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6,600 square feet available

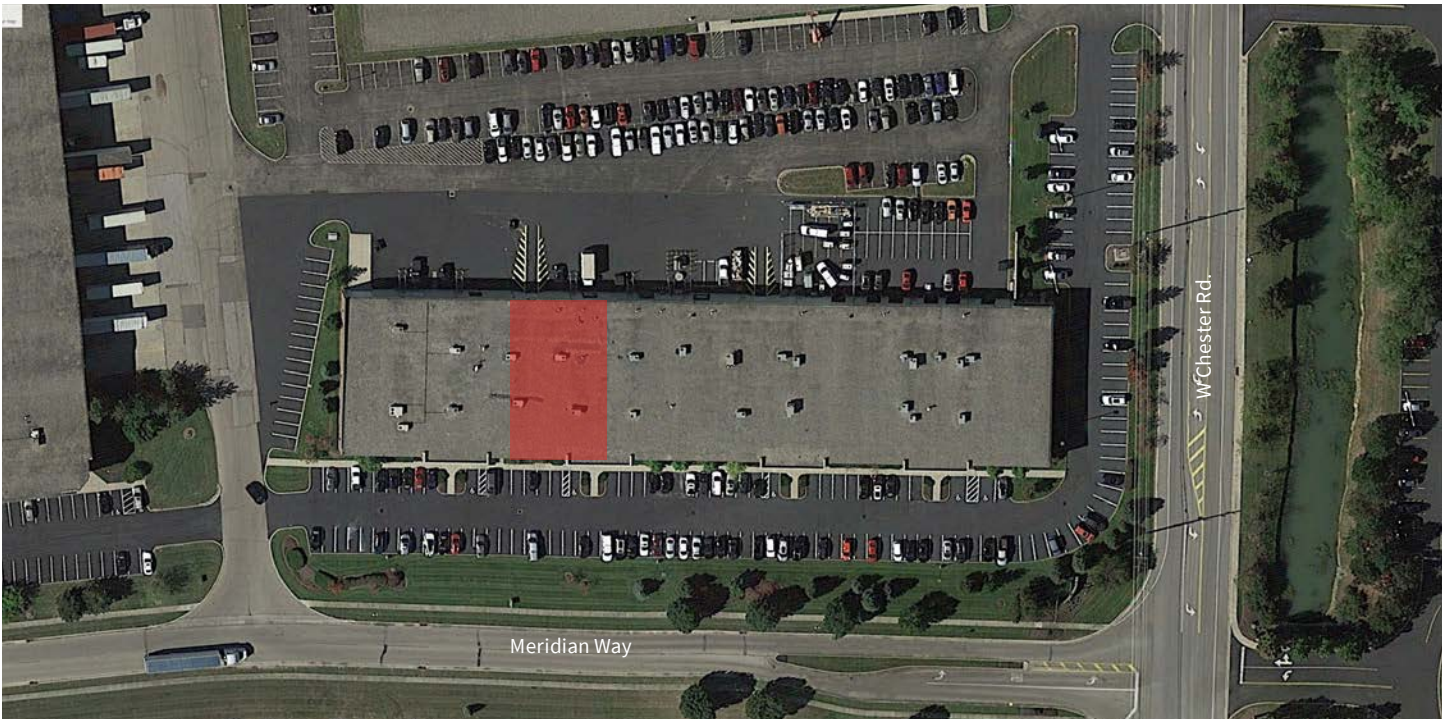
World Park @ Union Centre 12

- 6,600 s.f. available (4,925 s.f. office / 1,675 s.f. warehouse)
- 16' clear height
- One (10'x10') drive-in
- One (10'x10') dock knock-out
- Corner of Meridian Way & West Chester Road
- Highway access at Union Centre Boulevard to I-75
- No personal earnings tax
- M-2 zoning
- Close to many area amenities
- Abundant free parking

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West Chester, OH 45069**

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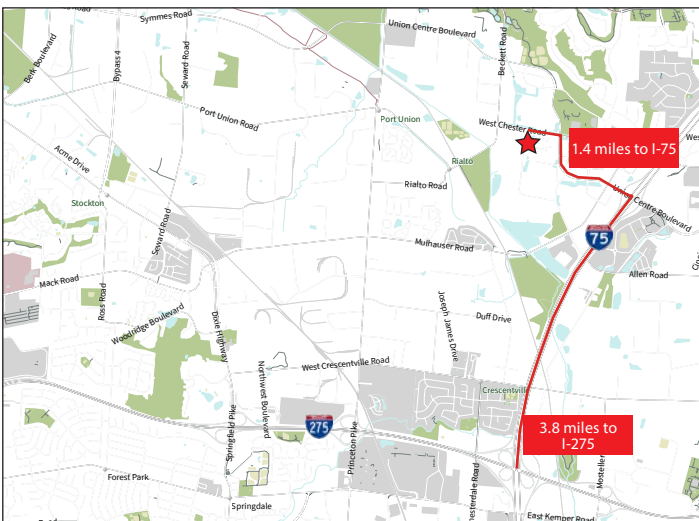


Building highlights

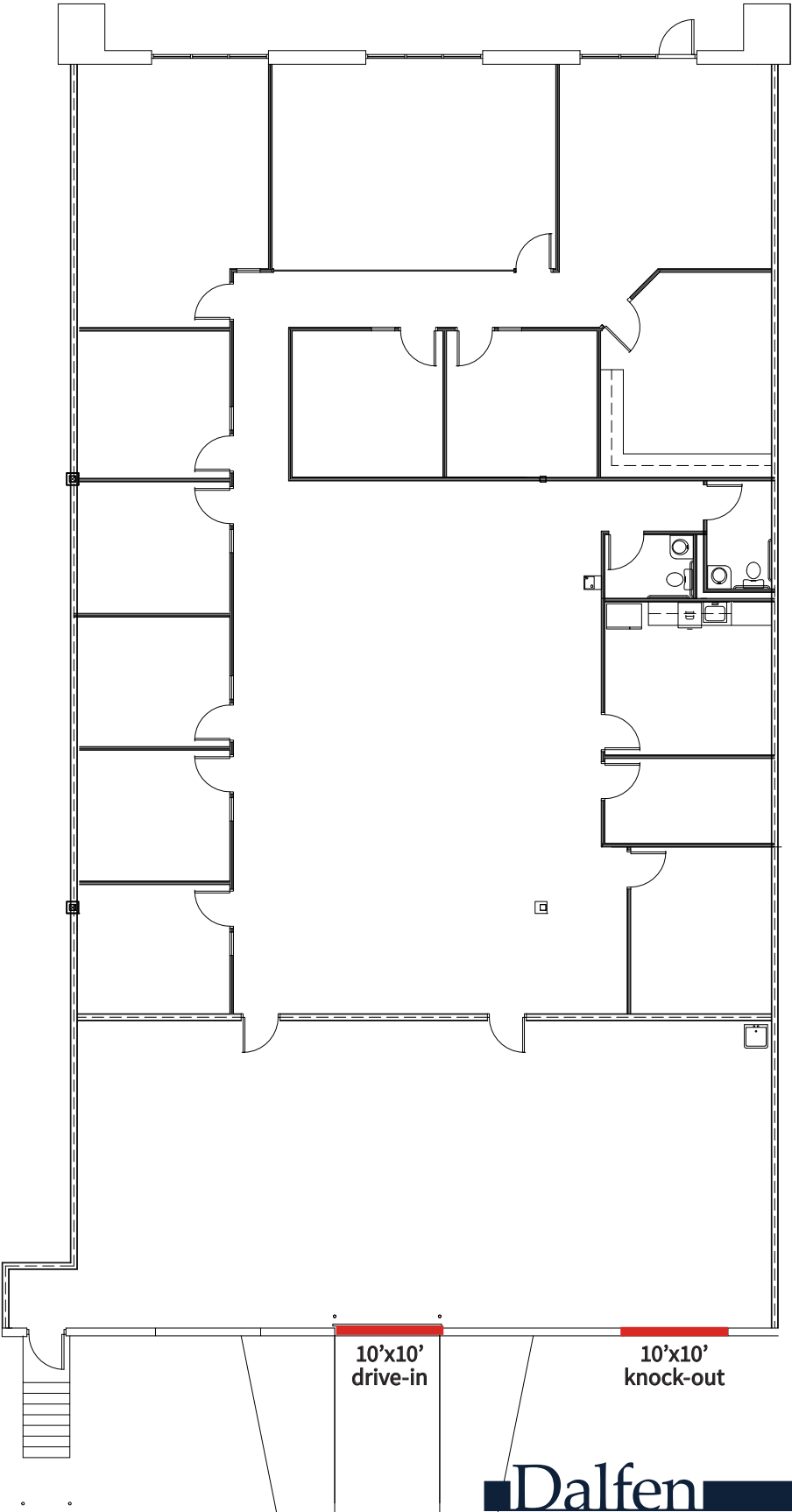
- Office space: 4,925 s.f.
- Warehouse space: 1,675 s.f.
- Ceiling height: 16'
- Column spacing: 40'w x 37'd
- Loading: One (10'x10') drive-in
One (10'x10') dock knock-out
- Sprinkler: 100% sprinkled
- Building depth: 110'
- Ample parking
- Lots of windows - abundant natural light
- Professional business park environment
- Flexible floor plan

Location

World Park @ Union Centre 12 is located in the heart of West Chester with convenient access to Interstate 75 and Interstate 275.



Floorplan



Dalfen
INDUSTRIAL



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