

**4265
MUHLHAUSER RD.
FAIRFIELD, OH 45014**



9,000 SQFT

AVAILABLE FOR LEASE

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com



4265 MUHLHAUSER RD

FAIRFIELD, OH

PROPERTY HIGHLIGHTS

- New construction completed
- Located in City of Fairfield / Butler County minutes to I-75 at Union Centre and I-275 at 747 and Route 4
- Spaces available from 3,000 SqFt – 9,000 SqFt
- Three (3) drive-in doors 12'x14'
- Clear span building with 18'-22' ceilings
- Lease Rate: \$12.00/SqFt NNN + \$2.00/SqFt Operating Expenses



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	9,000 (120' wide x 75' deep)
Warehouse SqFt:	3,000 - 9,000
Office SqFt:	To Suit
Clear Height:	18'-22'
Year Built:	2024
Type Construction:	Pre-engineered metal building
Lighting:	LED's at 30 foot candle
Column Spacing:	Clear span
Dock door:	None
Drive-in door:	Three (3) - 12'x14' with motorized openers
Sprinkler:	None
Electrical Service:	120/208-volt, 3-phase, 200-amps - Service can upgraded
Heat:	Natural gas fired unit heaters
Roof:	Standing seam metal
Truck court:	Concrete apron
Parking Lot:	Approximately ten (10) spaces
Restrooms:	To Suit
Lease Rate:	\$12.00/SqFt NNN + \$2.00/SqFt OpEx/CAM.

SITE AERIAL



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

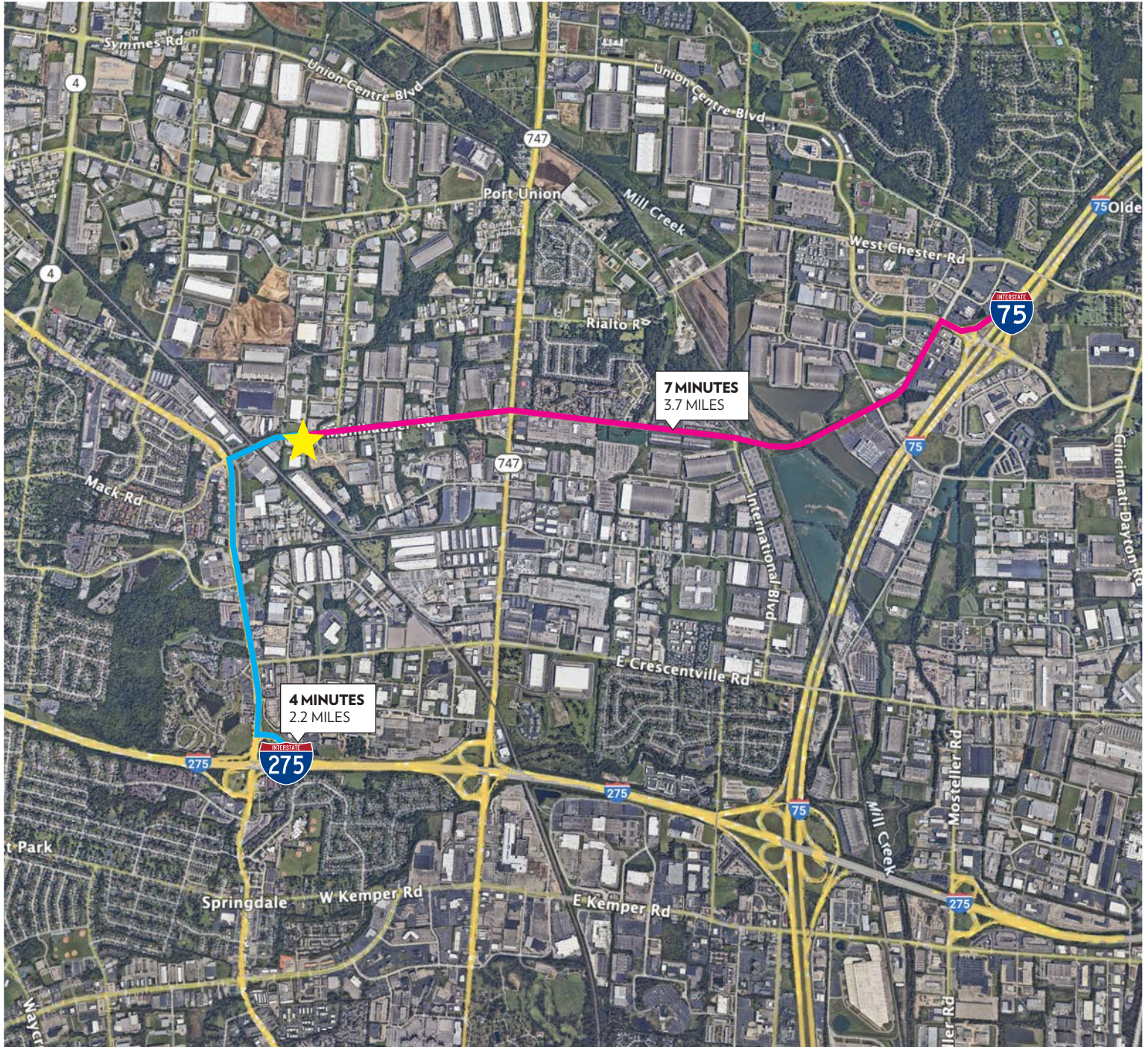
Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

DISTANCE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

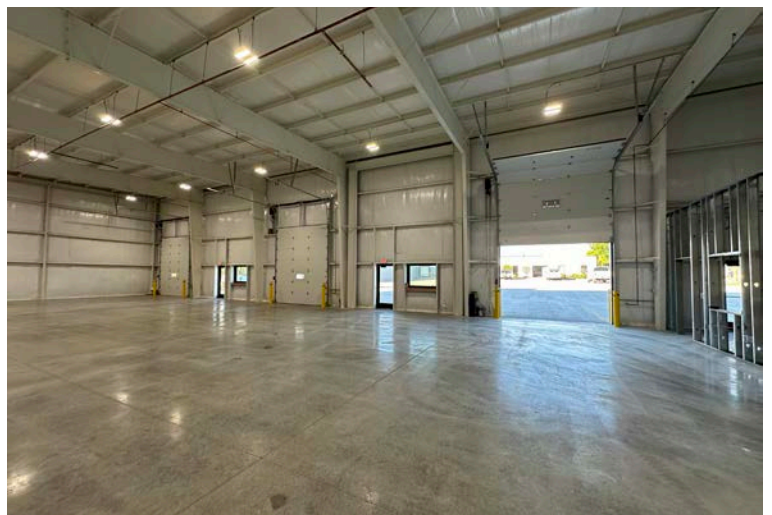
Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

4265 MUHLHAUSER RD
FAIRFIELD, OH

CONSTRUCTION **PROGRESS**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

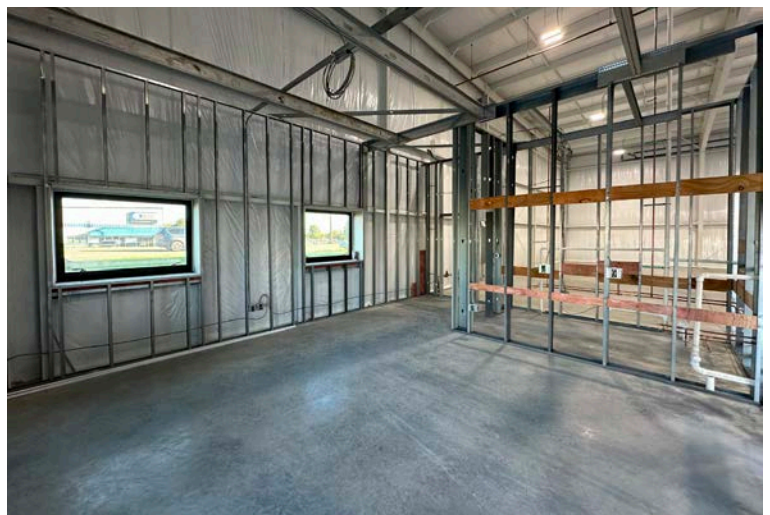
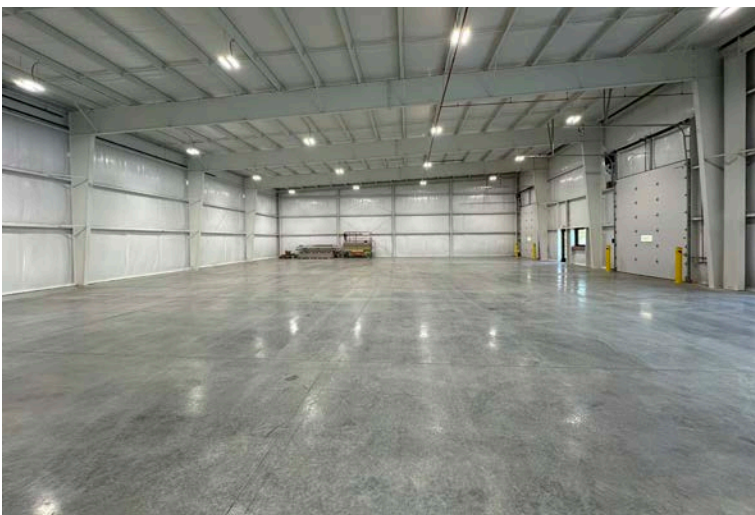
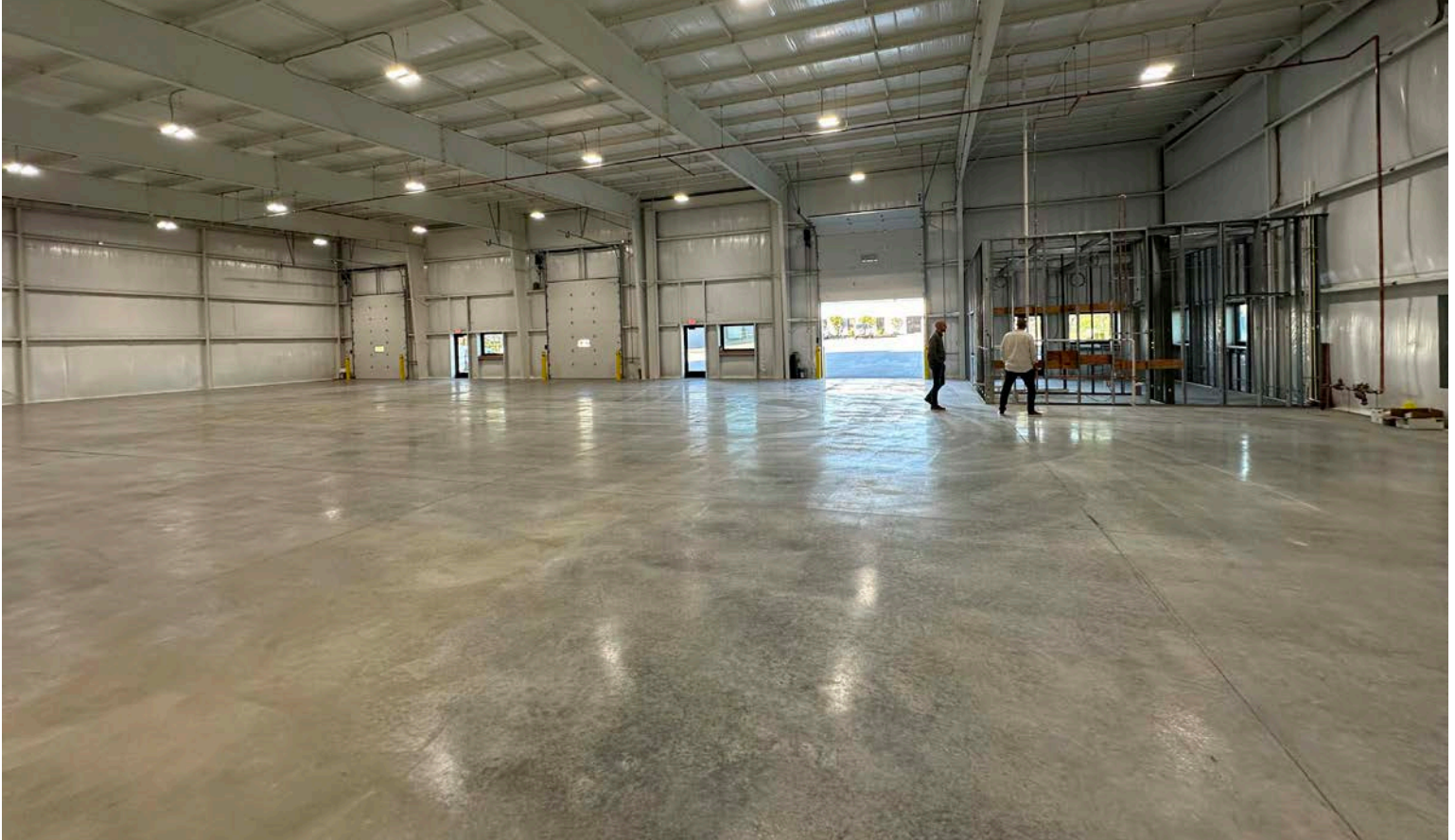
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

CONSTRUCTION PROGRESS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

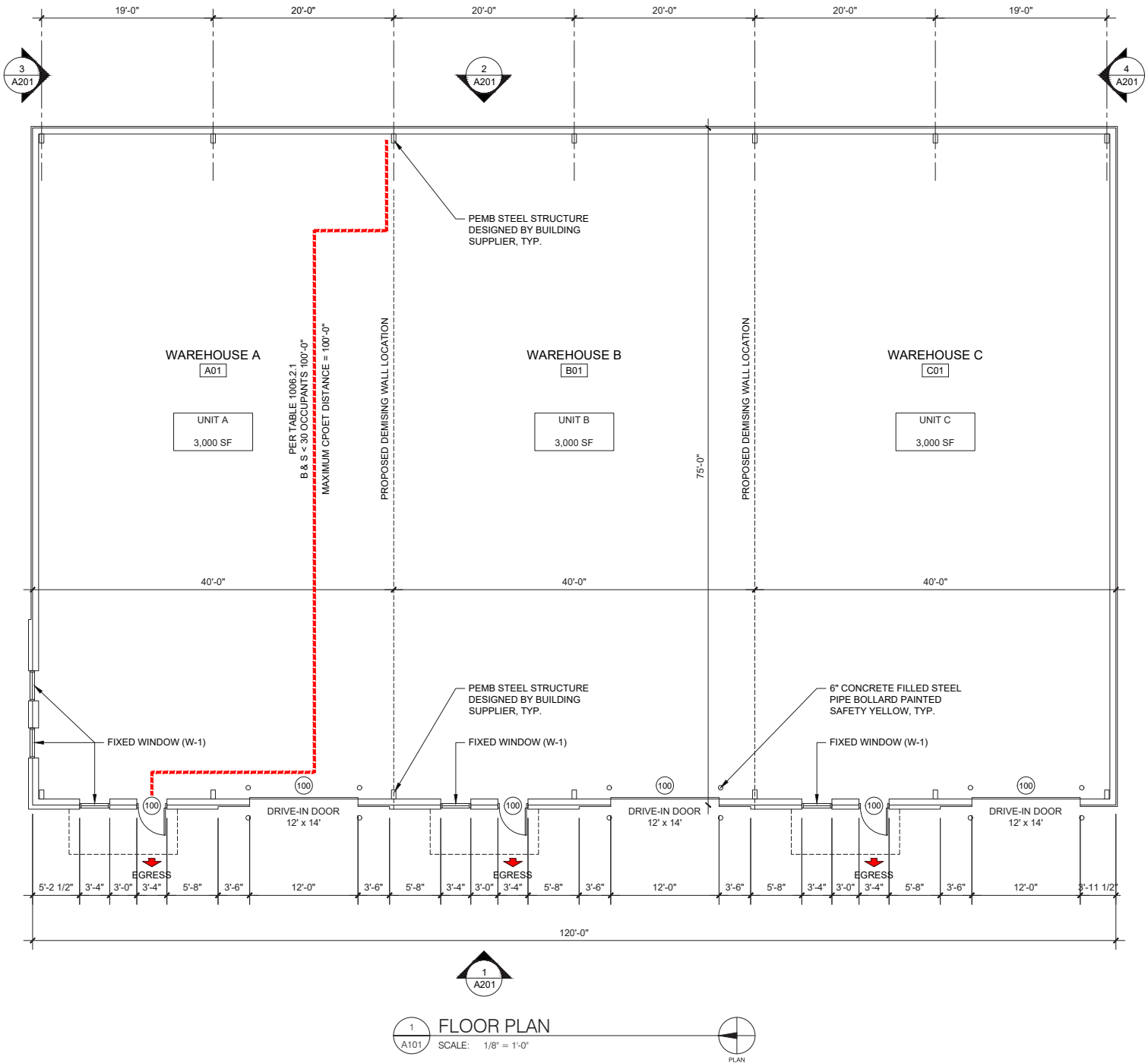
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

FLOOR PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

RENDERING



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

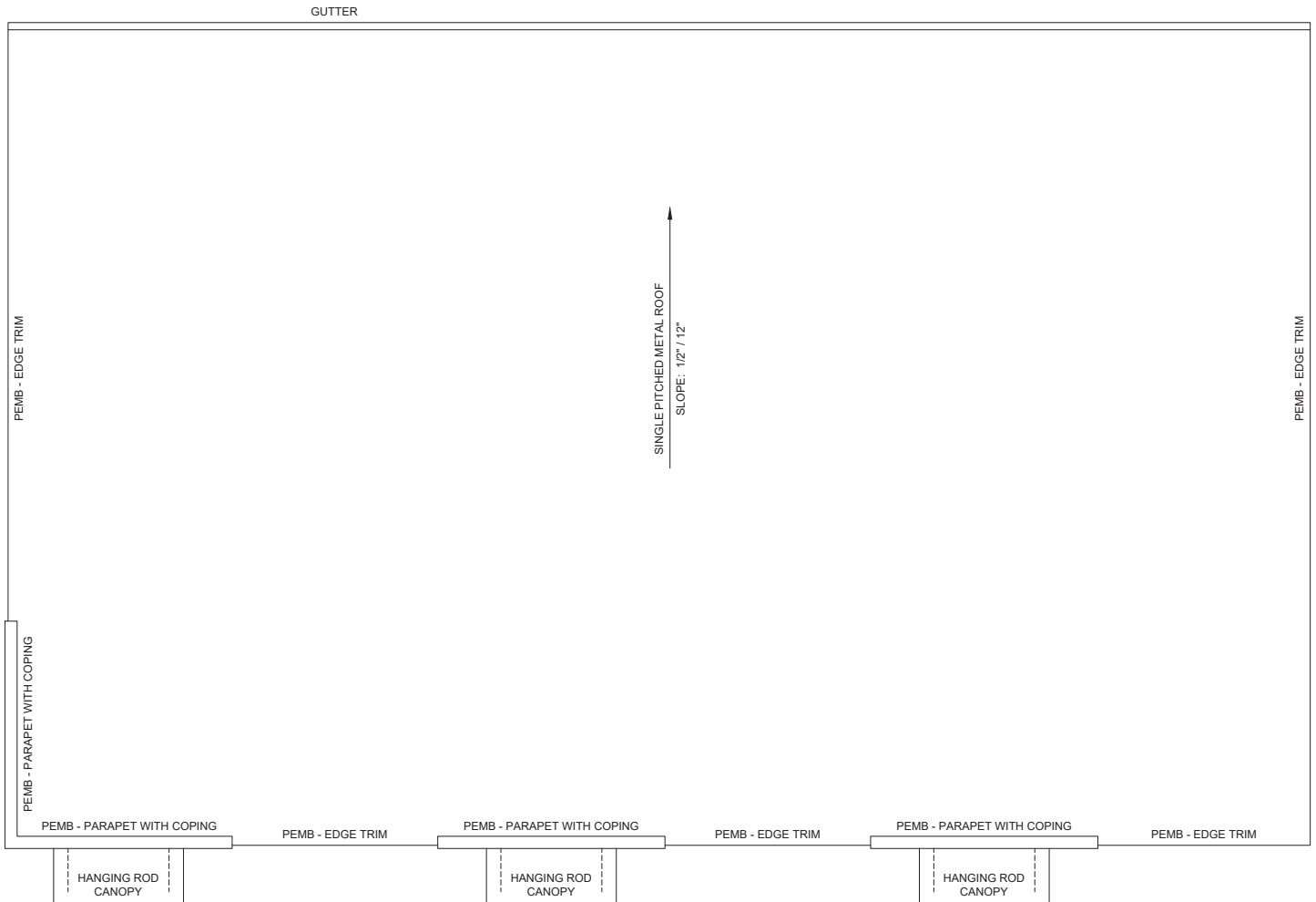
Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com



4265 MUHLHAUSER RD FAIRFIELD, OH

ROOF PLAN



2 ROOF PLAN
A101 SCALE: 1/8" = 1'-0" PLAN

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

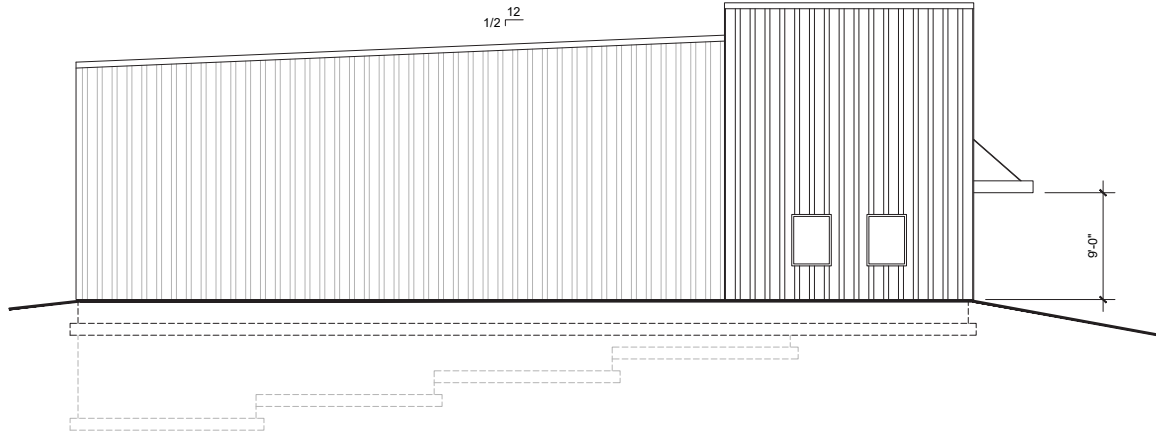
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

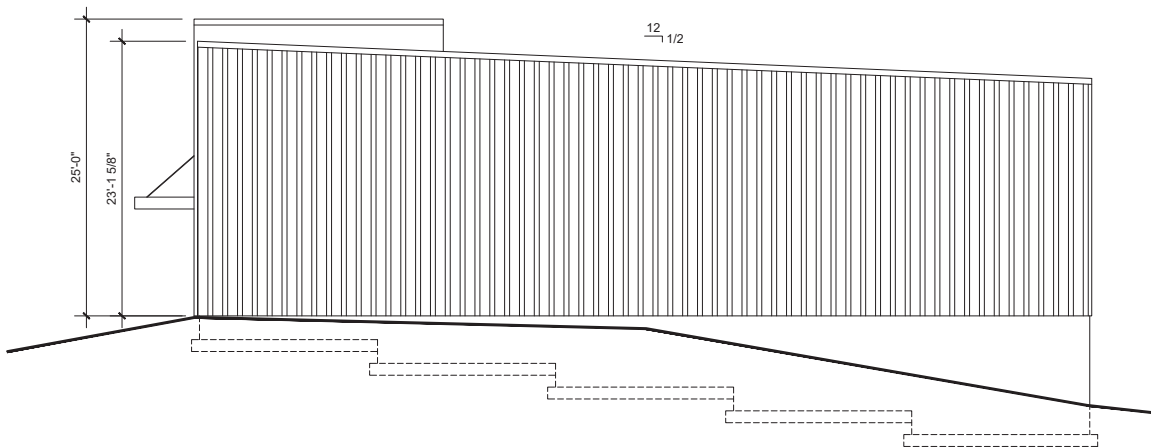
Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

PROPERTY ELEVATIONS



3 NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

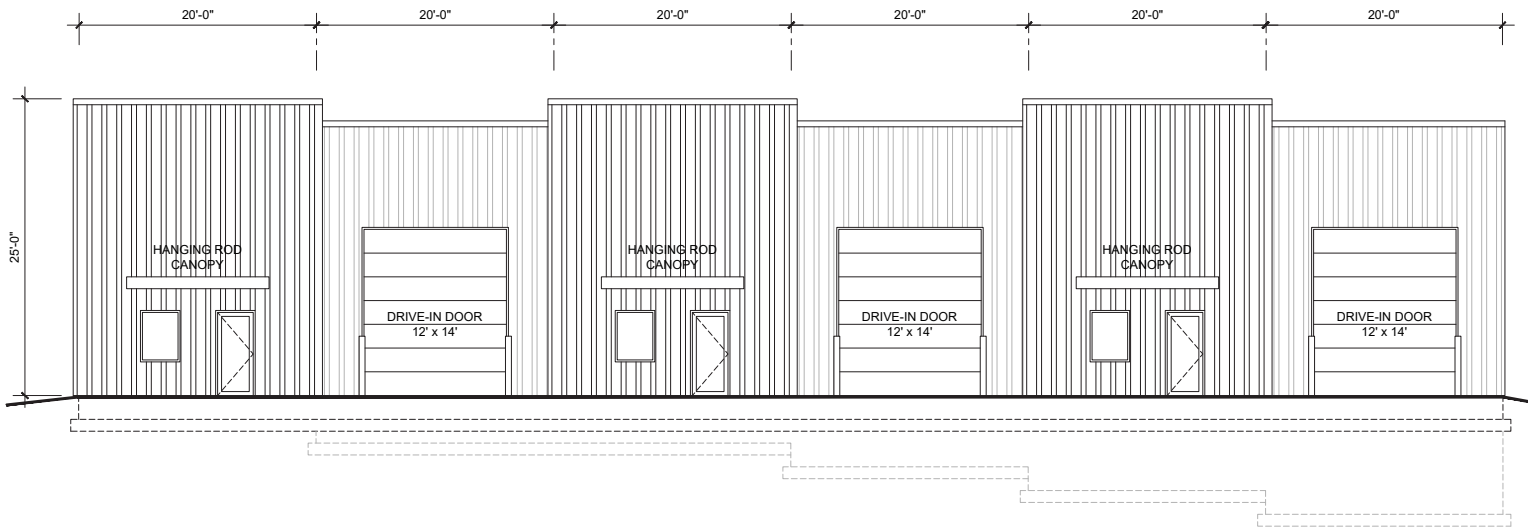
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

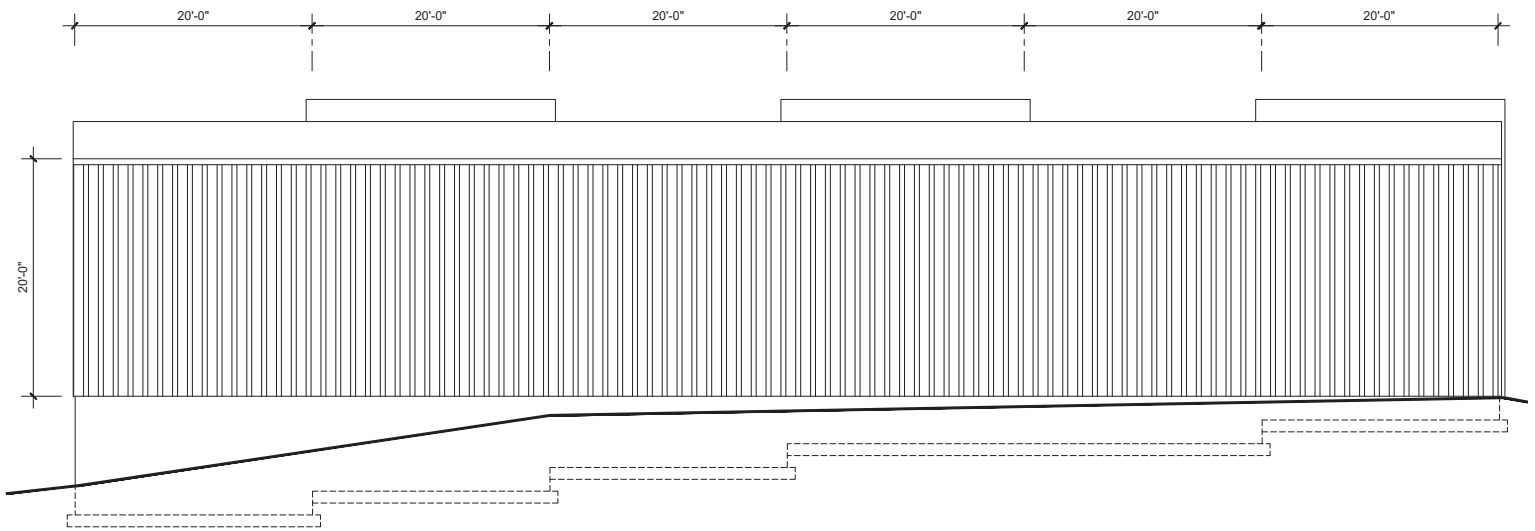
Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

4265 MUHLHAUSER RD FAIRFIELD, OH

PROPERTY ELEVATIONS



1 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764 | Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com