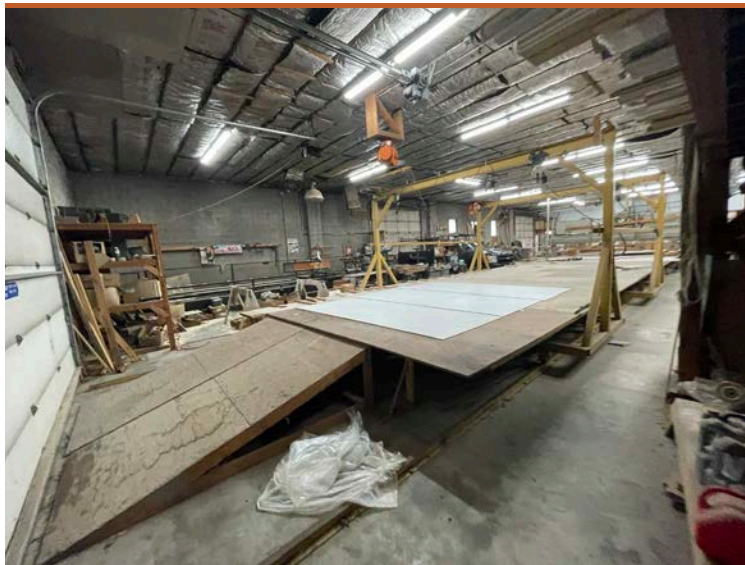




9361 SEWARD RD. FAIRFIELD, OH 45014
AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

 **6,600 Total SqFt**

- Located in City of Fairfield minutes to I-75 & I-275
- Secure, fenced, and gated graveled outdoor storage yard
- Multiple exterior open storage structures and lean-to sheds
- Clear span warehouse
- Asking Price: \$1,100,000 (\$167/SqFt)
- Lease Rate: \$80,000/year NNN (\$12/SqFt NNN) + operating expenses

 **CLICK HERE FOR AERIAL VIDEO**

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9361 SEWARD RD.

FAIRFIELD, OH

PROPERTY DETAILS

Total SqFt:	6,600
Warehouse SqFt:	5,500
Office SqFt:	1,100 (2nd floor not included)
Acreage:	2.00 acres
Clear Height:	14'-15'
Year Built:	1979
Type Construction:	Concrete block and metal
Lighting:	T-5's
Column Spacing:	Clear span
Dock door:	To Suit
Drive-in door:	Two (2) - 12'x12' and One (1) 16'x12'

Sprinkler:	None
Electrical Service:	120/208-volt, 3-phase, 200-amps
Heat:	Wood fired in warehouse - Full HVAC in office
Roof:	Metal
Truck court:	Gravel
Parking Lot:	10+
Restrooms:	Three (3) singles
Assessed Valuation:	\$259,600 (\$39/SqFt)
Annual Property Taxes:	\$5,712 (\$0.83/SqFt)
Butler County Parcel ID:	A0700186000006

AERIAL VIEW



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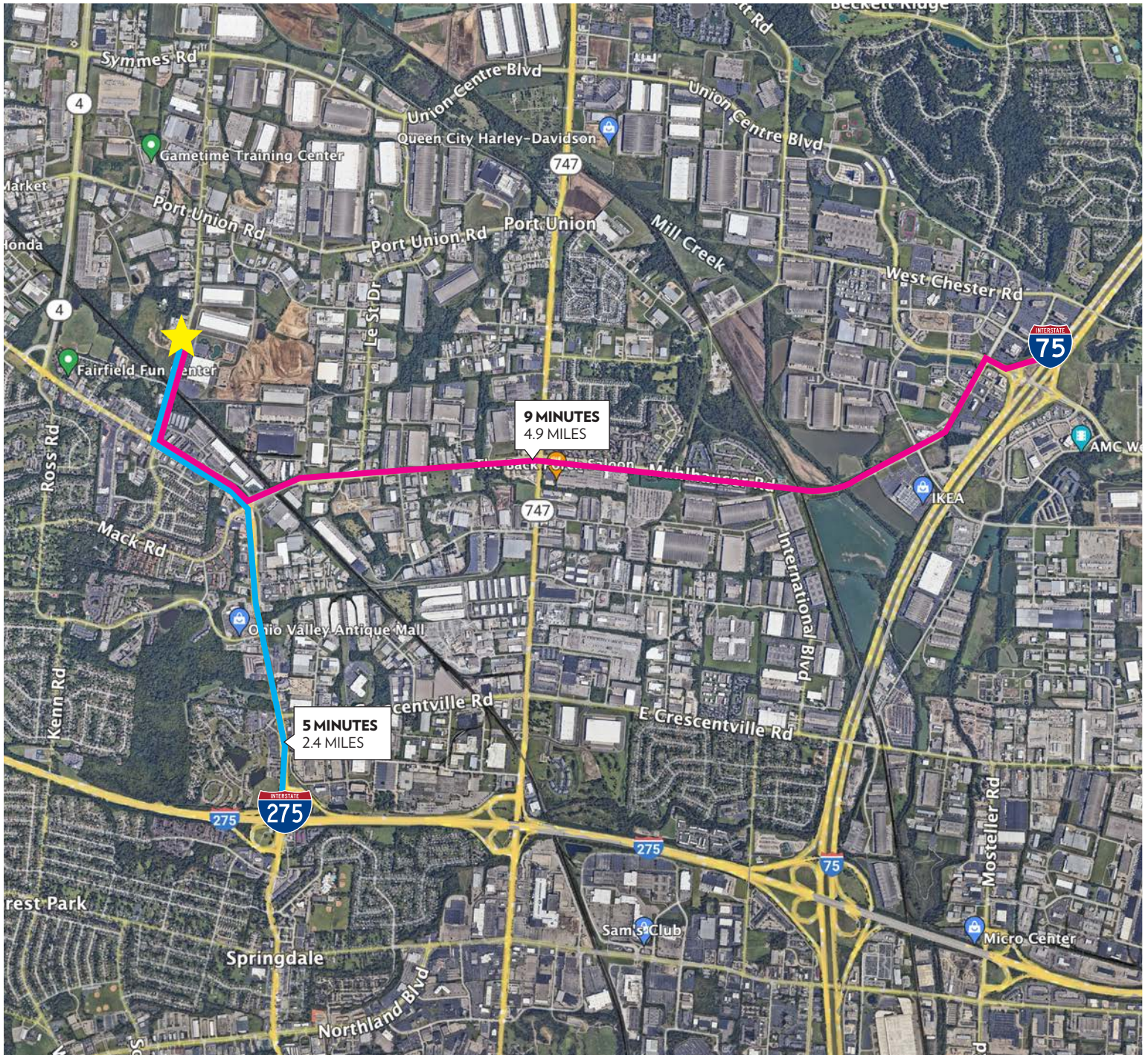
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DISTANCE MAP



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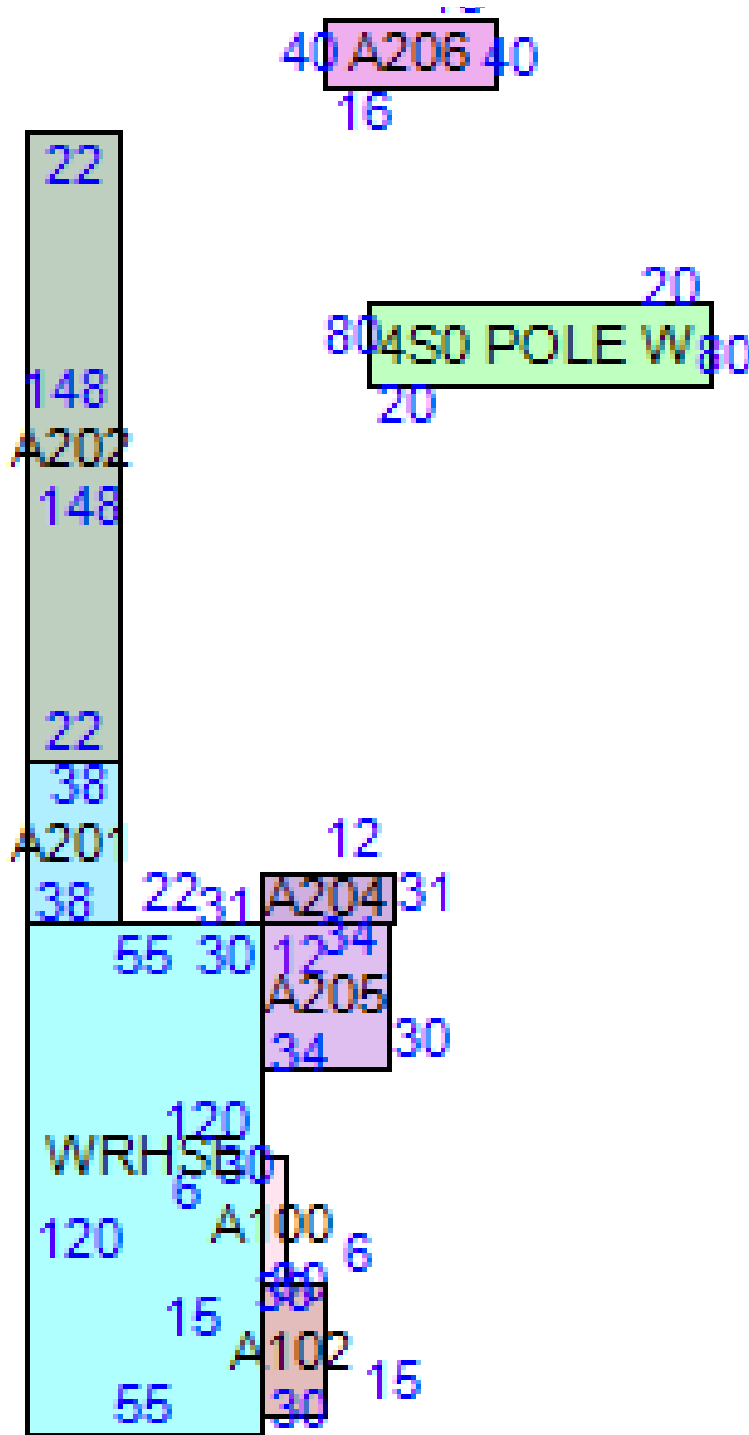
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FLOOR PLAN



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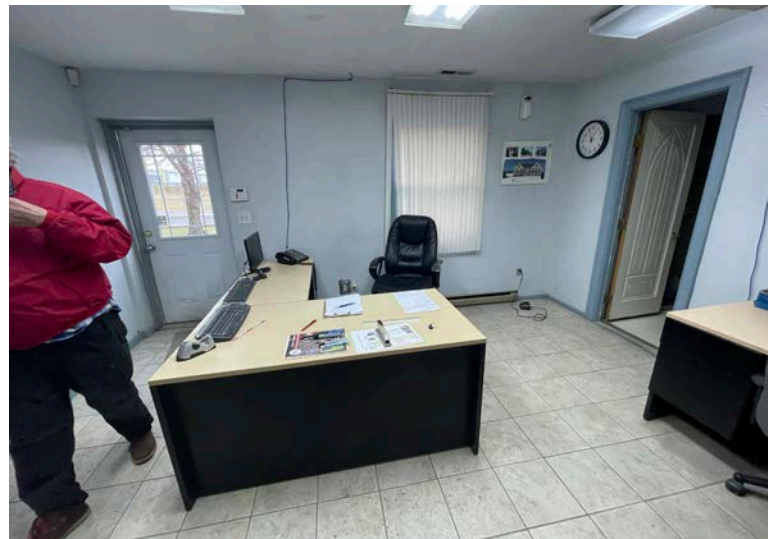
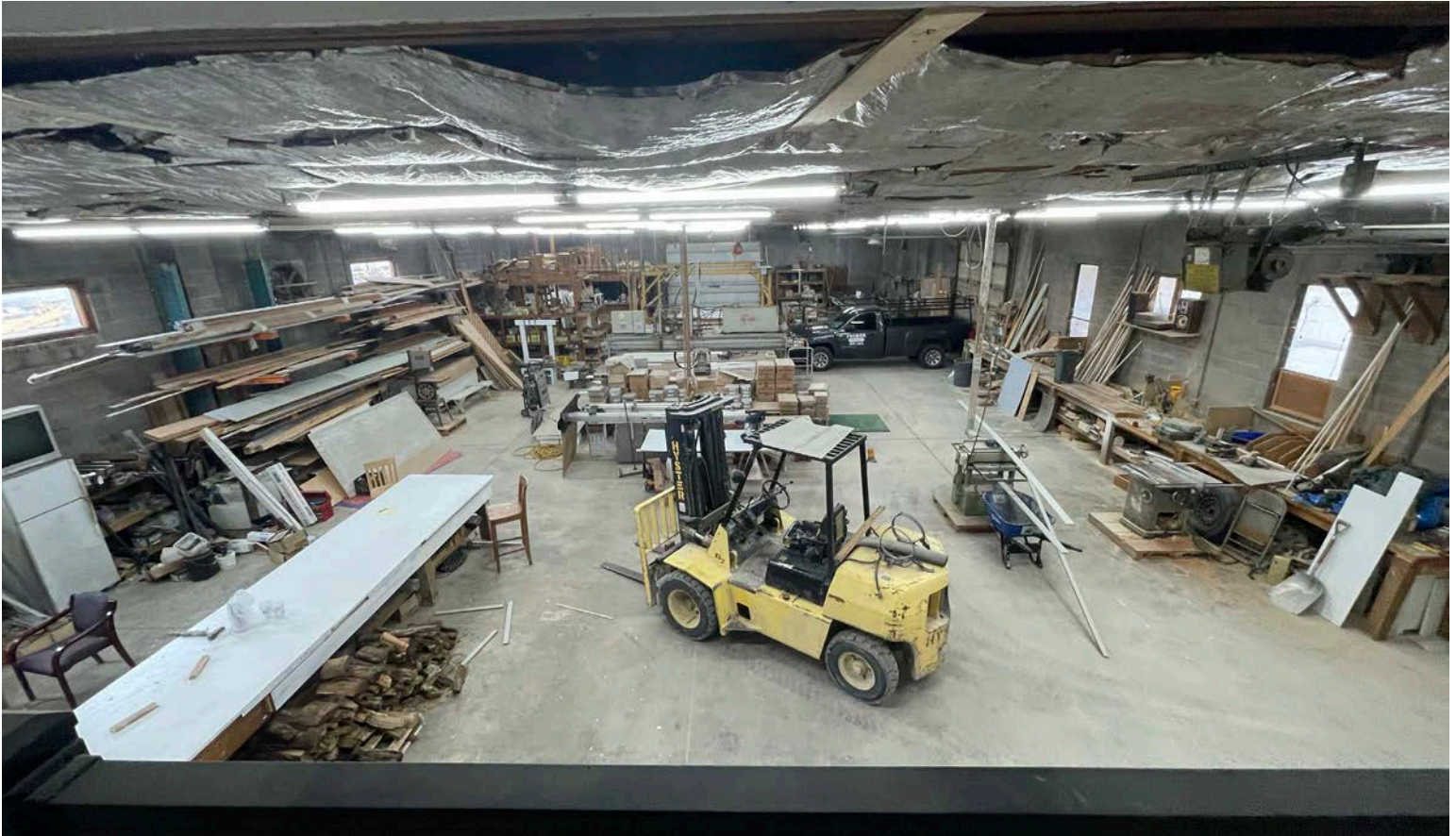
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ADDITIONAL PHOTOS



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