

INDUSTRIAL BUILDING FOR SALE OR LEASE

33 DONALD DRIVE

Fairfield, OH 45014



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MORE PROPERTY
PHOTOS**

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COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL BUILDING FOR SALE OR LEASE

33 DONALD DRIVE

PROPERTY HIGHLIGHTS

SPACE AVAILABLE: ± 52,509 SF | 2.02 Acres

FOR SALE: \$5,150,000 (\$98 / SF)

FOR LEASE: \$7.50 / SF + NNN

HIGHLIGHTS:

- Well-maintained manufacturing & warehouse property with heavy power
- Updated HQ office suites
- Highbay space, 2 cranes
- 5 dock doors, 1 drive in door
- Dixie Highway visibility at Donald Drive
- Convenient to restaurants, retail, amenities, & services
- Zoned M2 - General Industrial District

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FACT SHEET

33 DONALD DRIVE

Location: City of Fairfield, Butler County, OH

Heating: Warehouse, Gas Forced Air

Total Building Size: ± 52,509 SF

Air Conditioning: Office, Heat Pumps

Office Size: ± 8,000 SF

Restrooms: 4 Office, 2 Warehouse, 1 Executive with Shower

Warehouse Size: ± 44,000 SF

Windows: Office & Warehouse

Land: ± 2.02 Acres

Parking: 30 Surface Spots

Zoning: M2 – General Industrial District

Lighting: LED

Year Built: 1982

Electrical Service: Heavy Power (480V, 3 Phase, 4,000 AMPS)

Construction: Metal

Floor Drains: Yes

Column Spacing: Varies

Gas & Electric: Duke Energy

Floor: Concrete

Water & Sewer: Butler County

Roof: Rubber Membrane

Auditor Parcel ID: A0700085000002

Clear Height: 25' in Highbay Space
11'9" – 17'9" in Warehouse

Annual Taxes: \$16,956.08

Loading Facilities: 5 External Docks with Levelers (8' x 10')
1 Drive-Ins (12' x 16')

Sale Price: \$5,150,000

Cranes: 2 (1 in Highbay Space, 1 in Warehouse)

Lease Price: \$7.50 / SF + NNN

FLOORPLAN



