



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
BUILDING SIZE	92,176 SF Total
AVAILABLE SIZE	23,085 SF
ZONING	M-1 Light Industrial
YEAR BUILT	1987
CONSTRUCTION	CMU
ROOF	Membrane
FLOOR	6" Concrete
CLEAR HEIGHT	18'
TRUCK DOCKS/ DOORS	(5) Dock Doors
TRUCK COURT	Rear Loaded 130' Truck Court
AUTO PARKING	100+ Parking Spaces

FIRE SUPPRESSION	Wet System
LIGHTING	LED
HVAC	Natural Gas Unit Heaters
ELECTRIC	600 amps
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.butlercountyohio.org
TELEPHONE	www.cincinnatiatibell.com
DATA	www.spectrum.com
LEASE RATE	\$7.95/SF NNN
OPEX (2026)	\$3.56/SF



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AVAILABLE SPACE



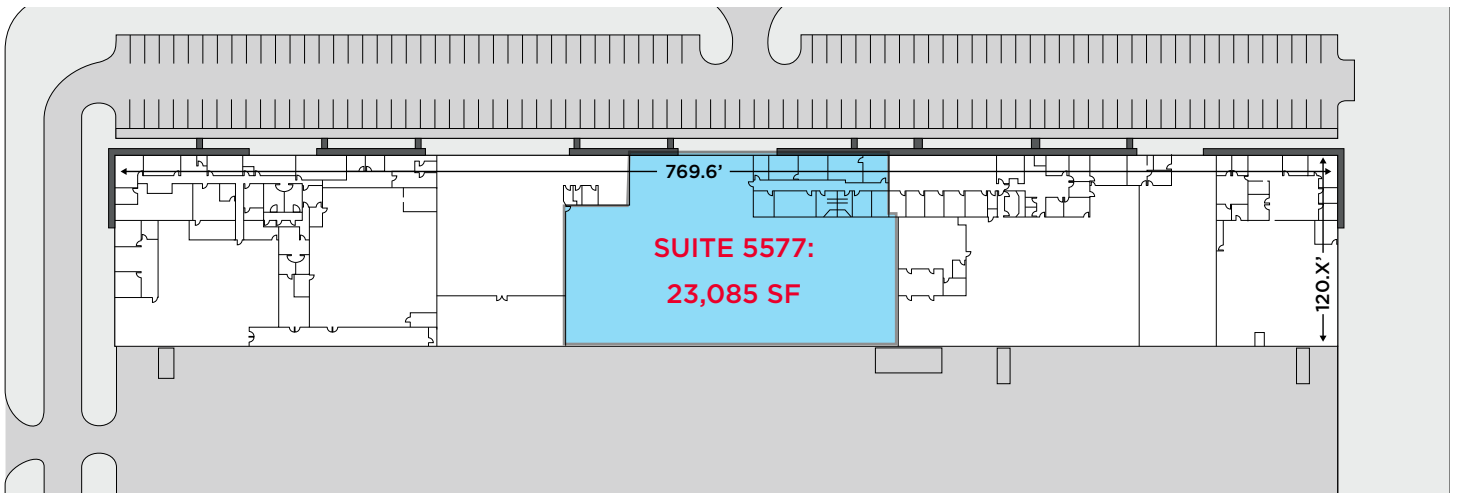


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FLOOR PLAN



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AERIAL LOCATION

