



INDUSTRIAL FLEX SPACE



**WORLD PARK AT
UNION CENTRE #12**

9021 Meridian Way
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

14,850 SF Available

Office Space TBD

(3) Drive-in Doors

16' Clear Height

Just 1 mile from I-75

Close to many area amenities

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

0% Local Income Tax

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BUILDING SPECIFICATIONS

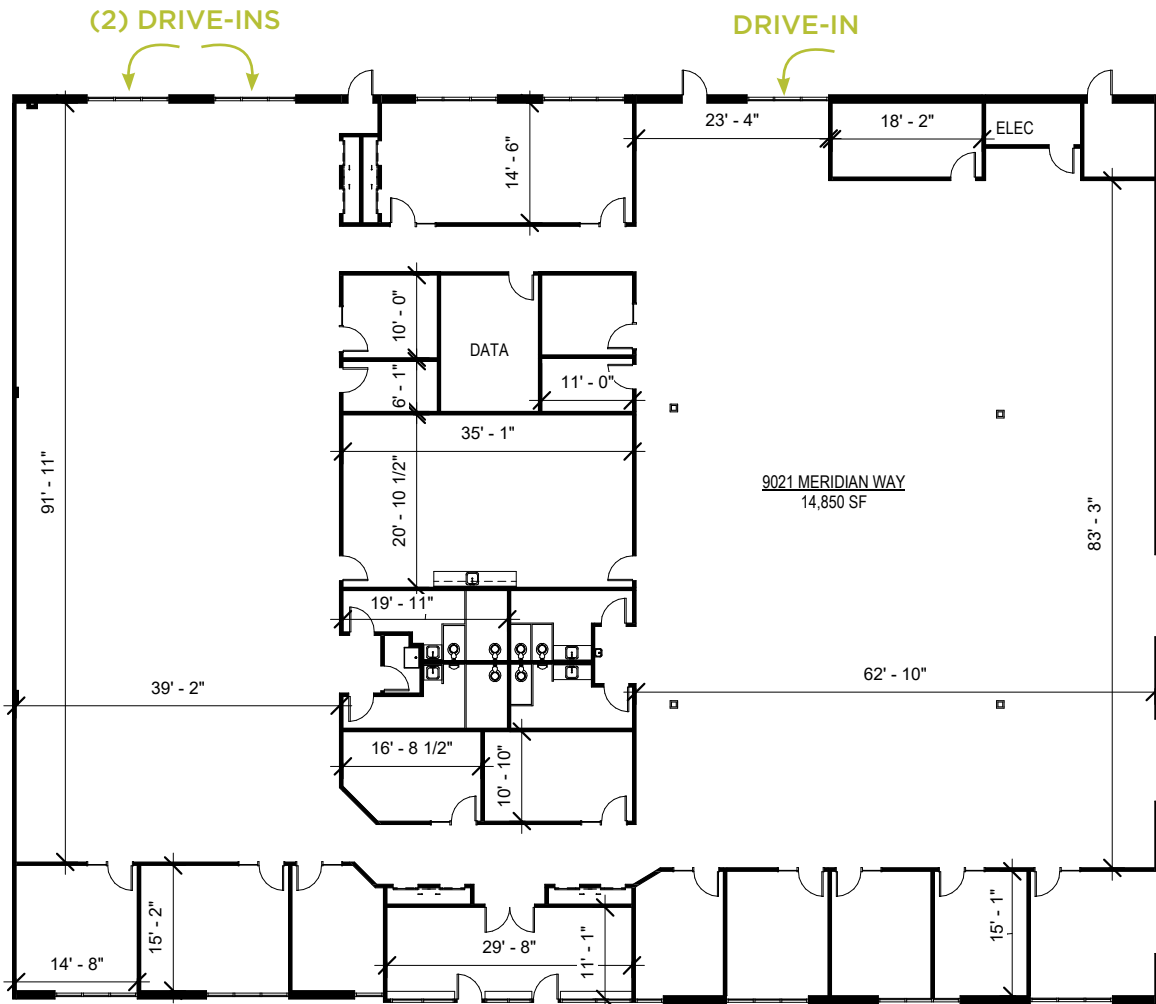
LOCATION	West Chester Twp, OH Butler County	FIRE SUPPRESSION	Wet System
BUILDING SIZE	55,000 SF Total	LIGHTING	T8 Fixtures
AVAILABLE SIZE	14,850 SF TBD Office	HVAC	Natural Gas Fired Units
ZONING	M-2 (Manufacturing)	ELECTRIC	TBD
YEAR BUILT	2000	UTILITIES	
CONSTRUCTION	Tilt-up Concrete	ELECTRIC/GAS	www.duke-energy.com
ROOF	Membrane	WATER/SEWER	www.butlercountyohio.org
FLOOR	6" Concrete	TELEPHONE	www.cincinnatiatibell.com
CLEAR HEIGHT	16'	DATA	www.spectrum.com
COLUMN SPACING	40' x 40'	LEASE RATE	\$10.25/psf NNN
TRUCK DOORS	Three (3) Drive-ins (10' x 10')	OPERATING EXPENSES	\$2.77/psf
TRUCK COURT	Rear Loaded		
AUTO PARKING	100+ Parking Spaces		

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FLOOR PLAN



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PHOTOS



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AERIAL LOCATION

