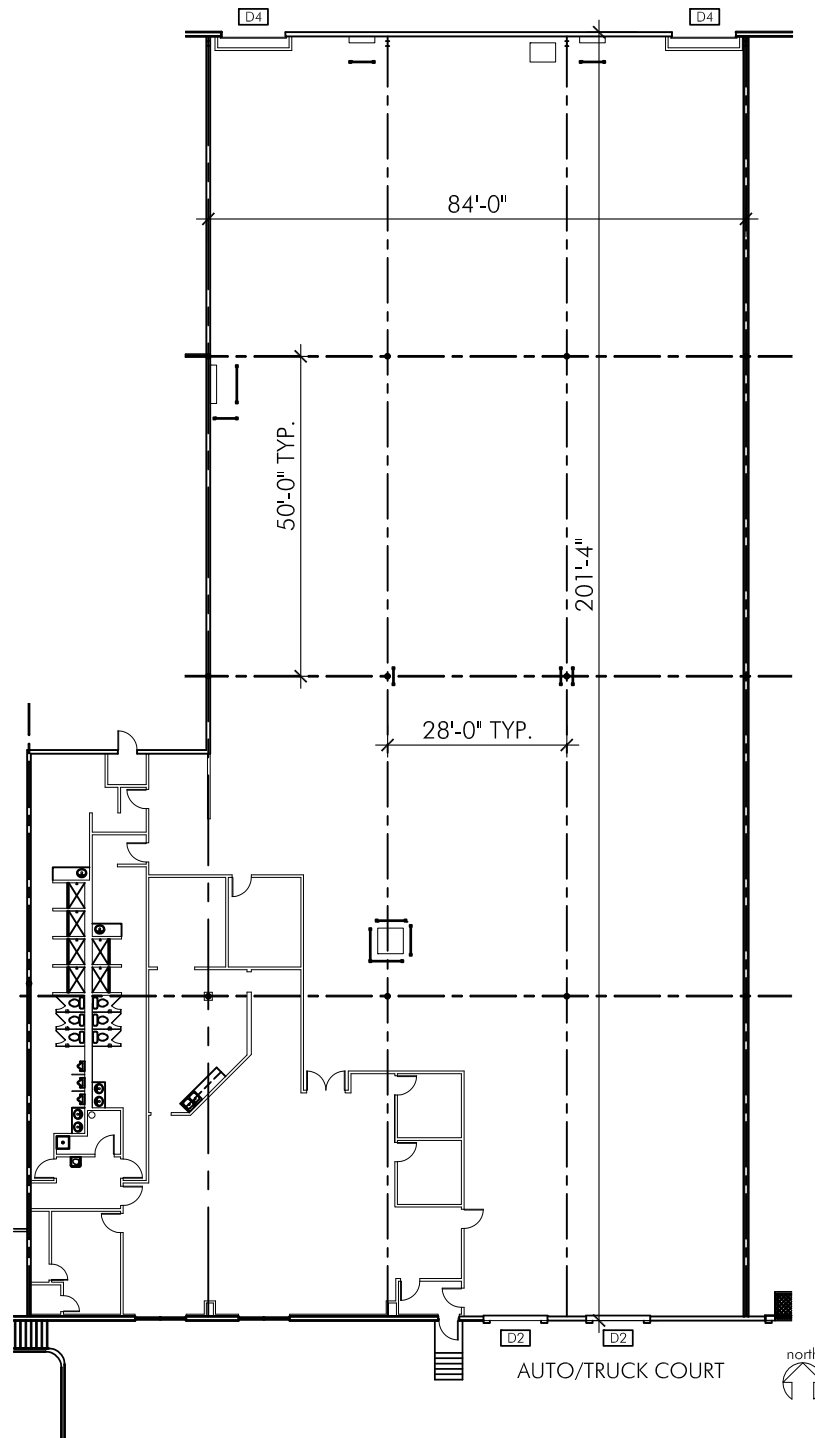
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Floor Plan - Suite 10083



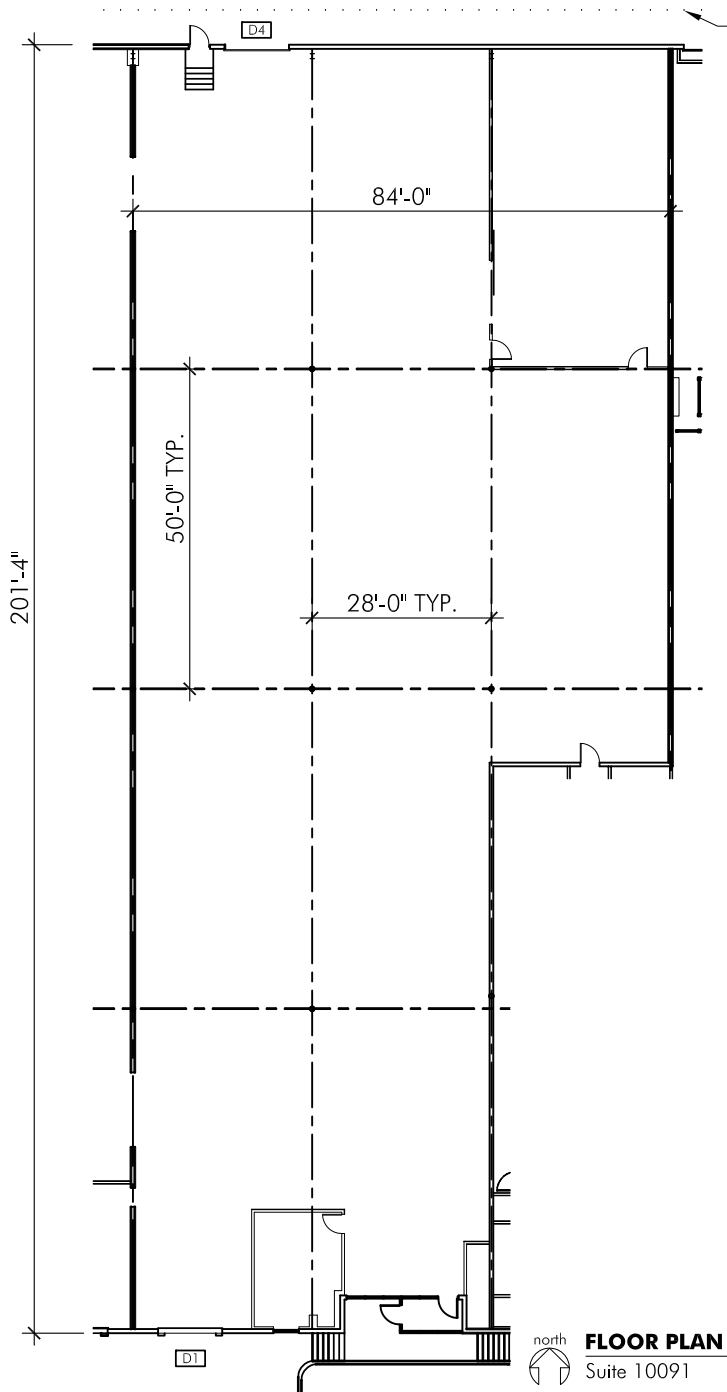
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Floor Plan - Suite 10091



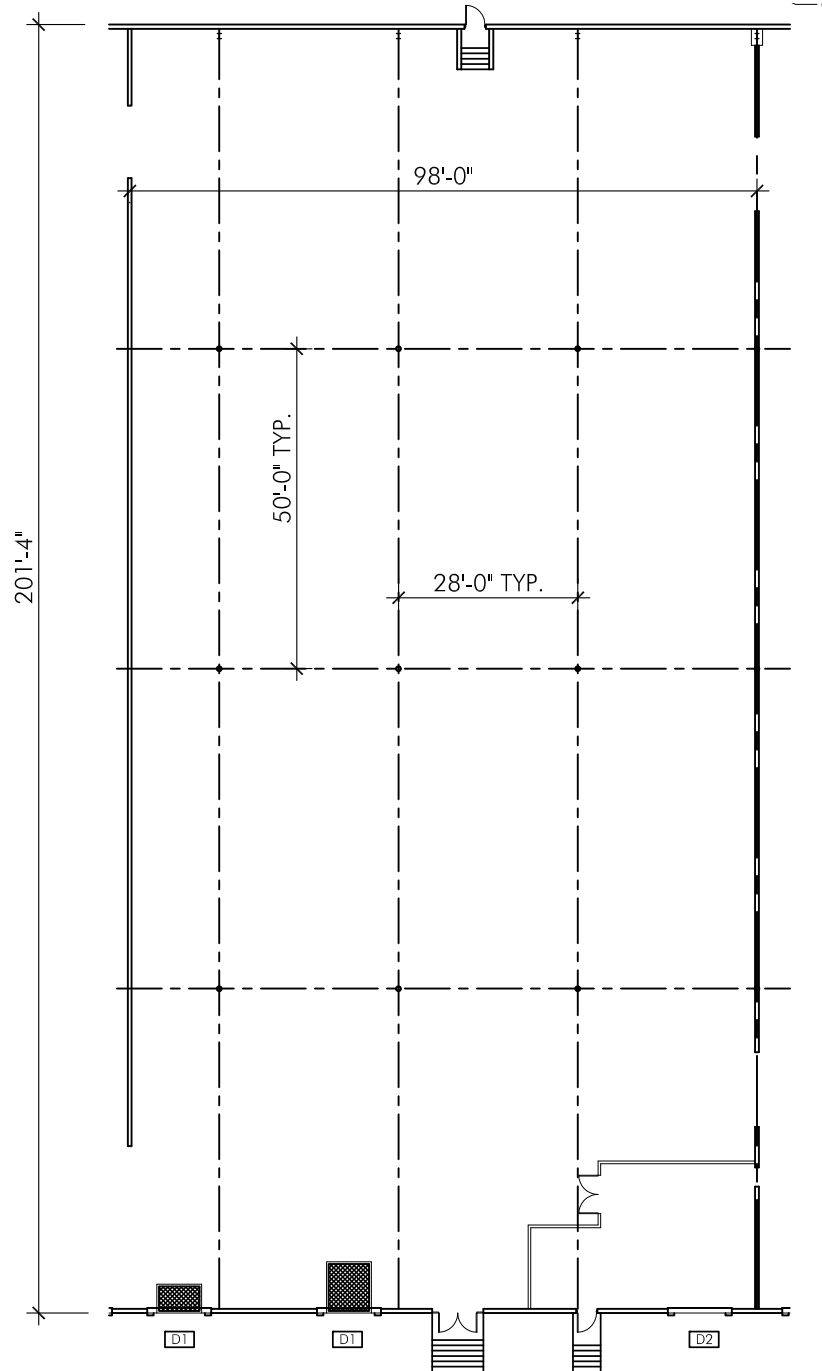
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Floor Plan - Suite 10093



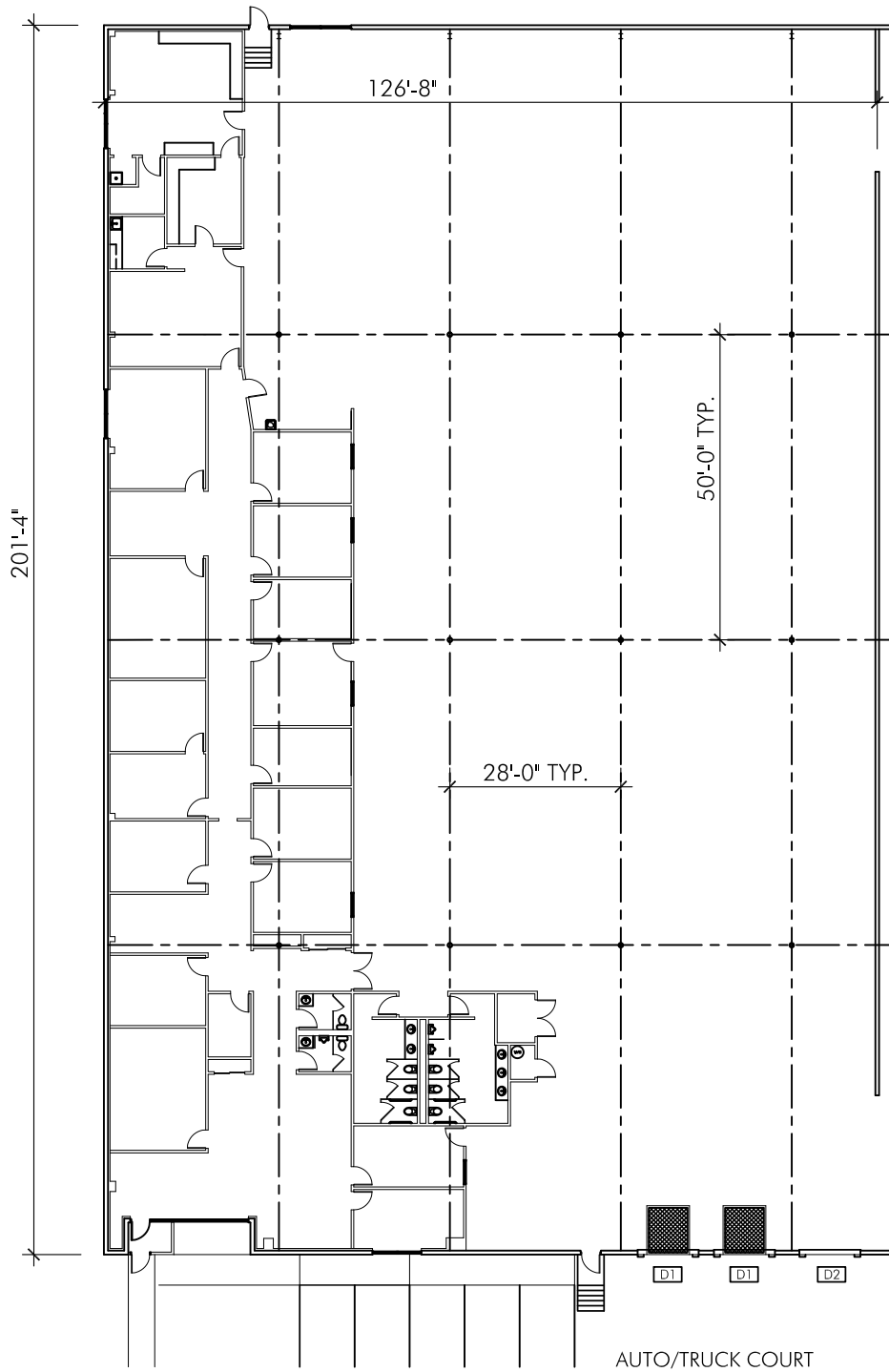
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Floor Plan - Suite 10095



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Regional Map



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