



# For Lease

World Park Union Centre 9287  
9287 Meridian Way  
West Chester, OH 45069

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- 414,460 s.f. class A, cross docked distribution facility
- 32' clear height
- Convenient access to I-75 and I-275
- Located in West Chester Township
- 0% local earnings tax
- Numerous amenities nearby
- Owned and managed by Duke Realty
- Secured, single tenant building



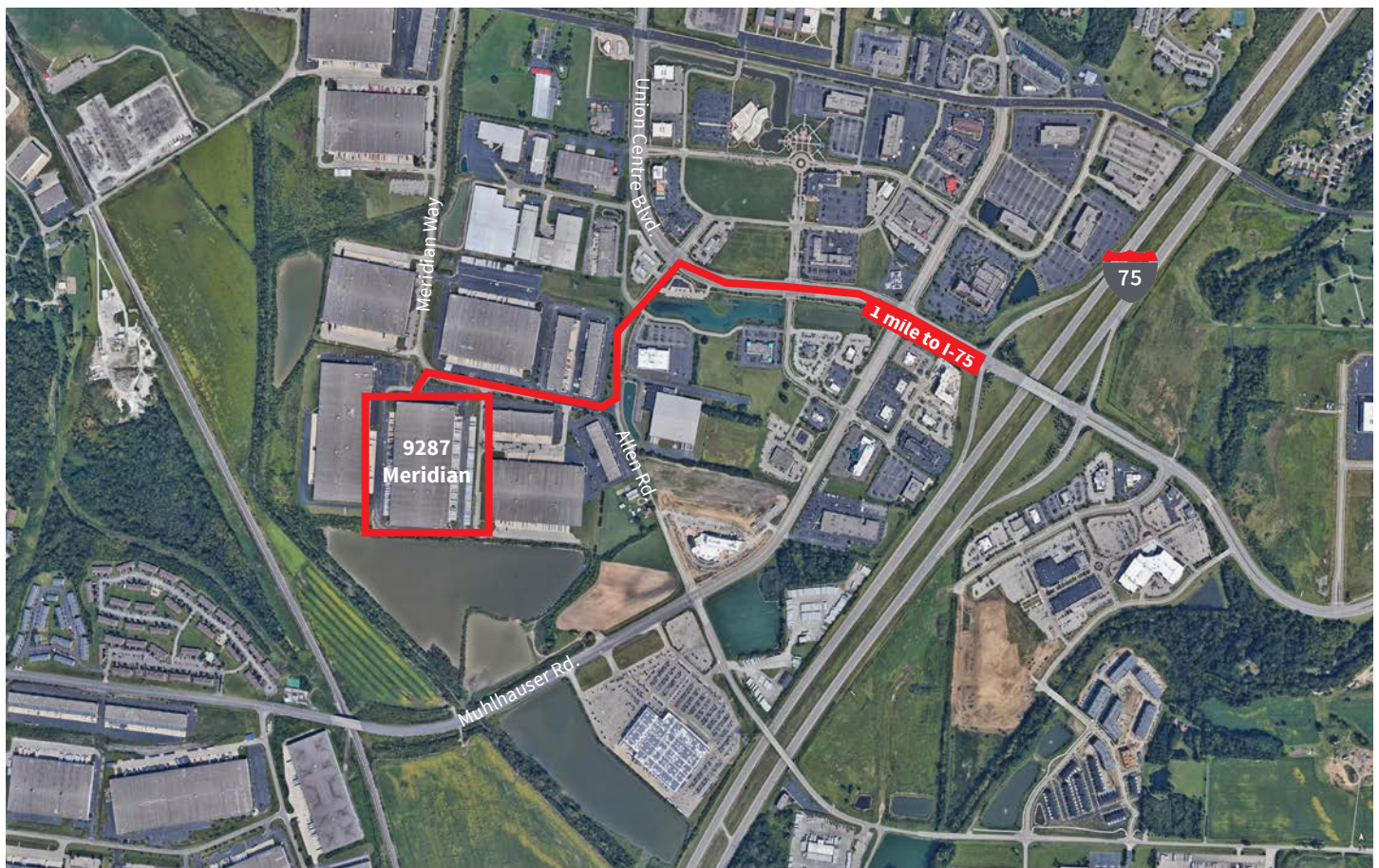
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# Building specifications

Total s.f.	414,460	Column spacing	52'6" w x 42'6" d / 60' staging bay
Office s.f.	16,300	Trailer parking	59 off wall spaces; additional 55 spaces against building
Shipping office s.f.	3,400	Roof	45 mil EPDM
Building dimensions	460'd x 901'w	Floor slab	7"
Clear height	32'	Lighting	T-8 - 25' foot candles maintained; controlled by motion detectors
Parking	280 spaces	<b>Additional highlights</b>	
Docks	45 total (30 with 7'x8' hydraulic dock levelers, light communication system, swing arm dock light, equipped with canopy and shelters)	- Security access control systems included	
Drive-ins	4 (12'w x 14'h)	- Partial perimeter chain link fence with motorized gates	
Sprinklers	ESFR	- Compressed air distribution lines	
Power	3000a/480v/3 Phase	- 16 exhaust fans for warehouse ventilation	
		- Generator for emergency power	

# Location



# Site Plan

