



10166 International Blvd. West Chester Twp, OH

FOR LEASE

PROPERTY HIGHLIGHTS

3,820 SF Available

±1,850 SF Office

(1) Drive-in Door (10'x10')

14' Clear Height

Close to many area amenities

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

No Local Income Tax

Newly Renovated!

SEATTLE STEIN

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TOM MCCORMICK

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10166 International Blvd, West Chester Twp, OH 45069



BUILDING SPECIFICATIONS

LOCATION	West Chester Twp, OH Butler County		
BUILDING SIZE	59,690 SF Total		
AVAILABLE SIZE	3,820 SF Available		
OFFICE SIZE	±1,859 SF Available		
ZONING	M-1 Light Industrial		
YEAR BUILT	1987		
CONSTRUCTION	CMU		
ROOF	Membrane		
FLOOR	6" Concrete		
CLEAR HEIGHT	14'		
TRUCK DOCKS/DOORS	(1) Drive-in Door (10'x10')		
TRUCK COURT	Rear Loaded 130' Truck Court		
AUTO PARKING	100+ Parking Spaces		

FIRE SUPPRESSION	Wet System		
LIGHTING	T8 Fixtures		
HVAC	Fully A/C		
ELECTRIC	TBD		
UTILITIES			
ELECTRIC/GAS	www.duke-energy.com		
WATER/SEWER	www.butlercountyohio.org		
TELEPHONE	www.cincinnatibell.com		
DATA	www.spectrum.com		
LEASE RATE	Undisclosed		
OPERATING EXPENSES	\$3.18/psf		

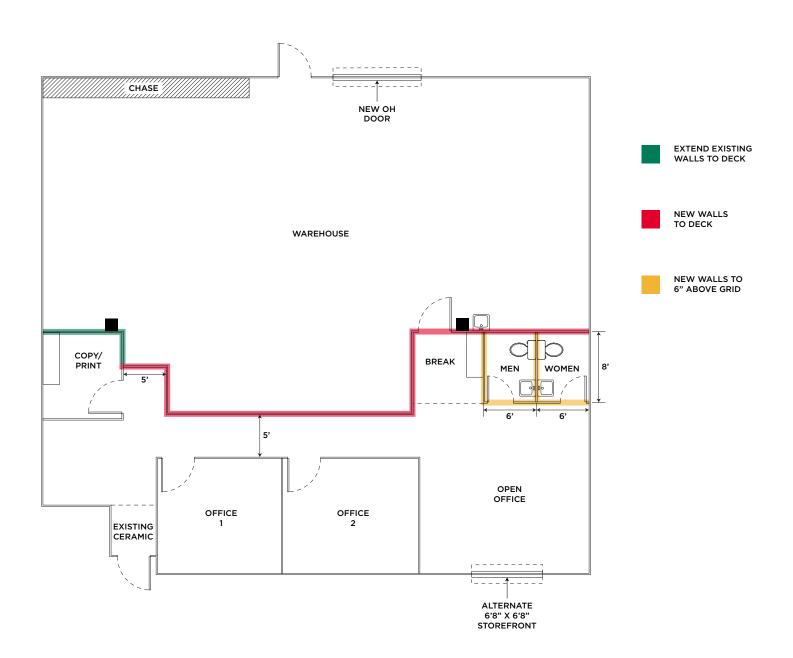




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BUILDING SPECIFICATIONS - SUITE 10166





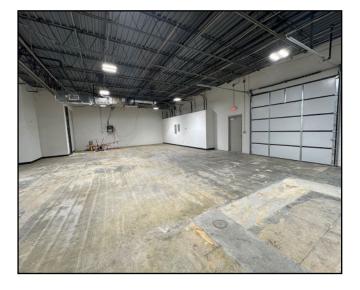
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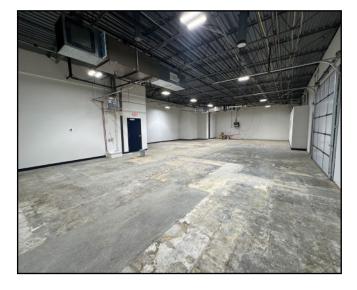


PHOTOS











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AVAILABLE SPACE



Address	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
10166 International	3,820 SF	±1,970 SF	±1,850 SF	(1) Drive-in Door	Undisclosed



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AERIAL LOCATION

