

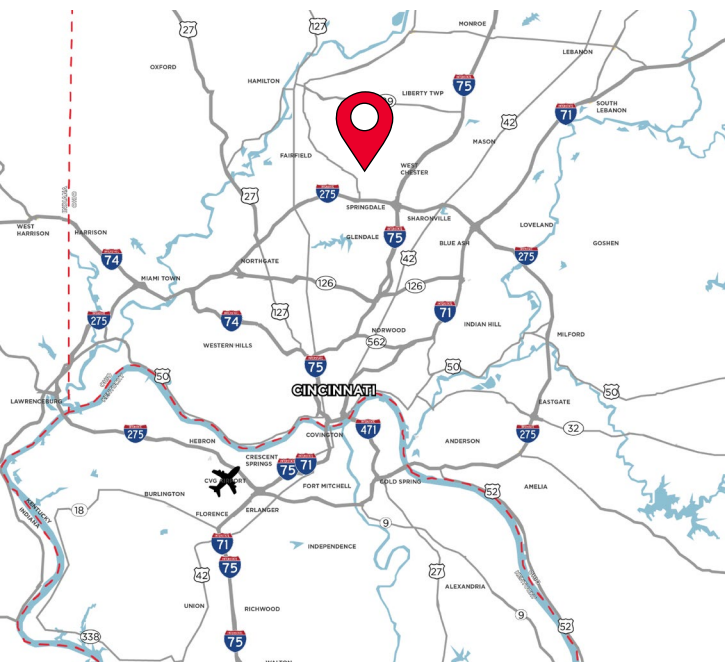
**FOR SUBLEASE  
300 DISTRIBUTION  
CIRCLE**

FAIRFIELD, OH 45014



**DISTRIBUTION SPACE AVAILABLE**

**SUBLEASE RATE: \$7.25/SF + \$1.72/SF**



**PROPERTY HIGHLIGHTS**

- 33,750 Total SF
- 3,809 SF Office
- (5) Dock Doors; (3) w/ Levelers
- (1) Drive In Door
- Trailer Parking Available
- **Sublease Expires 8/31/2026**

For more information, contact:

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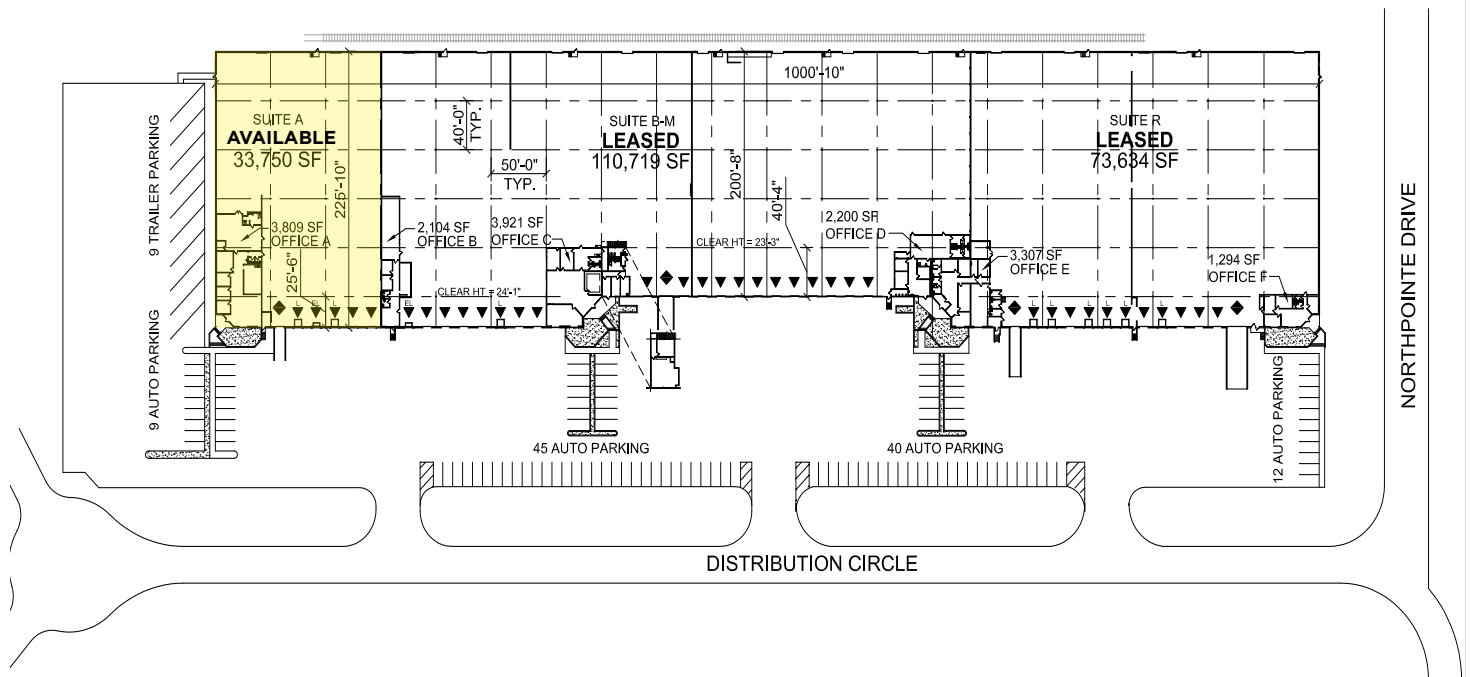
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**BUILDING SPECIFICATIONS**

**SUBLEASE RATE: \$7.25/SF + \$1.72/SF**

<b>LOCATION</b>	City of Fairfield	<b>FLOORS</b>	Concrete
<b>YEAR BUILT</b>	1987	<b>DOORS</b>	(5) Dock Doors; (3) w/ Levelers (9' x 10') (1) Drive In Door (9' x 10')
<b>TOTAL SIZE</b>	216,752 SF	<b>FIRE SUPPRESSION</b>	Wet System
<b>AVAILABLE SPACE</b>	33,750 SF	<b>ELECTRIC</b>	480 Volt, 3 Phase
<b>OFFICE SPACE</b>	3,809 SF	<b>LIGHTING</b>	LED
<b>CLEAR HEIGHT</b>	24'	<b>ZONING</b>	M-2
<b>COLUMN SPACING</b>	40' x 50'	<b>OPEX</b>	\$1.72/SF

**FLOOR PLAN**



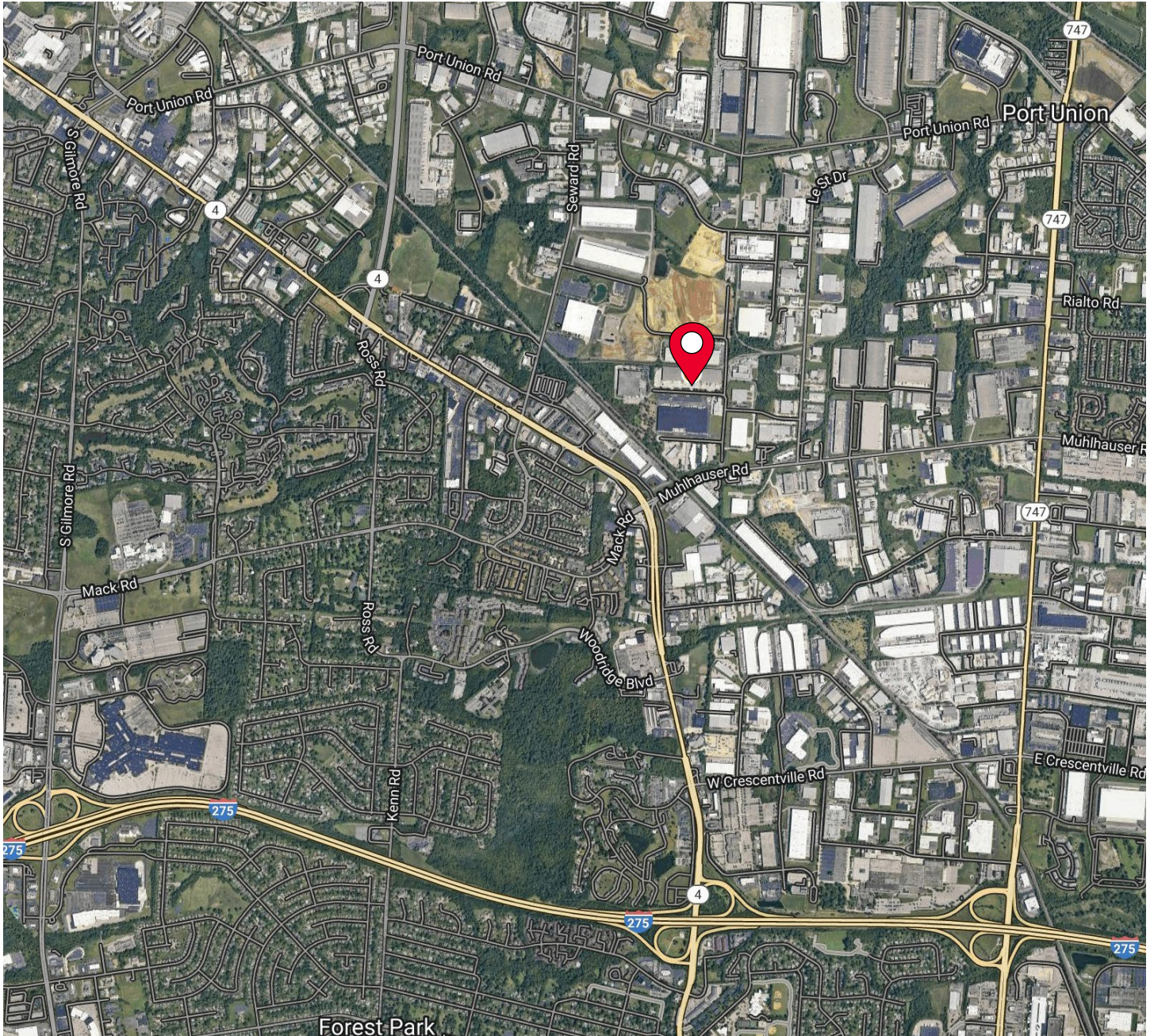
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**BUILDING PHOTOS**



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**AERIAL LOCATION**



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