



200 NORTHPOINTE DR.

FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



126,395 Total SqFt

- Located in City of Fairfield in minutes to I-75 and I-275
- New ownership and make-ready improvements underway, list available upon request.
- Additional dock and drive-in doors to suit
- Fenced & secure truck court
- Available for immediate occupancy
- Lease Rate: \$6.95/SqFt + \$1.55/SqFt OpEx



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt	126,395
Office SqFt	1,780 (includes 2nd floor)
Warehouse SqFt	124,615
Land	7.9 acres
Zoning	M-2 General Industrial
Year Built	1992; addition built in 2000
Construction	Metal w/ block wainscot & fully insulated
Building Dimensions	266' x 470'
Column Spacing	53'4" x 25'
Bay Size	14,221 SF
Floor Thickness	6" concrete
Roof Type	0.80 mil TPO roof (2021) with 20 year warranty
Clear Height	20' to 25'
Docks	Eight (8) – 9'x10' with levelers & seals
Drive-in	Two (2) – 12'x 14' & 14'x14'
Parking	28 vehicles (expandable)
Restrooms	One (1) in office & One (1) set in warehouse
Sprinkler	Wet system
Lighting	LED conversion in process
Electrical Service	480-volt, 3-phase, 800 amps / Duke Energy
Gas	Duke Energy
Sewer	Butler County
Water	Butler County
Parcel ID	M55002060000024

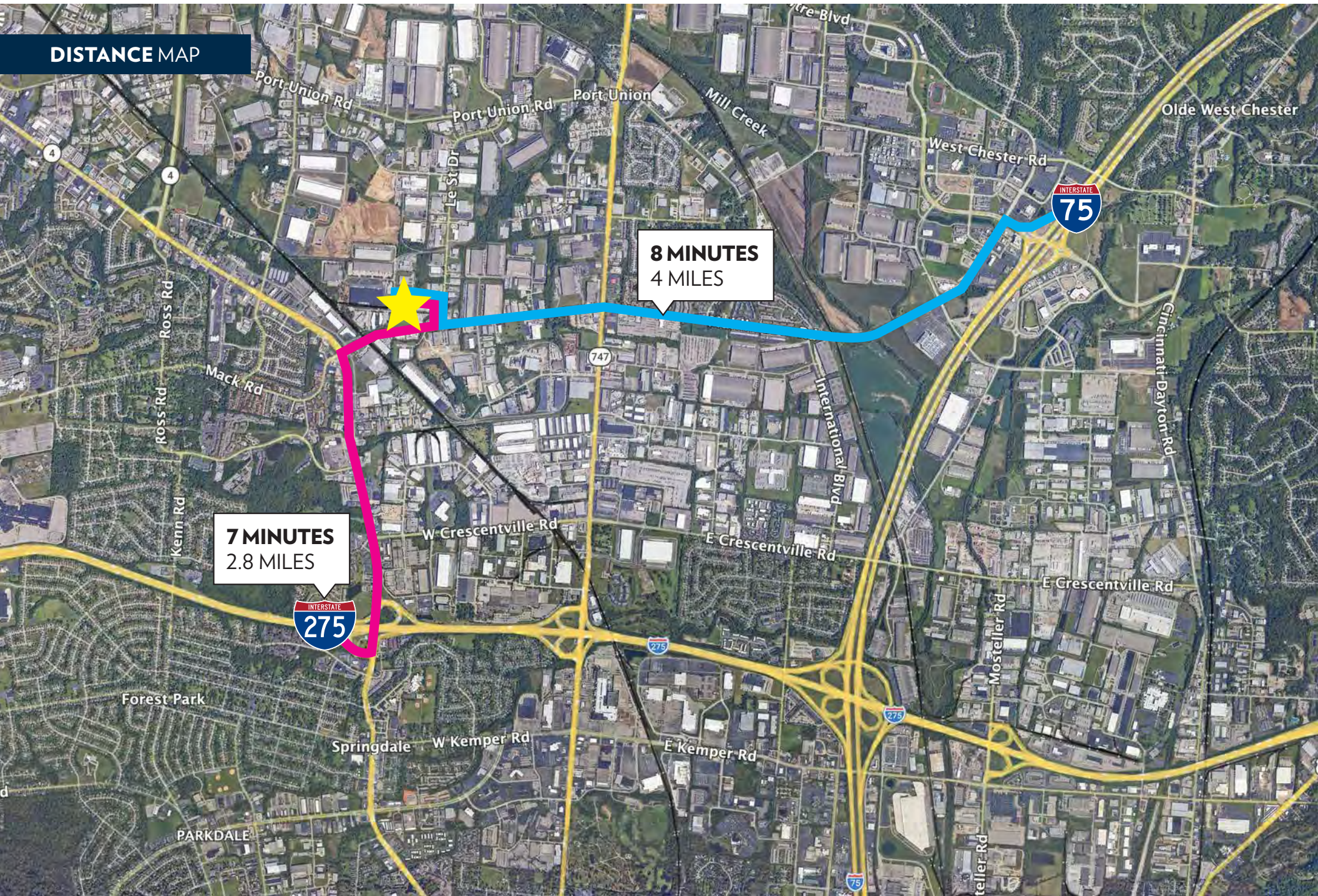
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DISTANCE MAP



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PARCEL OUTLINE



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PROPOSED DOCKS AND TRUCK COURT

PROPOSED DOCKS

PROPOSED TRUCK COURT

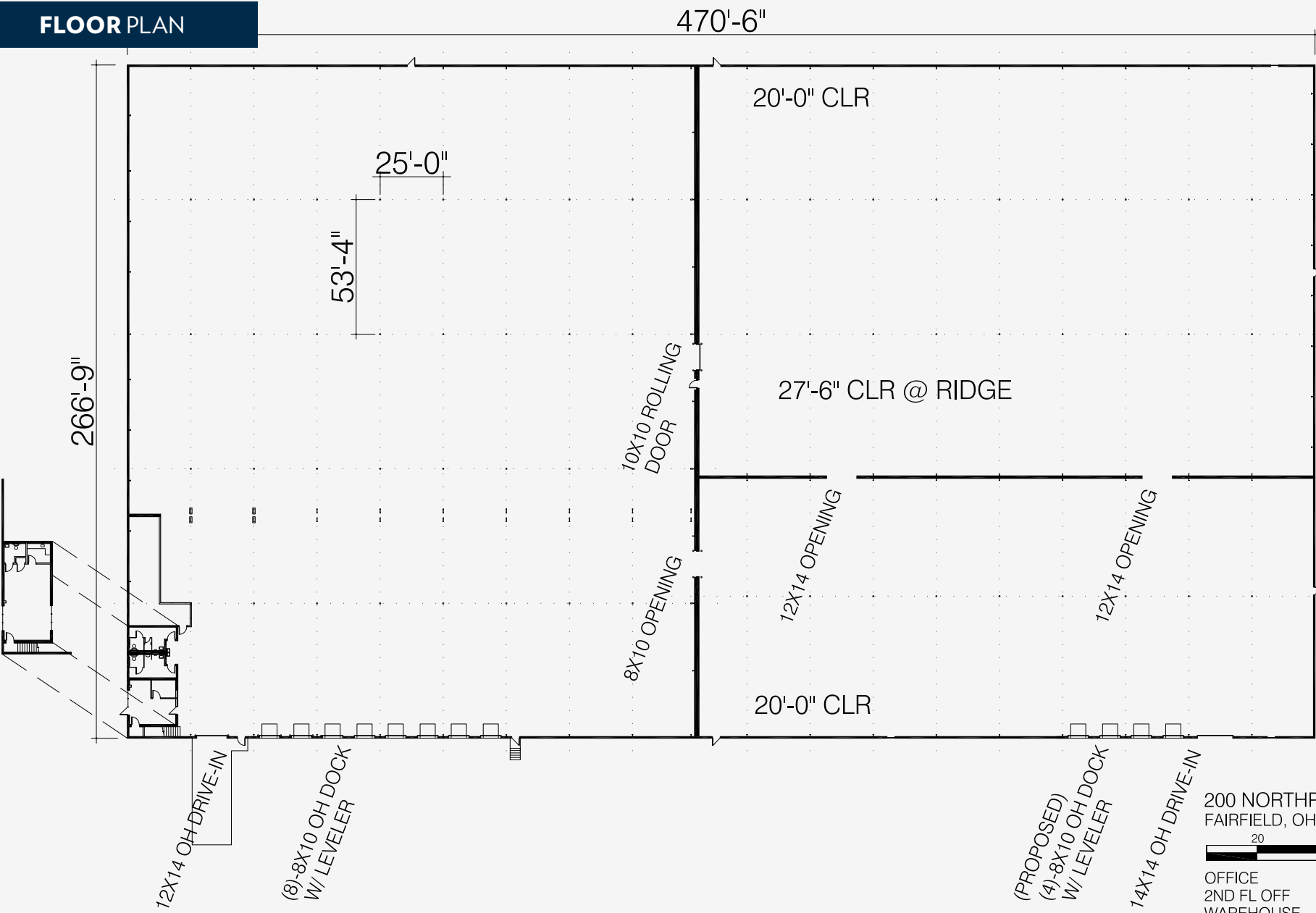
EXISTING DRIVE LANE

EXISTING DRIVE LANE



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20 50 100

OFFICE	890 SF
2ND FL OFF	890 SF
WAREHOUSE	123,725 SF
TOTAL	125,505 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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