

INDUSTRIAL FLEX SPACE



WORLD PARK BUILDING #6

5577 Spellmire Drive
West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

- Suite 5577:** 23,085 SF Available
- 3,200 SF Office
- 18' Clear Height
- (5) Dock Doors

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	92,176 SF Total	LIGHTING	LED
AVAILABLE SIZE	23,085 SF	HVAC	Natural Gas Unit Heaters
ZONING	M-1 Light Industrial	ELECTRIC	600 amps
YEAR BUILT	1987	UTILITIES	
CONSTRUCTION	CMU	ELECTRIC/GAS	www.duke-energy.com
ROOF	Membrane	WATER/SEWER	www.butlercountyohio.org
FLOOR	6" Concrete	TELEPHONE	www.cincinnatiatibell.com
CLEAR HEIGHT	18'	DATA	www.spectrum.com
TRUCK DOCKS/ DOORS	(5) Dock Doors	OPEX (2026)	\$3.56/SF
TRUCK COURT	Rear Loaded 130' Truck Court		
AUTO PARKING	100+ Parking Spaces		

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AVAILABLE SPACE

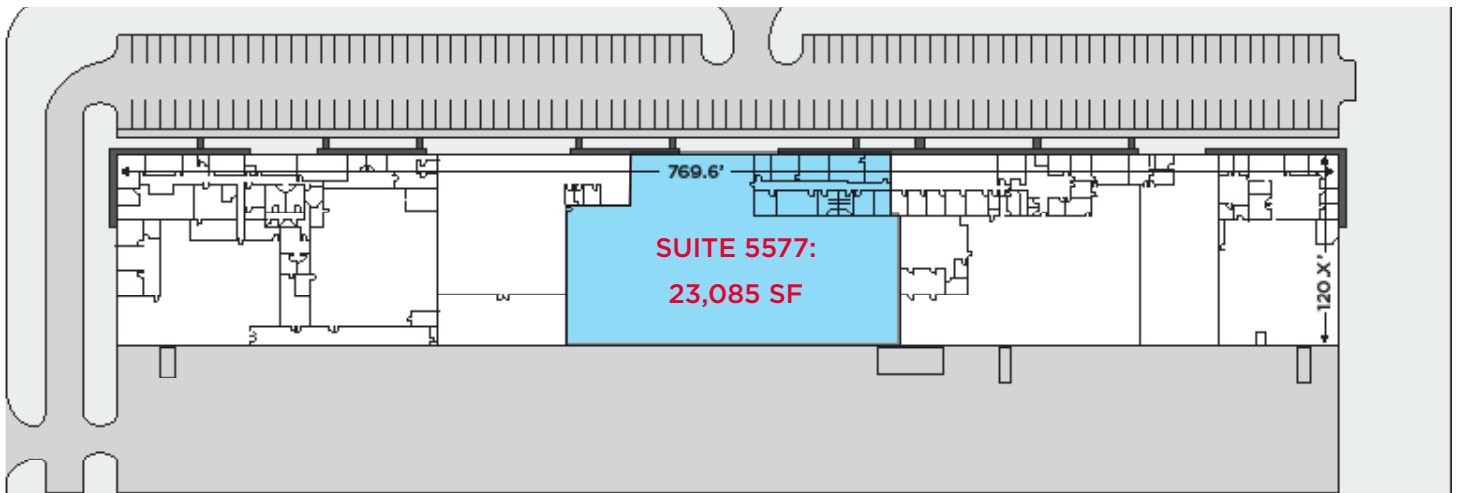


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FLOOR PLAN



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AERIAL LOCATION

