

# 204,800 SF

## Industrial Space For Lease



## Prologis World Park, Building 3

9842 International Boulevard  
West Chester, OH 45246



### LOCATION

- Northern Cincinnati submarket
- Close proximity to I-75, I-275, I-71

### FACILITY

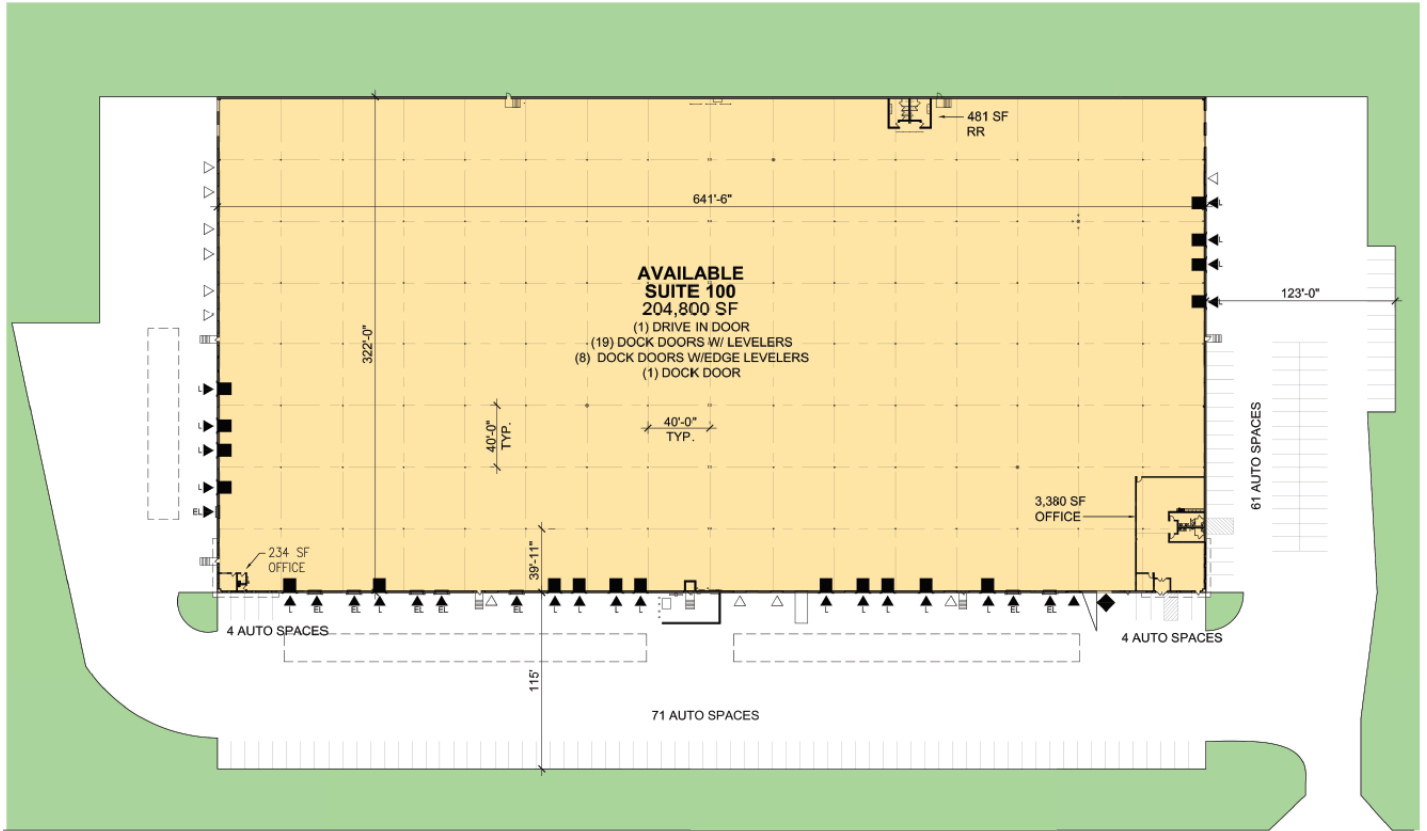
- 204,800 SF available
- New office construction
- 24'-0" clear height
- 40' x 40' bay size
- (30) 8' x 9' dock doors; (19) with levelers; (8) with edge levelers
- (11) future dock door positions
- (1) 10' x 10' drive-in door
- 322'-0" building depth
- 90 degree cross docked
- 115'-0" truck court depth

### ADVANTAGES AND AMENITIES

- Existing restrooms (warehouse & office)
- 137 auto parking
- 480/277 volt electric
- ESFR sprinkler system
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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NOTE: THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSION AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

SITE PLAN



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