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Fairfield Logistics North Building 1A
8200 Seward Road, Fairfield OH 45011

~218,755 SF Available – Expandable up to 1 Million SF



501,350

Total SF

40'

Clear Height

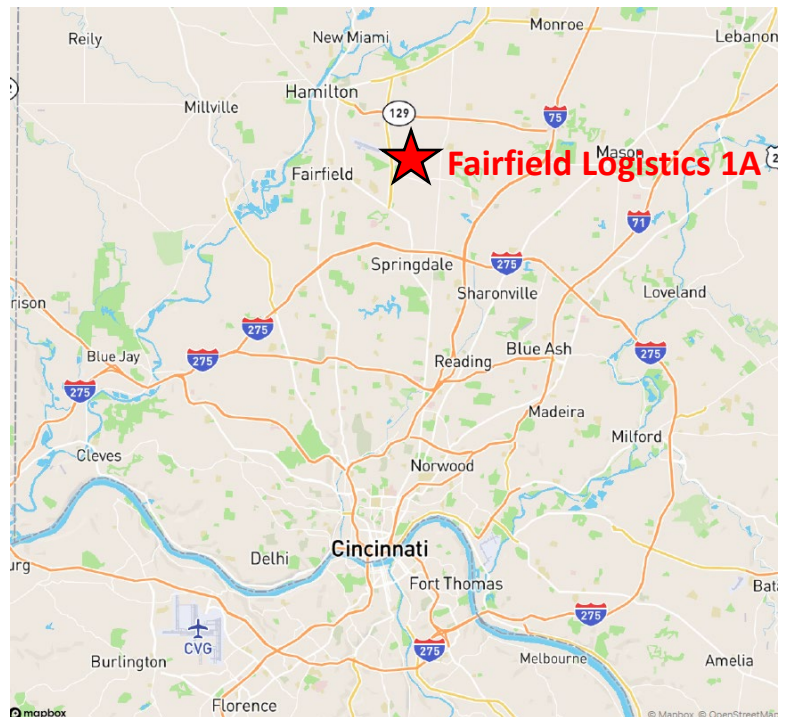
2023

Year Built

Pursuing LEED Certification

Tax Abatement Benefits Available

Spec Office



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



BUILDING HIGHLIGHTS

- 501,350 SF with office
- ~218,755 SF Available
- 570’ deep X 864’ wide
- 40’ clear height
- Approximate 56’ x 50’ bay spacing, 60’ speed bay at dock, end wall bays 40’x50’ (31,920 SF full bay)
- 32 docks available
 - 8 with levelers and seals
- 2 drive-in doors
- M-1 and M-2 Zoning per Fairfield TWP
- 145 vehicle/car parking spaces
- 47 truck/trailer parking spaces
- Floor 8” unreinforced slab
- Pursuing LEED Certification



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For more information on this opportunity, please contact



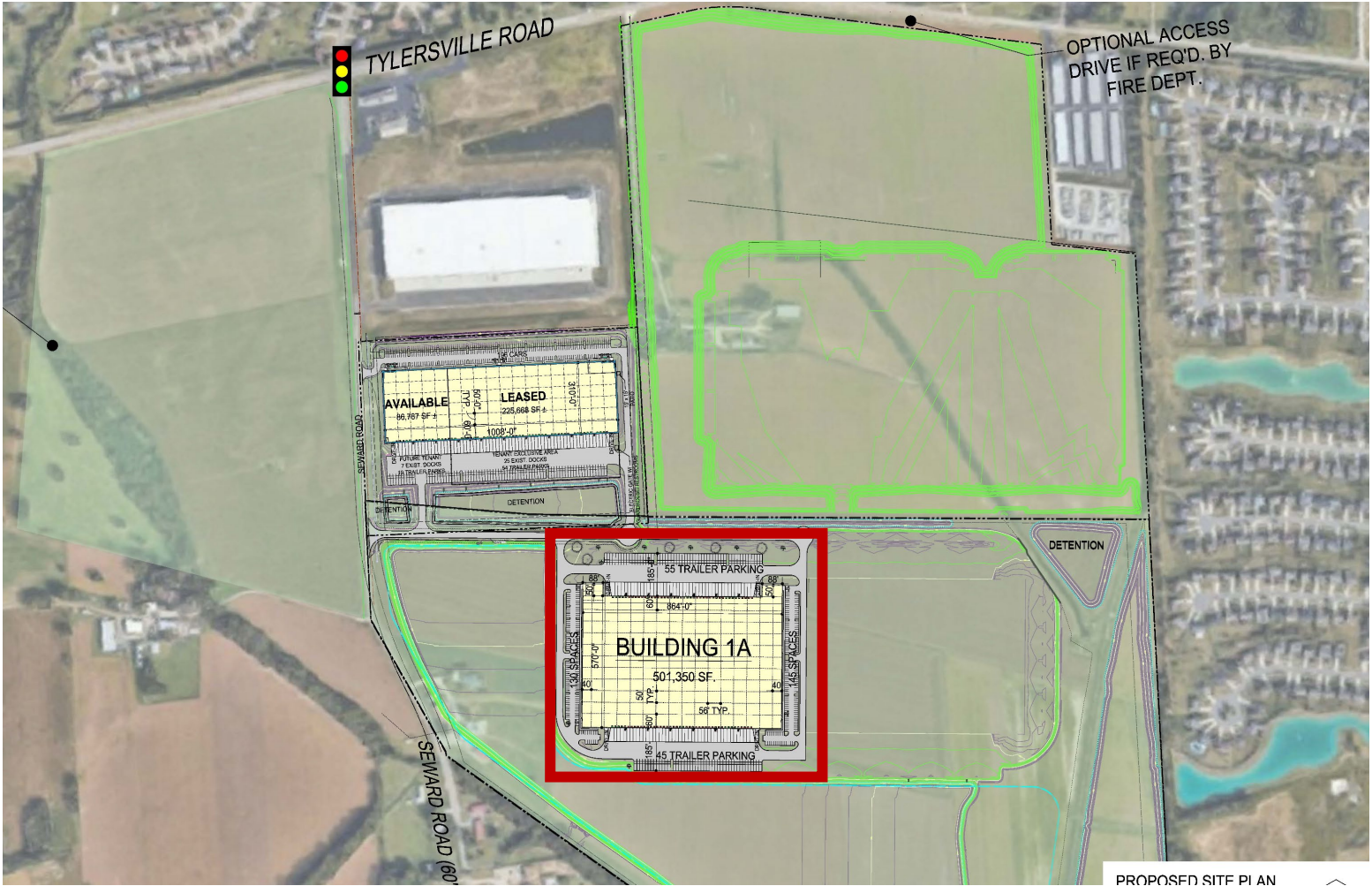
Mike Lowe
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Fairfield Logistics North Building 1A



PROPOSED SITE PLAN

Fairfield Logistics North is a master planned logistics campus strategically located in Fairfield Township, offering easy access to interstate highways I-275, I-75 and I-74.

Located in the heart of Cincinnati's largest industrial submarket (79.4 million SF), the park's location allows companies to draw from high quality, competitively priced labor pools from the surrounding municipalities in addition to a number of amenities.

Situated within a 2-day access window to nearly 60% of the US population, the region offers several options for transportation as well as significant logistics cost savings.

With sites available to accommodate occupiers from 100,000 SF up to 1 million SF, Fairfield Logistics North is an ideal location for local, regional and national distribution users.

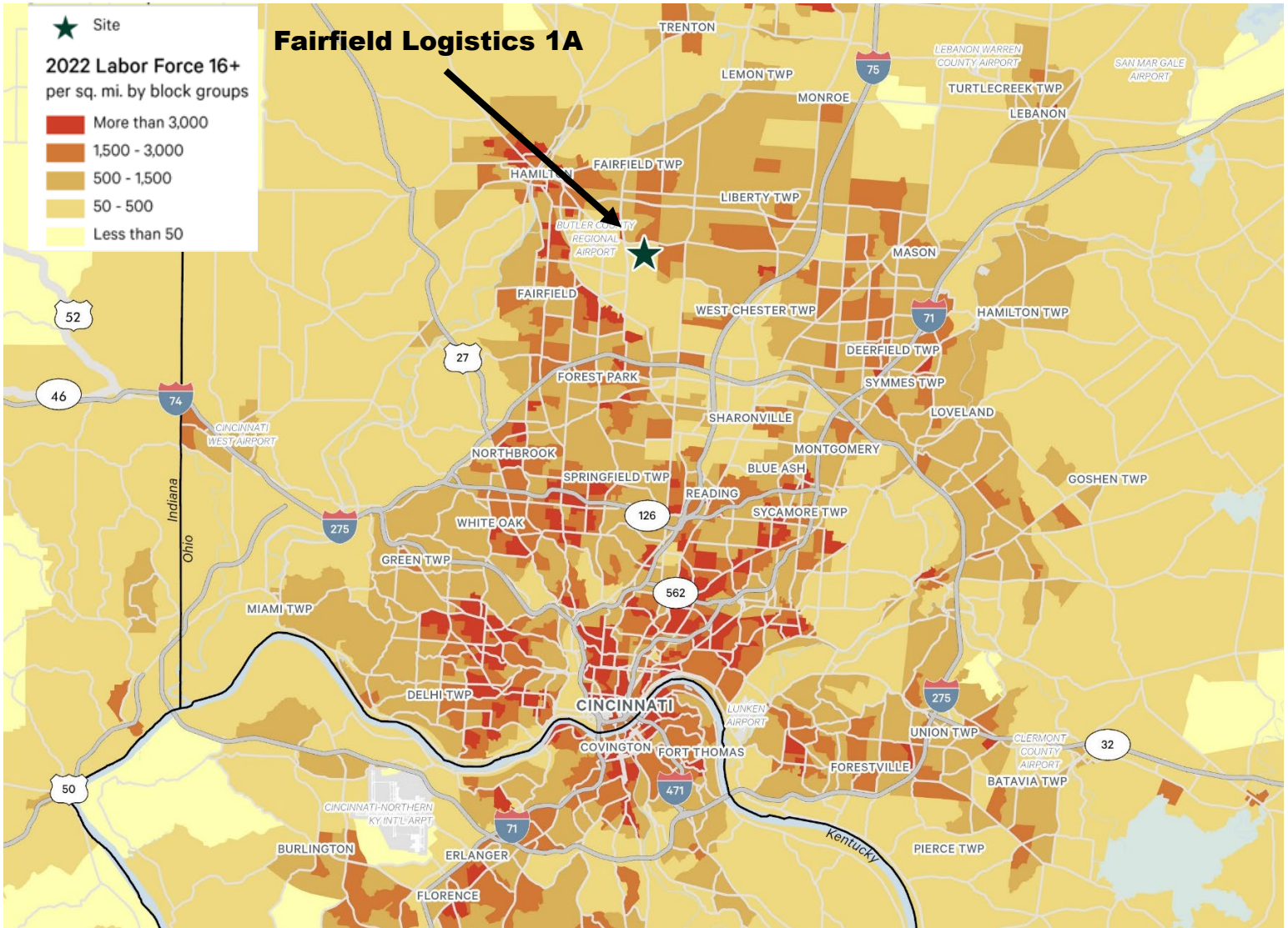


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METRO AREA

I-75.....	5 miles
I-275	4.5 miles
I-71.....	13 miles
I-675 (Dayton).....	33 miles
Crossroads of America	
I-70 at I-75.....	45 miles

AIR

Cincinnati Int'l.....	36 miles
Dayton Int'l.....	50 miles
DHL Super Cargo Hub	
at CVG.....	36 miles
Prime Air Hub at CVG.....	36 miles

GROUND

FedEx Ground.....	4 miles
UPS.....	10 miles

INTERMODAL

CSX.....	23 miles
Norfolk Southern.....	23 miles



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