

UNION CENTRE LOGISTICS PARK

UCLP 1 | 8580 SEWARD RD | FAIRFIELD, OHIO 45011

SUITE
NUMBER

100

AVAILABLE
SPACE

±78,338 SF

OFFICE
SPACE

±1,474 SF

DOCK
DOORS

7

DRIVE-IN
DOORS

1

AVAILABLE
DATE

10/01/2026



UNION CENTRE LOGISTICS PARK | BUILDING 1



SI PITSTICK, SIOR, CCIM
Executive Managing Director

513-864-6600
si.pitstick@nmrk.com

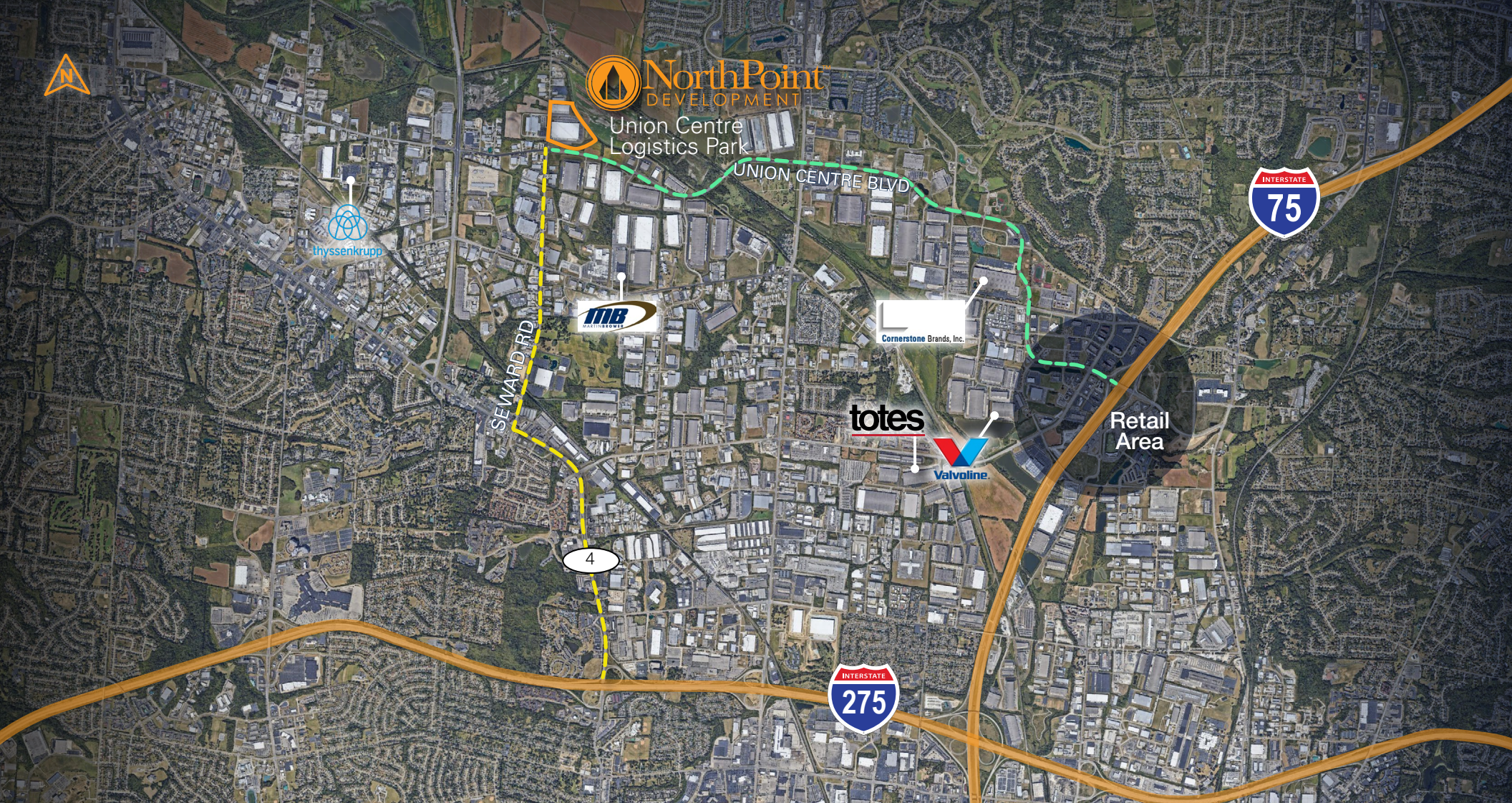


JOSH YOUNG, SIOR
Senior Managing Director

513-864-6602
josh.young@nmrk.com

NEWMARK

nmrk.com



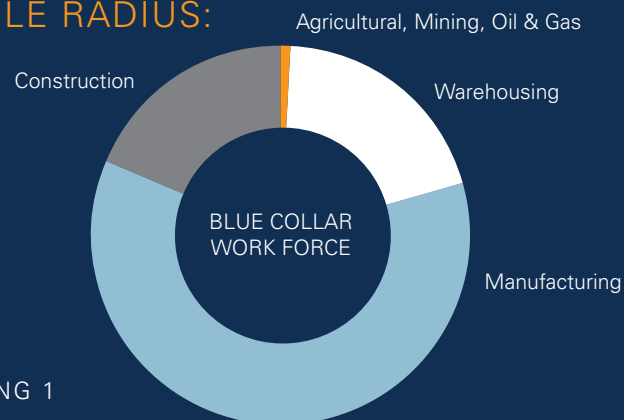
DEMOGRAPHICS WITHIN 10-MILE RADIUS:

314,878+
Employees

39.9
Median Age

\$45,273
Per Capita Income

UNION CENTRE LOGISTICS PARK | BUILDING 1



CVG
Cincinnati International
Airport
±36 Miles

ups
±7 Miles

FedEx
±3 Miles

NS
NORFOLK SOUTHERN
Intermodal
±9 Miles

CSX
INTERMODAL
Intermodal
±21 Miles



NorthPoint
DEVELOPMENT
UCLP 2

NorthPoint[™]
DEVELOPMENT
UCLP 1

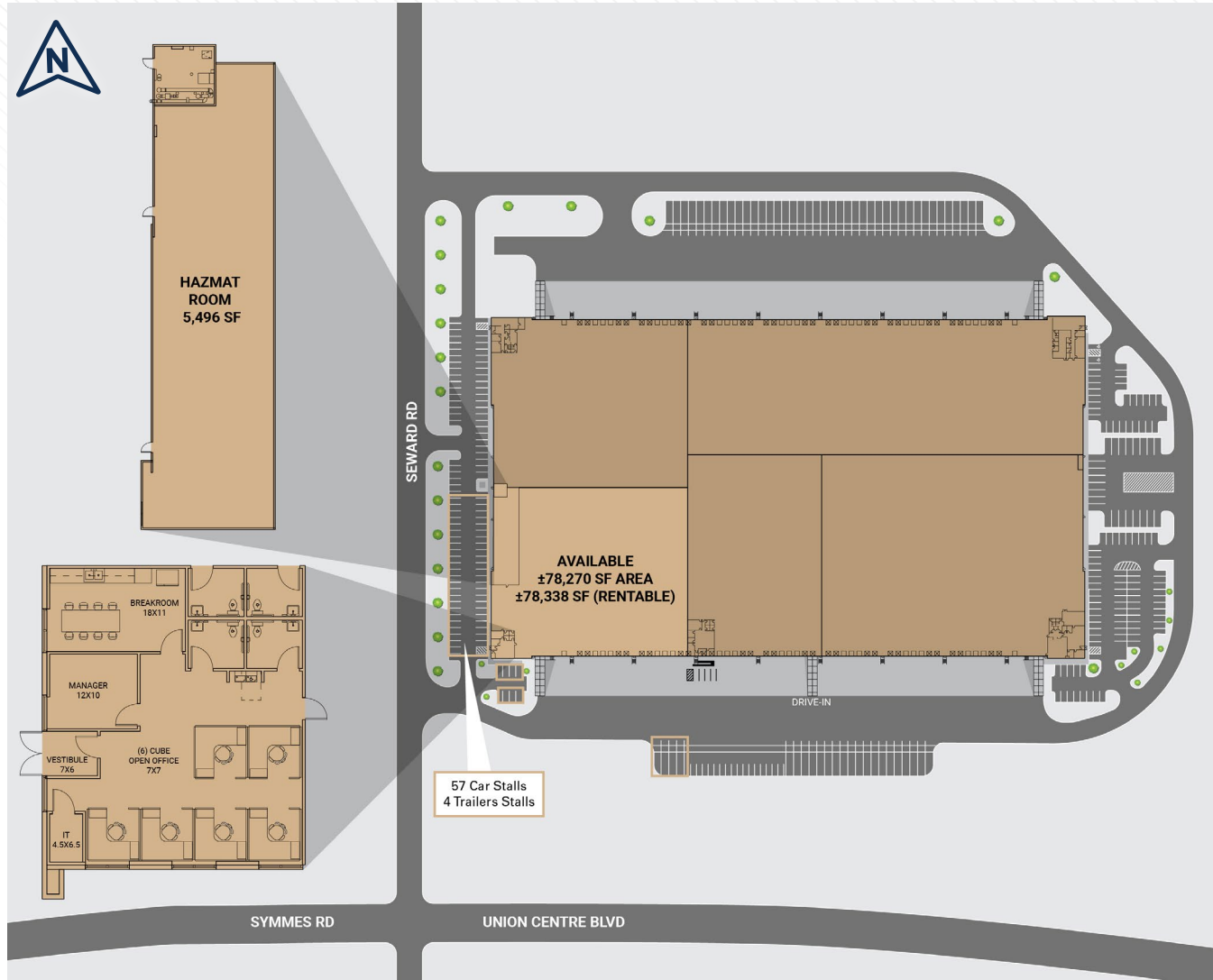
±78,338 SF
AVAILABLE

SEWARD RD

UNION CENTRE BLVD.

SUITE 100

☐ Dock Door ☒ Expandable Dock Door



Building UCLP 1
8580 Seward Rd
Suite 100
Fairfield, Ohio 45011

Rentable Area	±78,338 SF
Availability (As-Is)	10/1/2026
Office Space	±1,474 SF
HazMat Room	5,496 SF
Clear Height	36'
Trailer Parking	4 Spaces
Auto Parking	57 Spaces
Loading	7 Docks Expandable to 14 1 Drive-In
Battery Charger Disconnects	Six (6) 30 amp
Power	1,000 AMP
Lighting	LED on Motion Sensors
Heating	80/20 Make-up Unit
Column Spacing	52' x 50' 52' x 60' Speed Bays
Asking Rate	\$7.75/SF
Estimated OPEX	\$2.34/SF



UNION CENTRE LOGISTICS PARK | BUILDING 1



**SI PITSTICK, SIOR,
CCIM**
Executive Managing Director
513-864-6600
si.pitstick@nrmk.com



JOSH YOUNG, SIOR
Senior Managing Director
513-864-6602
josh.young@nrmk.com

NEWMARK

nrmk.com