

+/- 200,221 SF
AVAILABLE



FEATURING RECENT
PROPERTY UPGRADES

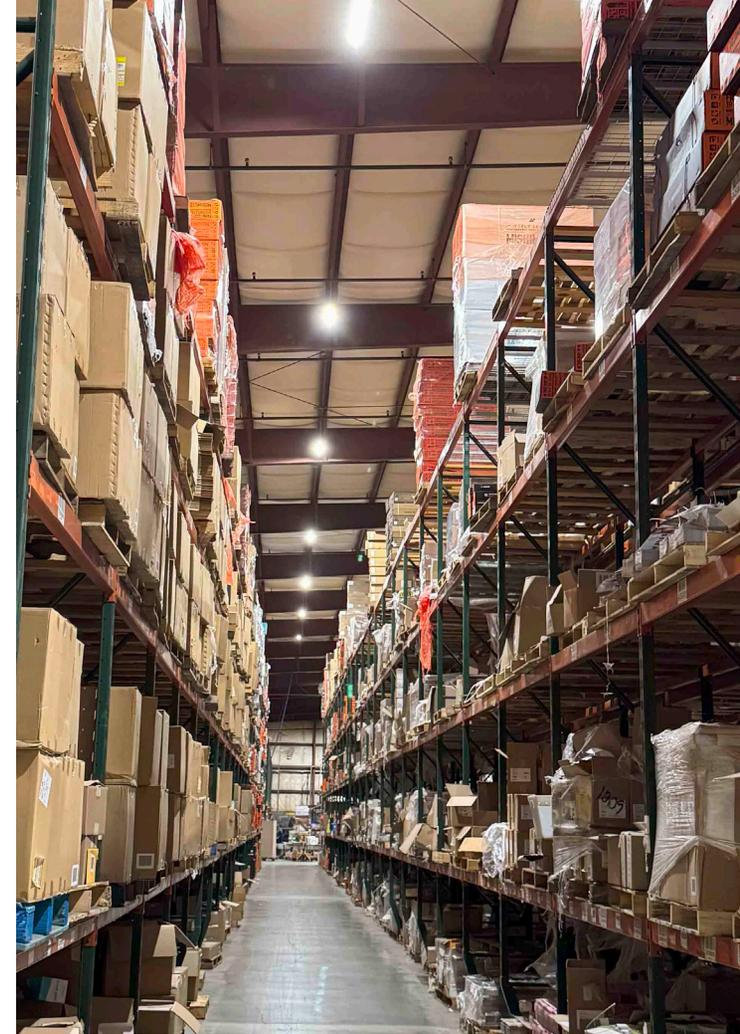
4275 THUNDERBIRD LANE
FAIRFIELD, OH

CBRE **STAG**
INDUSTRIAL

PROPERTY OVERVIEW

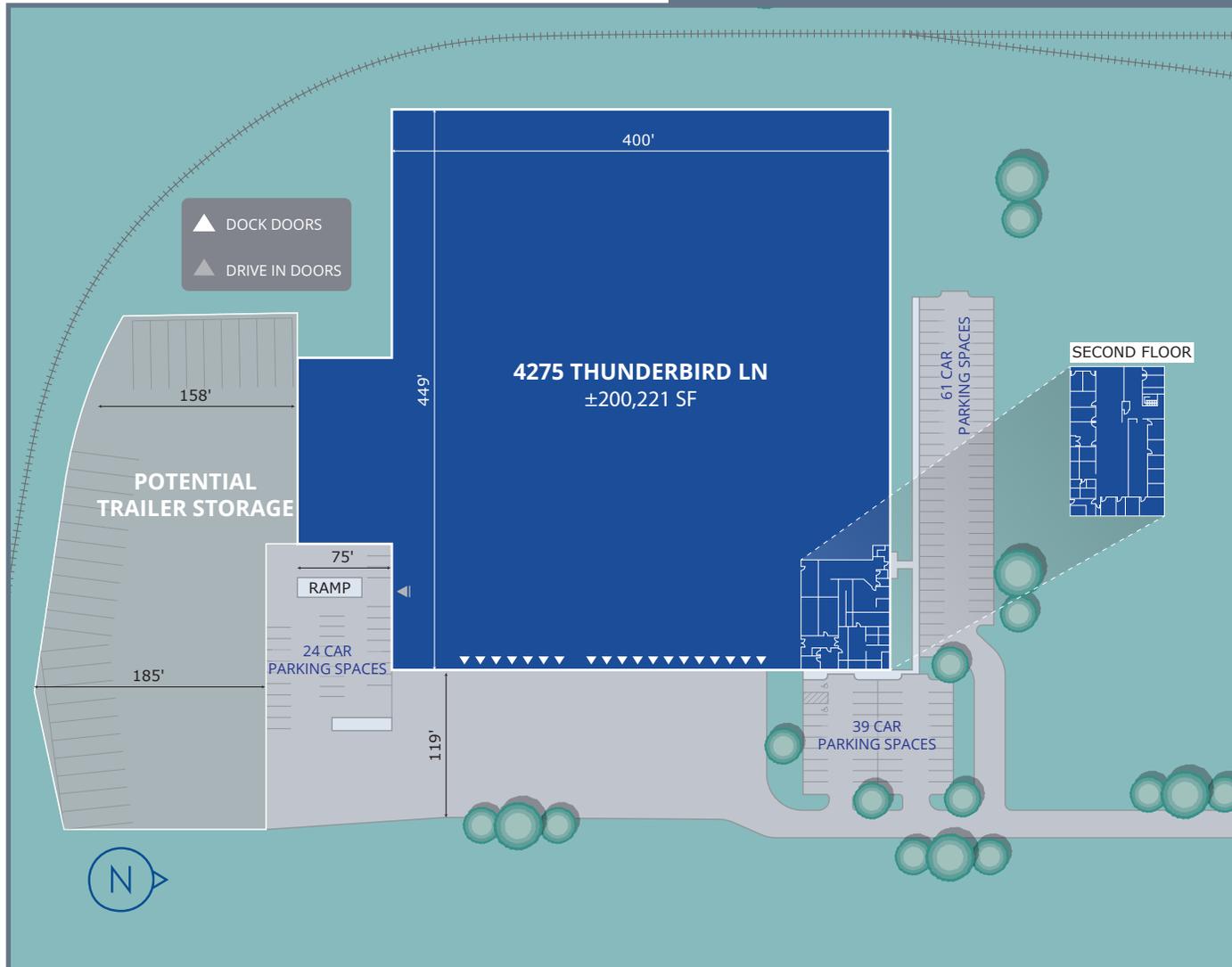
4275 THUNDERBIRD LANE, FAIRFIELD, OH 45014

BUILDING SIZE	+/- 200,221 SF
OFFICE	14,727 SF (6,077 SF – 1st Floor & 8,650 SF – 2nd Floor)
ZONING	M-2, General Industrial District
PARKING	98 Auto Spaces 2 Handicap Spaces
DOCK DOORS	18 Standard (majority with dock levelers) 1 Drive-in Dock
CLEAR HEIGHT	~22' to 30' (center)
COLUMN SPACING	50' X 25'
FLOOR	Concrete slab on grade
POWER	1200 amps 600V 3-phase
RAIL	CSX (possible)



SITE PLAN

4275 Thunderbird Lane



Building Size

+/- 200,221 SF

Office Size

14,727 SF

Building Dimensions

448'9" X 399'1"

Site

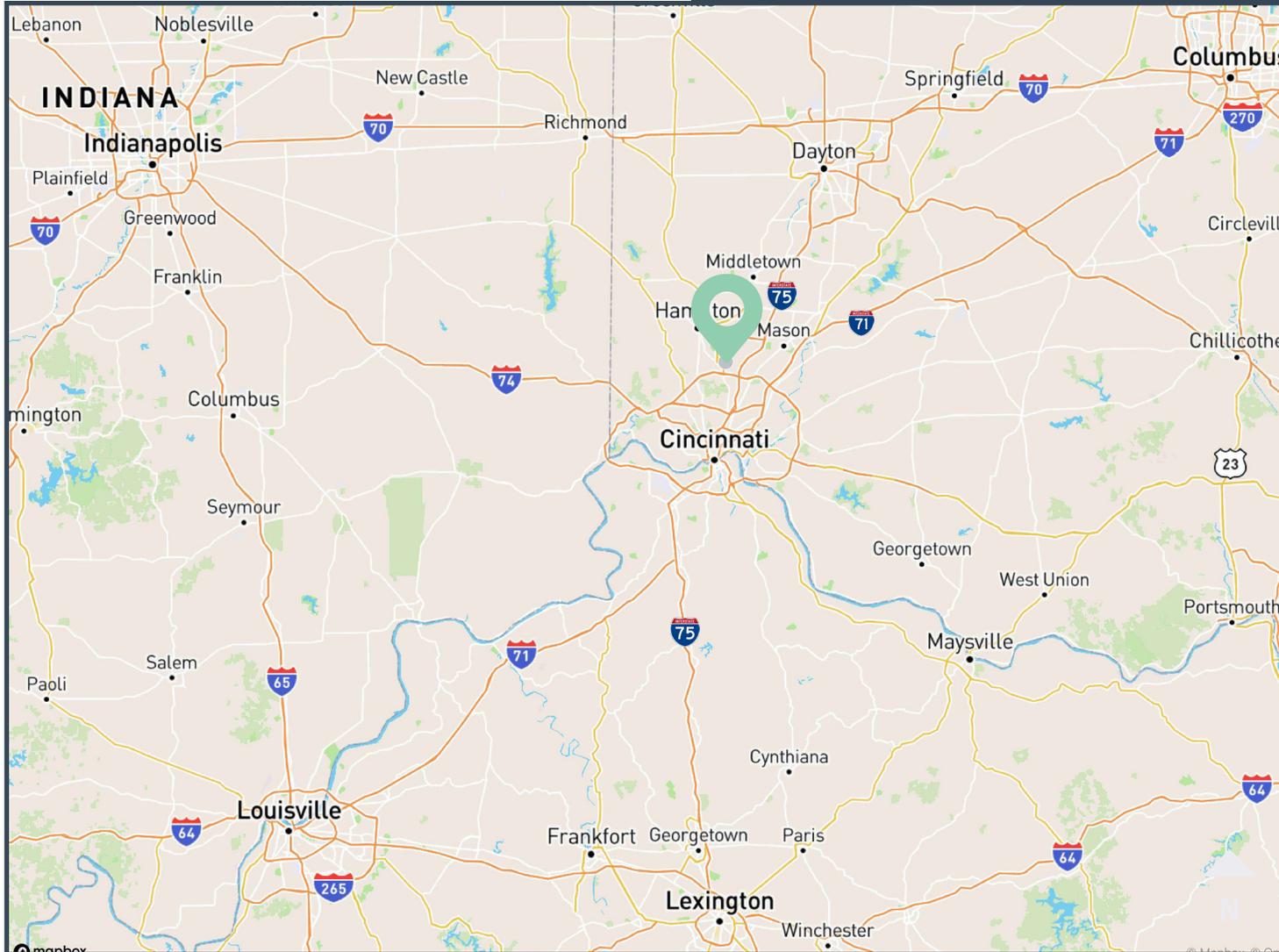
+/- 13.18 ACRES

PROPERTY UPGRADES

- NEW ROOF
- PATCH AND OVERLAY CONCRETE TRUCK COURT & PARKING AREA
- LED LIGHTING
- NEW PAINTED INTERIOR & EXTERIOR
- DEMOLISH MEZZANINE ABOVE DOCK AREA
- RIGHT SIZE AND UPDATE OFFICE AREA



LOCATION



I-75

3.3 MILES

CINCINNATI, OH

22.2 MILES

CVC AIRPORT/
PRIME AIR/DHL
SUPER HUB

34 MILES

DAYTON, OH

39.4 MILES

COLUMBUS, OH

102 MILES

LEXINGTON, KY

104 MILES

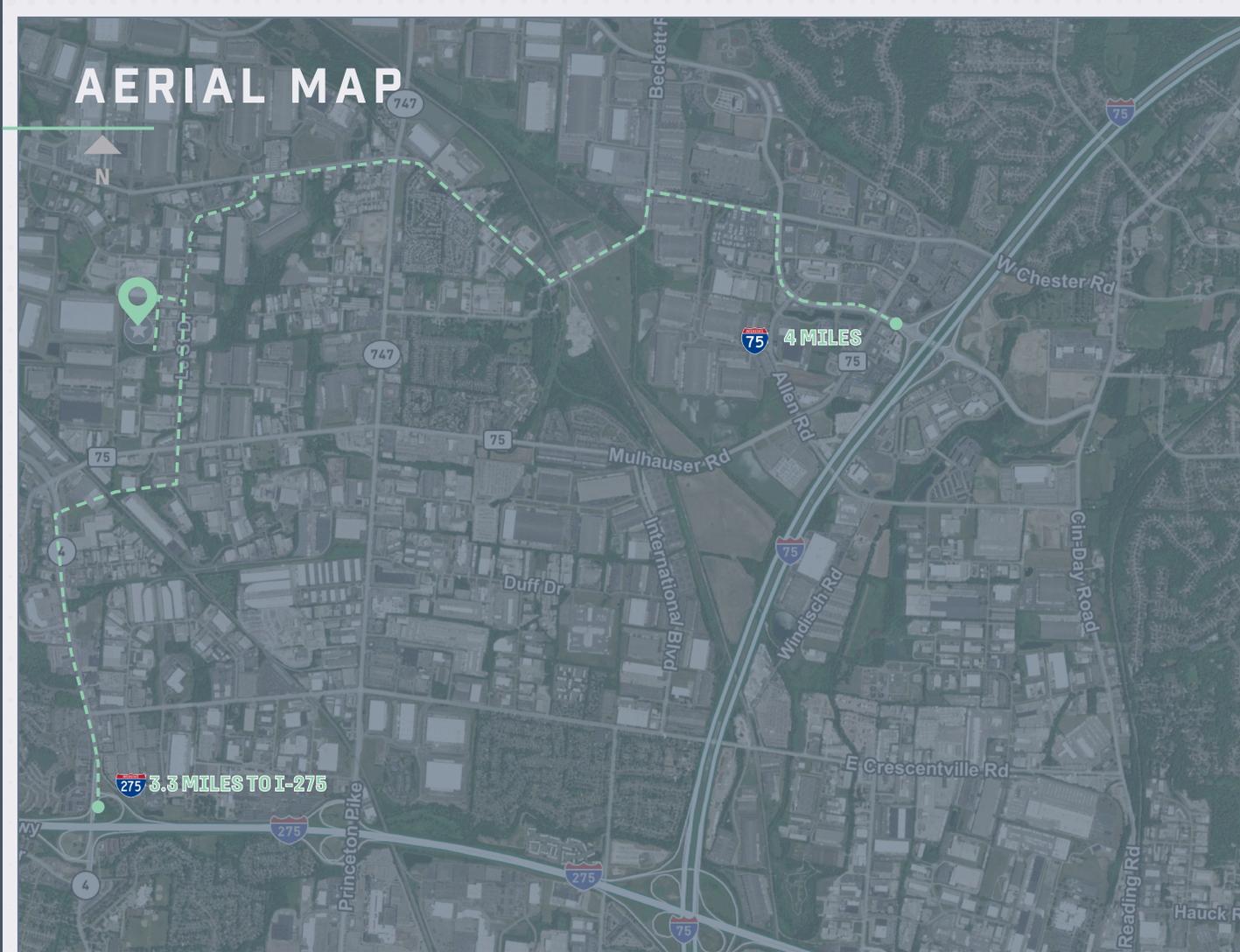
INDIANAPOLIS, IN

114 MILES

LOUISVILLE, KY

121 MILES

AERIAL MAP



4275 THUNDERBIRD

**200,221 SF
AVAILABLE**

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STAG
INDUSTRIAL

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