

**FOR LEASE**



# 4350-4372 Muhlhauser Rd

Fairfield, Ohio 45015

## Property Highlights

<b>Address</b>	4350-4372 Muhlhauser Rd
<b>Available SF</b>	1,250 SF
<b>Office SF</b>	1,000 +/- SF
<b>Warehouse</b>	250 +/- SF
<b>Loading</b>	1 Drive-in door (10' x 10')
<b>Note</b>	Ability to convert office to warehouse
<b>Availability</b>	Available Immediately



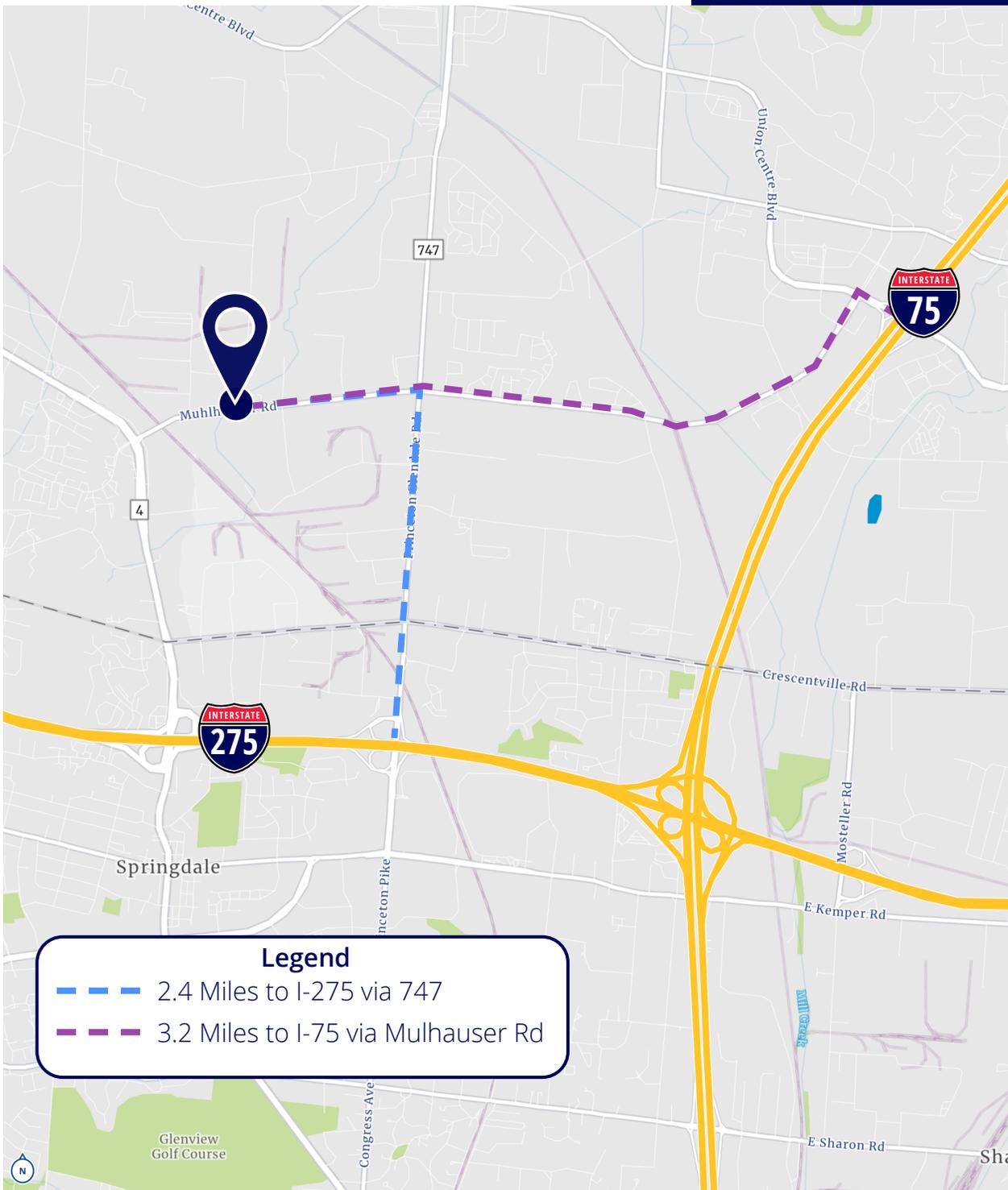
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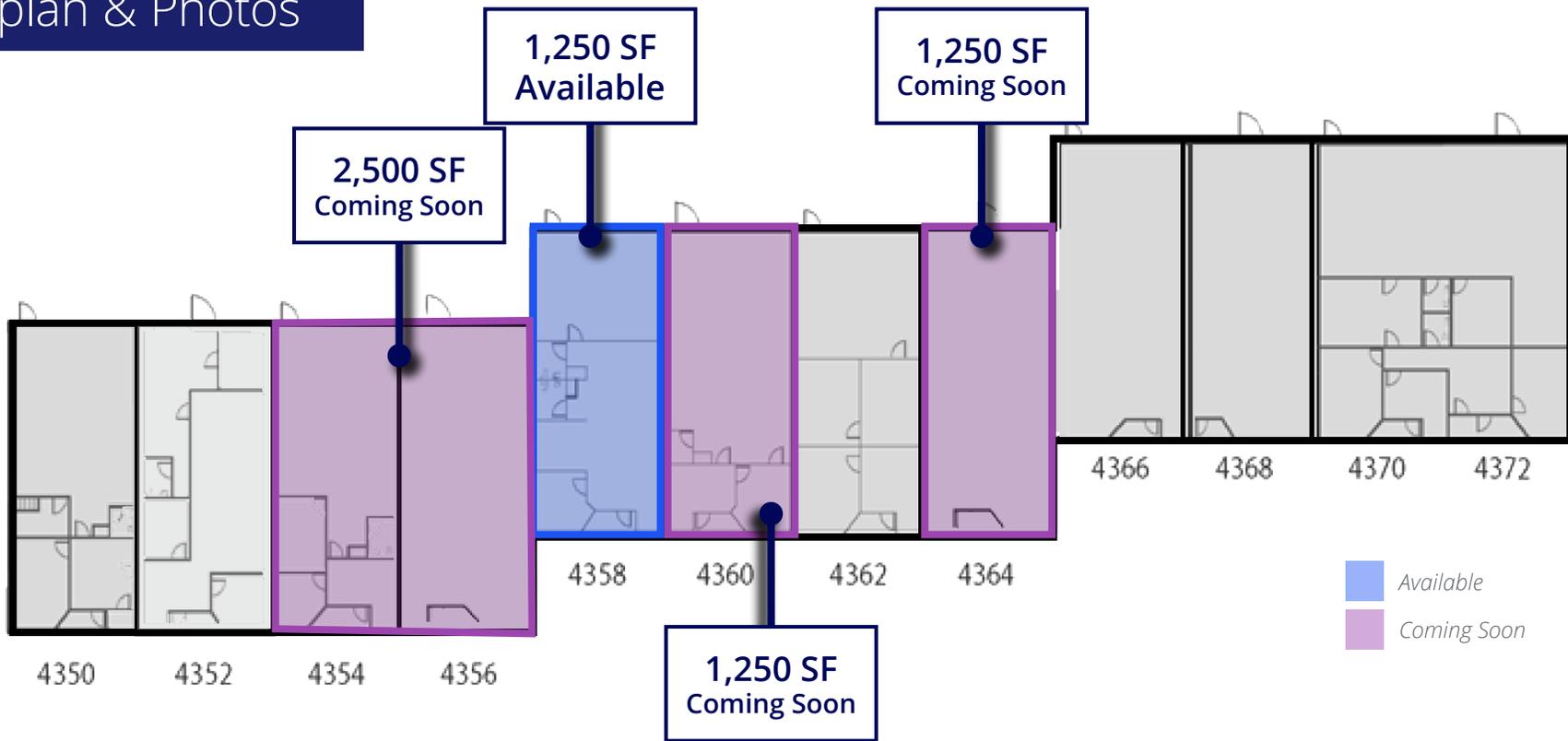
**Legend**  
 --- 2.4 Miles to I-275 via 747  
 --- 3.2 Miles to I-75 via Mulhauser Rd

### Property Summary:

Total Building	15,000 SF
Total Available	1,250 SF <i>5,000 SF Coming Soon</i>
Office	1,000 SF
Loading	1 Drive-in
Acreage	3 AC
Municipality	Fairfield
Year Built	1989
Column Spacing	25' x 30'
Ceiling Height	14'-16'
Building Material	Brick & Metal Floor: Concrete
Accessibility	Nearby Access to I-275 via SR 4 and I-75

**Spaces From \$1,000/Month**  
*Modified Gross*

# Floorplan & Photos





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