



INDUSTRIAL FLEX SPACE



**WORLD PARK AT
UNION CENTRE #12**

9033 Meridian Way
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

- 6,575 SF Available
- 4,925 SF Office Space
- (1) Drive-in Door; (1) Knock Out Panel
- 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
BUILDING SIZE	55,000 SF Total
AVAILABLE SIZE	6,575 SF 4,925 SF Office
ZONING	M-2 (Manufacturing)
YEAR BUILT	2000
CONSTRUCTION	Tilt-up Concrete
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	16'
COLUMN SPACING	40' x 40'
TRUCK DOORS	One (1) Drive-in (10' x 10')
TRUCK DOCKS	One (1) Knock Out Panel
TRUCK COURT	Rear Loaded
AUTO PARKING	100+ Parking Spaces

FIRE SUPPRESSION	Wet System
LIGHTING	T8 Fixtures
HVAC	Natural Gas Fired Units
ELECTRIC	TBD
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.butlercountyohio.org
TELEPHONE	www.cincinnati-bell.com
DATA	www.spectrum.com
LEASE RATE	\$10.25/psf NNN
OPERATING EXPENSES	\$2.77/psf

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PHOTOS



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AERIAL LOCATION

