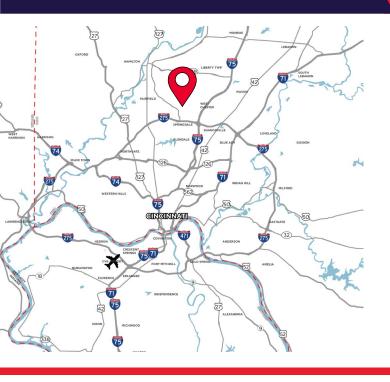




DISTRIBUTION SPACE AVAILABLE

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:

Seattle Stein

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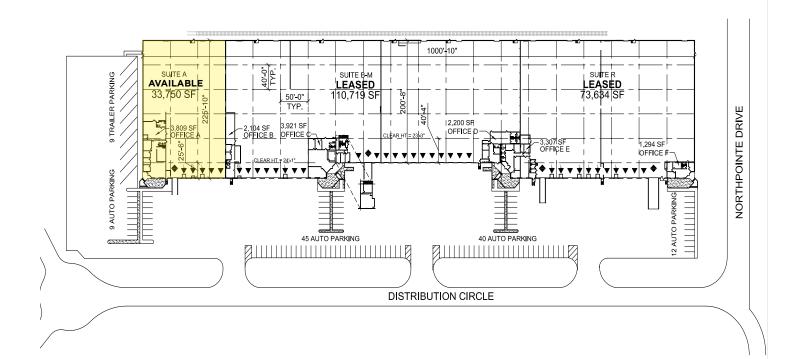
FAIRFIELD, OH 45014

BUILDING SPECIFICATIONS

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

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

FLOOR PLAN



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BUILDING PHOTOS

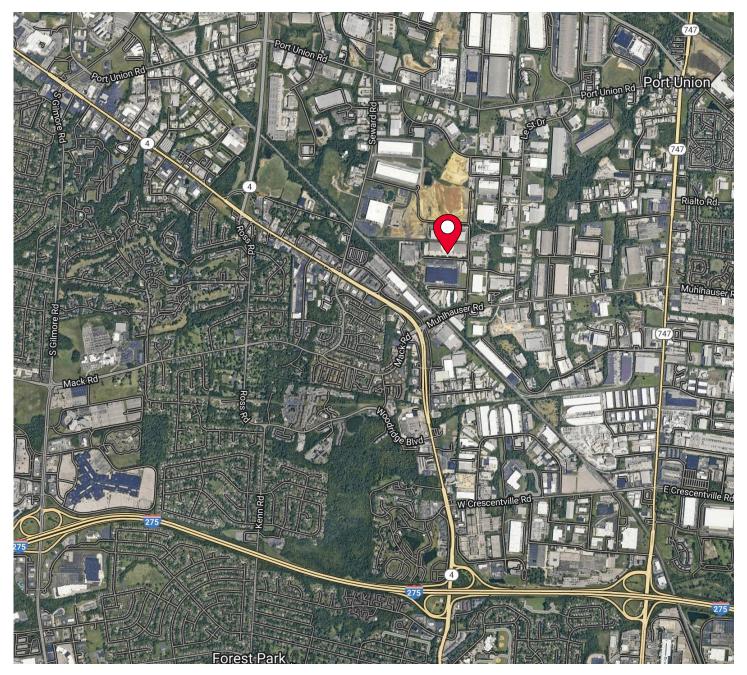


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FAIRFIELD, OH 45014

AERIAL LOCATION



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