

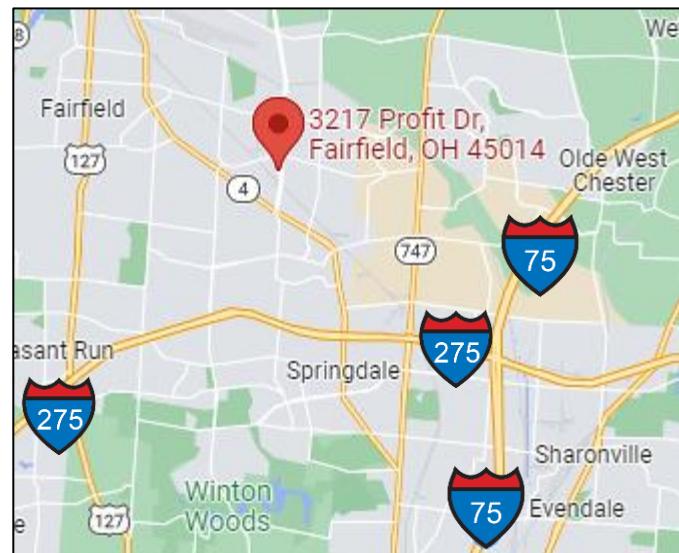
**FOR LEASE**  
**3217 Profit Drive**  
**Fairfield, Ohio 45014**

**OFFICE /**  
**WAREHOUSE SPACE**  
**FOR LEASE**



#### **PROPERTY FEATURES:**

- ❖ 12,000 SF total building size
- ❖ 10,775 SF of warehouse space
- ❖ 1,225 SF of office space
- ❖ Restrooms in warehouse and office areas
- ❖ One (1) drive-in door (14' x 12')
- ❖ Two (2) truck docks (10' x 8') – dock plate
- ❖ Year built: 2015
- ❖ **Lease Rate: \$10.00 PSF Gross**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF**  
**& PARTNERS**  
REAL ESTATE

**Jeff Wolf, SIOR,CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**FOR LEASE**  
**3217 Profit Drive**  
**Fairfield, Ohio 45014**

**OFFICE /**  
**WAREHOUSE SPACE**  
**FOR LEASE**

## Property Specifications

LOCATION:	Fairfield, Ohio Butler County
AVAILABLE SQUARE FOOTAGE:	12,000 SF Warehouse: 10,775 SF / Office: 1,225 SF
INTERSTATE ACCESS:	Easy access to I-75 and I-275
YEAR BUILT:	2015
CONSTRUCTION:	Pre-engineered Metal
CEILING HEIGHT:	20'
DRIVE-IN DOOR:	One (1) 14' x 12'
TRUCK DOCKS:	Two (2) 10' x 8'
LIGHTING:	LED lighting
HEATING:	Gas-fired Unit Heaters
ELECTRIC:	300 Amps/240 Volts / 3-Phase
PARKING:	12+ Parking Spaces
COMMENTS:	Clear span; restrooms in warehouse and office area; breakroom
MISCELLANEOUS:	Warehouse scale – 5,000 lbs.
<b>LEASE RATE:</b>	<b>\$10.00 PSF Gross</b>



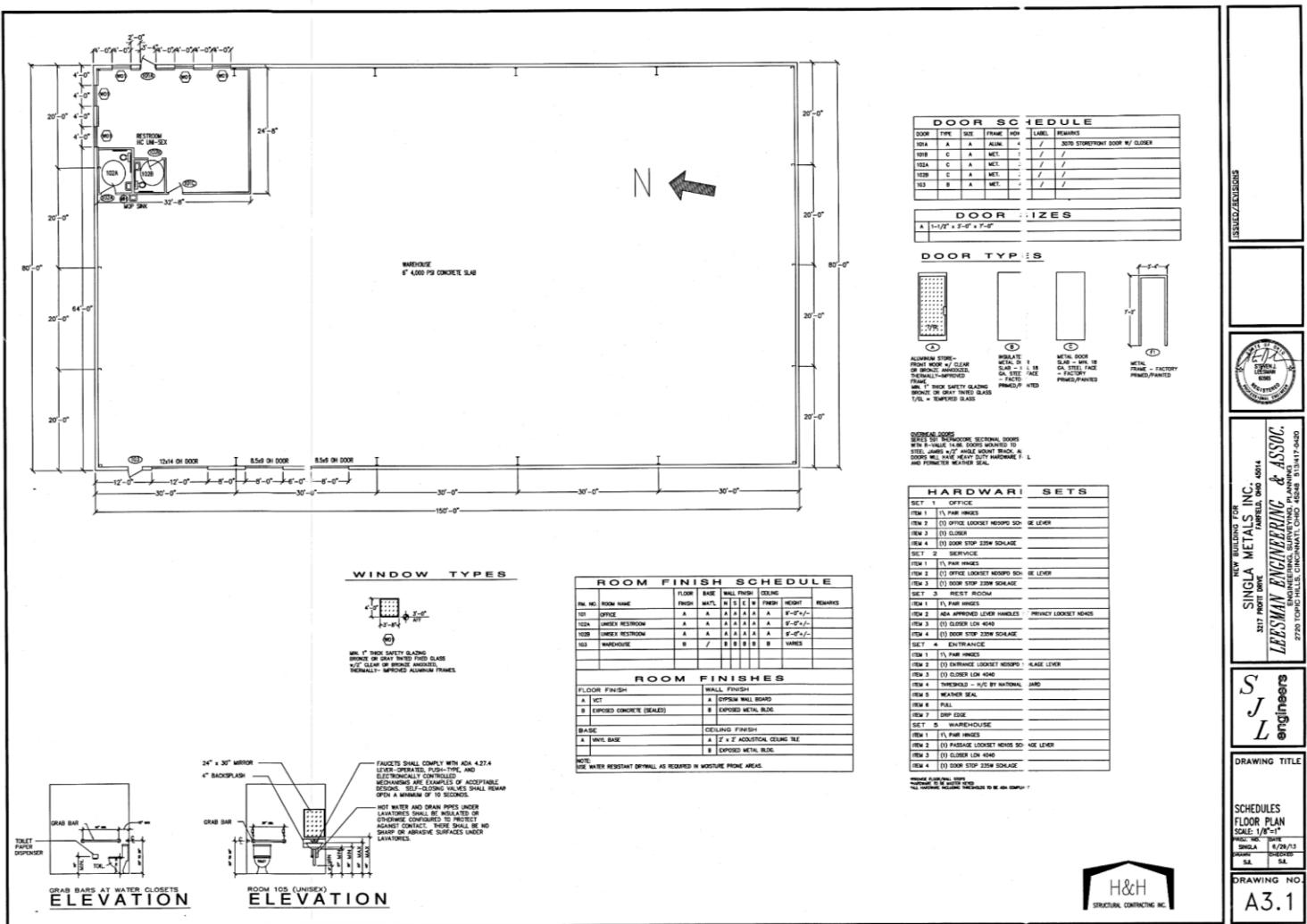
**JEFF WOLF**  
**& PARTNERS**  
REAL ESTATE

**Jeff Wolf, SIOR,CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**FOR LEASE**  
3217 *Profit* Drive  
*Fairfield, Ohio 45014*

# **OFFICE / WAREHOUSE SPACE FOR LEASE**

# Building Elevation Plan



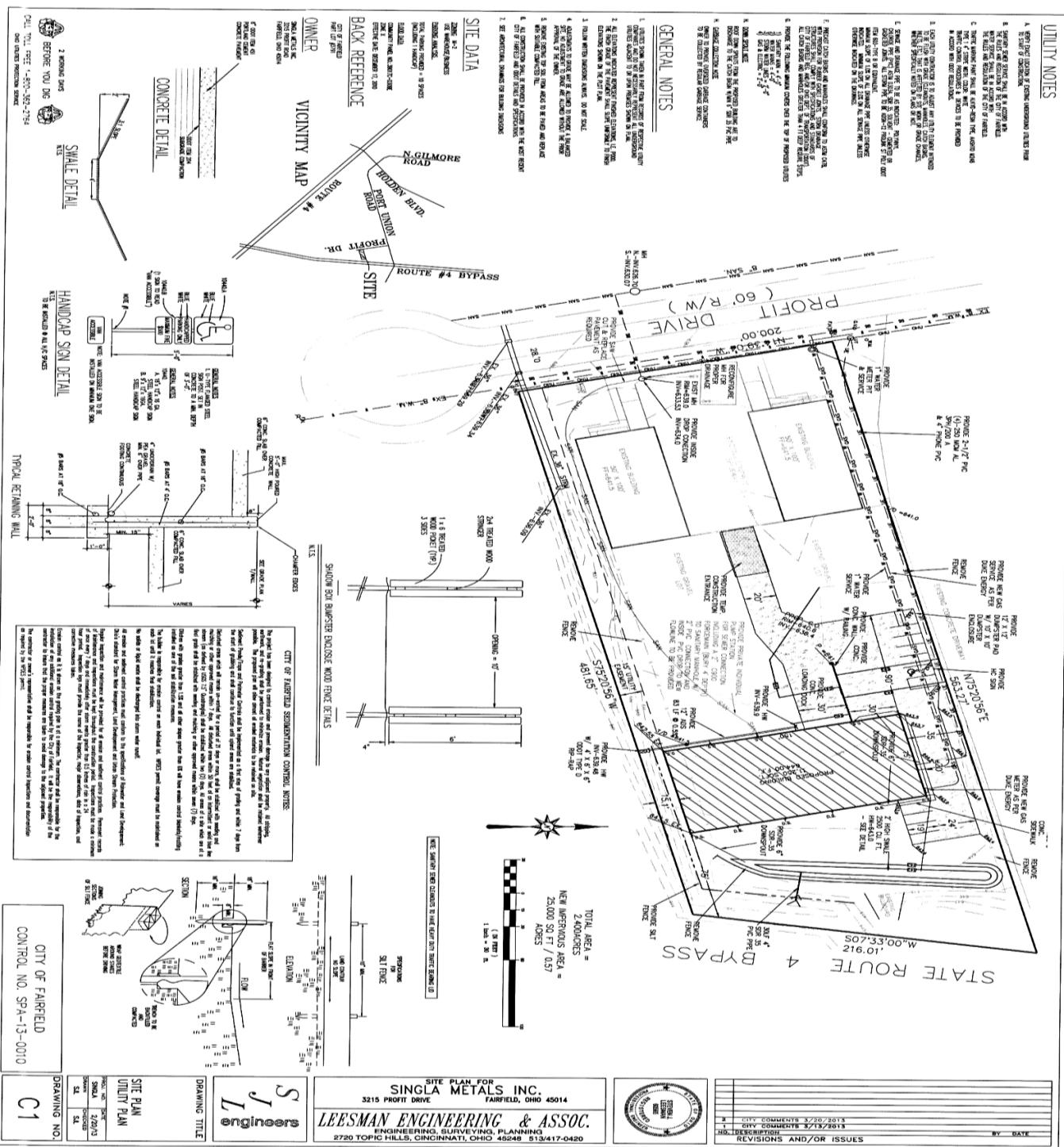
# JEFF WOLF & PARTNERS REAL ESTATE

**Jeff Wolf, SIOR,CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**FOR LEASE**  
3217 *Profit* Drive  
*Fairfield, Ohio 45014*

# OFFICE / WAREHOUSE SPACE FOR LEASE

## Site Plan



JEFF WOLF  
& PARTNERS  
REAL ESTATE

**Jeff Wolf, SIOR,CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)