

**2038 Bohlke Blvd
Fairfield, OH 45014**

**Industrial Space For
Lease
12,000 SF**



AVAILABLE:

12,000 SF free-standing on 0.933 acres
(10,482 SF WH, 1,518 SF office)

USES:

Industrial / Light Industrial

OFFERED AT:

\$8.75 PSF NNN
\$1.50 PSF OpEx

LOCATION:

Located in City of Fairfield minutes to I-275, I-75 & SR1-29

SUMMARY:

- 1 drive-in & 1 dock
- 22' clear
- 480-volt, 3 Phase, 400 amps
- 100% HVAC



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

OVERVIEW

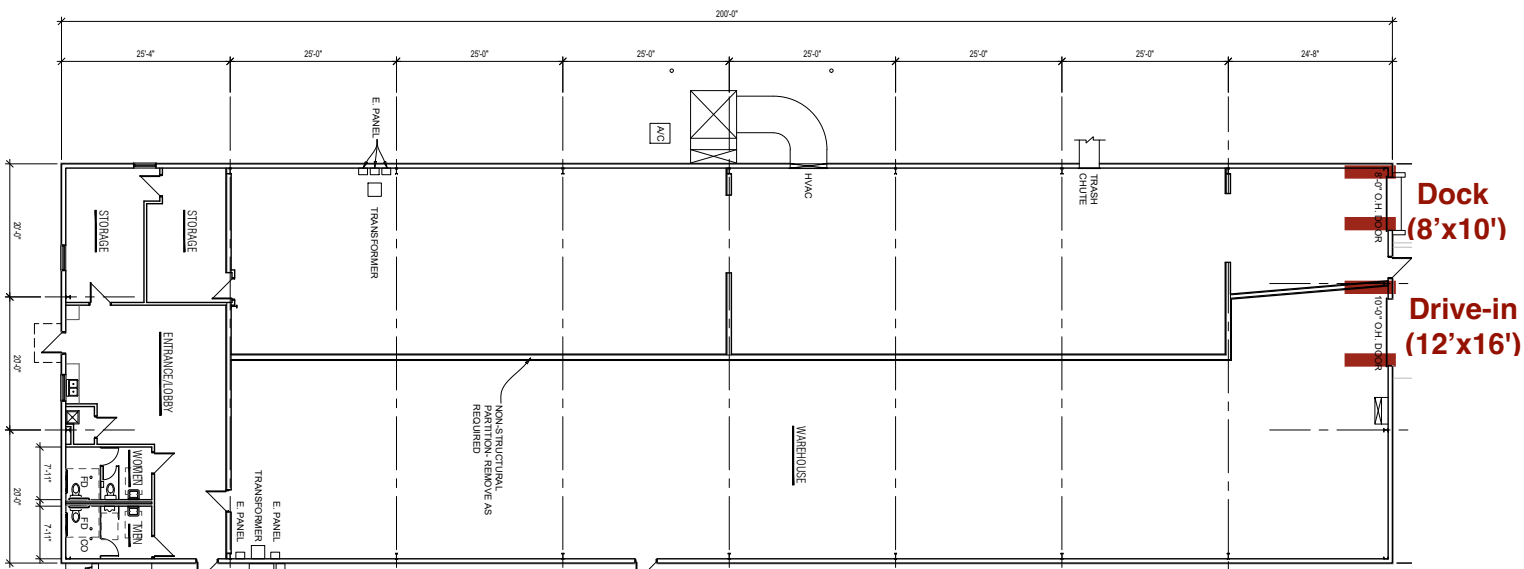
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YEAR BUILT:
2009

OCCUPANCY:
5/1/2025

SPACE INFO:

- Approximately 12,000 SF (10,482 SF warehouse, 1,518 SF office)
- Up to 2 privates, conference room, showroom / bullpen area, kitchenette & 2 restrooms
- One electric drive-in door - 12'x16'
- Dock doors (one w/ edge of dock leveler) - 8'x10'
- 480-volt, 3 Phase, 400 amps
- 22' clear
- 100% HVAC
- Solar panels - offsets up to 30%-40% electric expense
- Zoned M-2 (Click for zoning)



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PROPERTY PHOTOS

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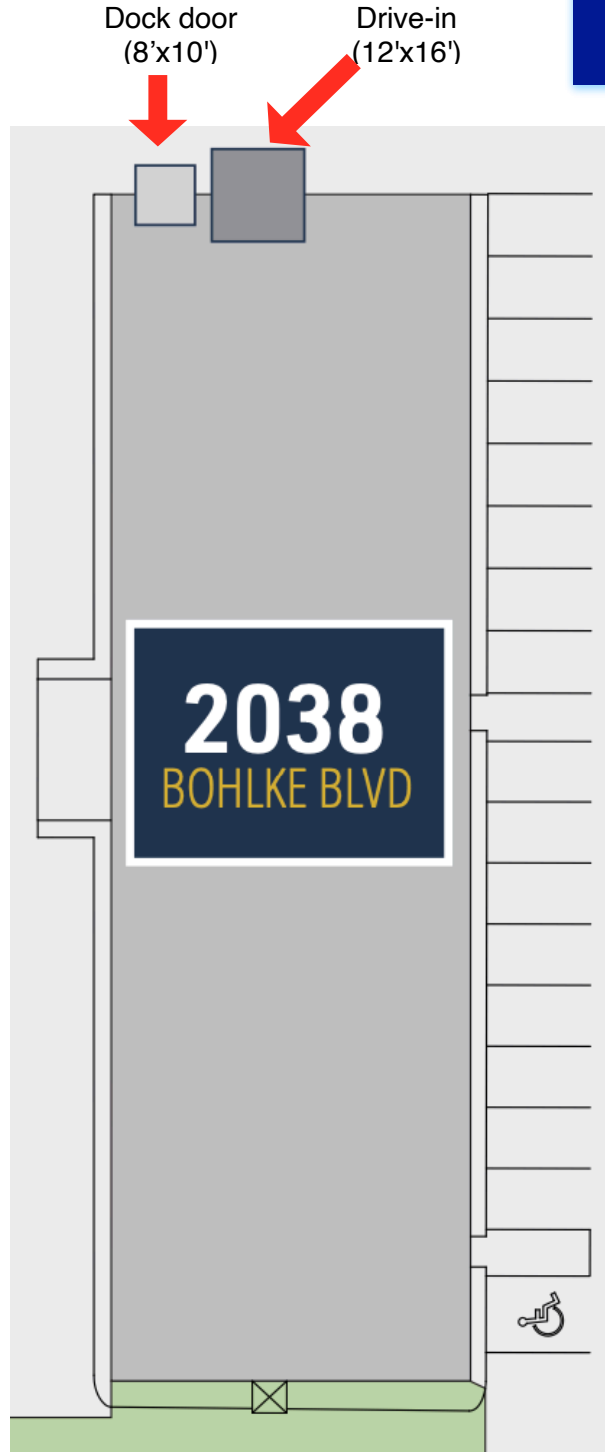
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SITE PLAN

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