



# 9,000 SQFT AVAILABLE FOR LEASE

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### **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

Total SqFt: 9,000 (120' wide x 75' deep) Warehouse SqFt: 3,000 - 9,000 To Suit Office SqFt: Clear Height: 18'-22' Year Built: 2024 Type Construction: Pre-engineered metal building I ED's at 30 foot candle Lighting: Column Spacing: Clear span Dock door: None Drive-in door: Three (3) - 12'x14' with motorized openors Sprinkler: None 120/208-volt, 3-phase, 200-amps - Service can **Electrical Service:** upgraded Heat: Natural gas fired unit heaters Standing seam metal Roof: 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



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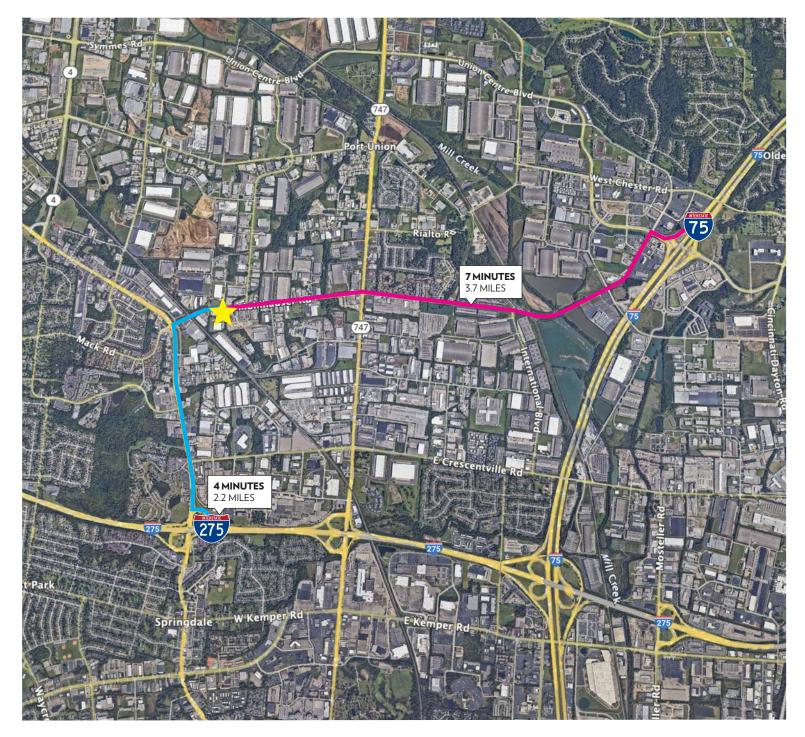
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## **PROPERTY DETAILS**

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FAIRFIELD, OH

#### DISTANCE MAP



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## CONSTRUCTION PROGRESS





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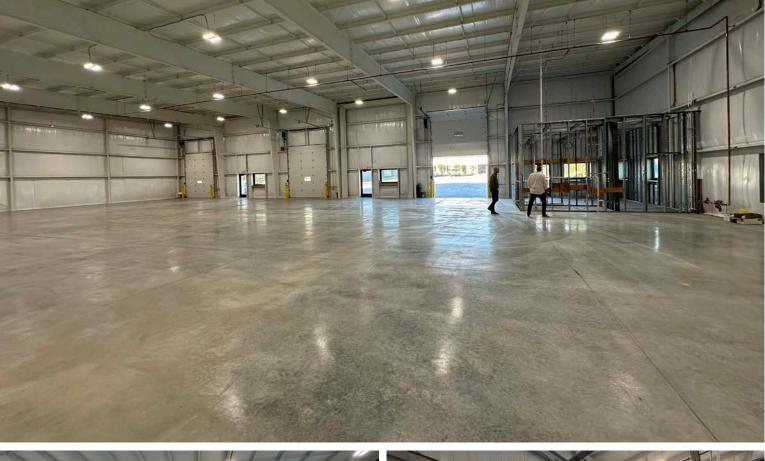
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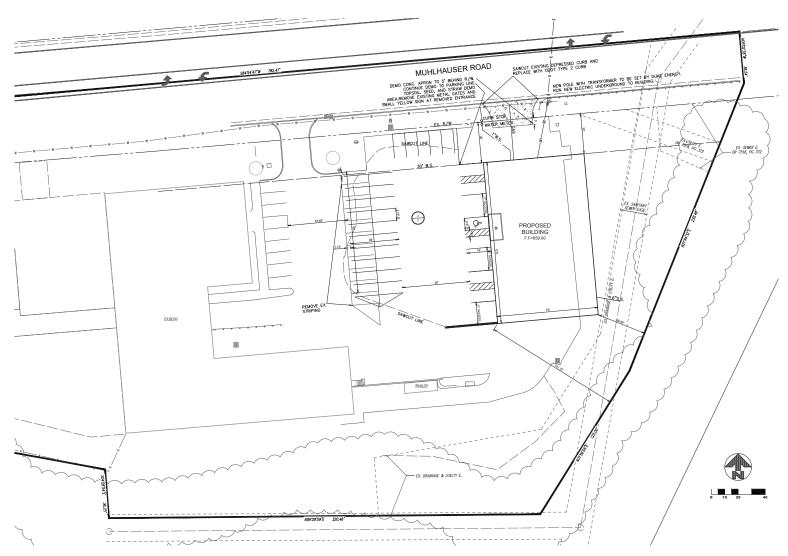
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#### SITE PLAN



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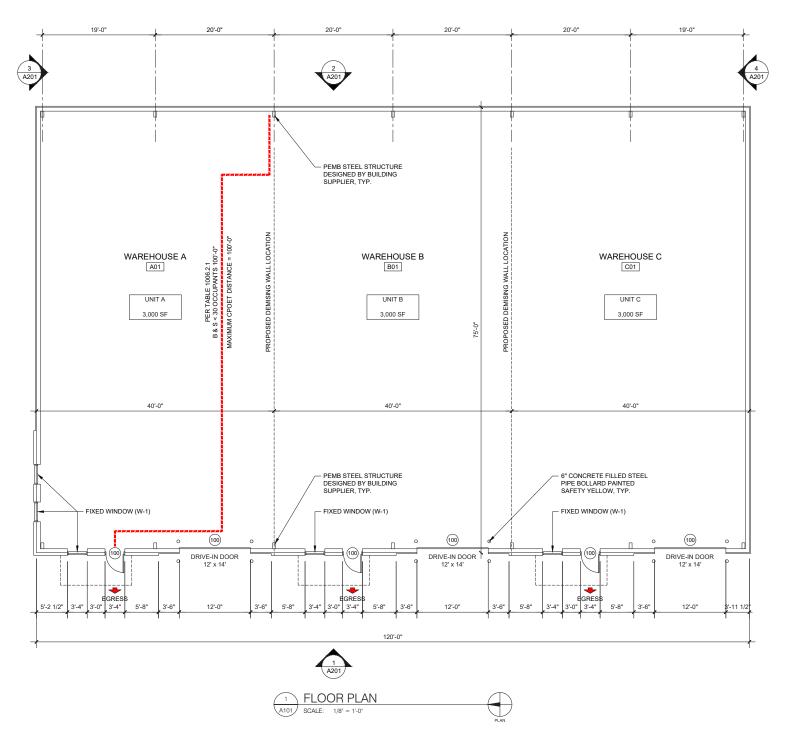
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### FLOOR **PLAN**



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#### RENDERING



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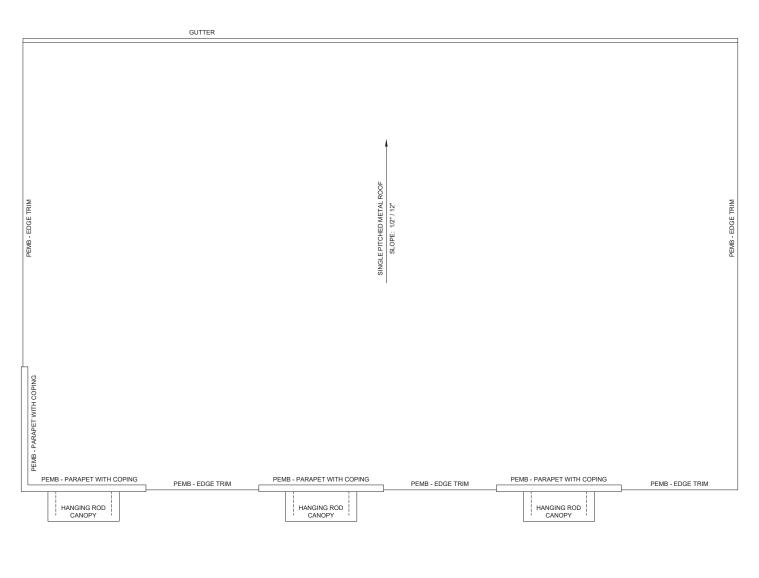
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### ROOF PLAN



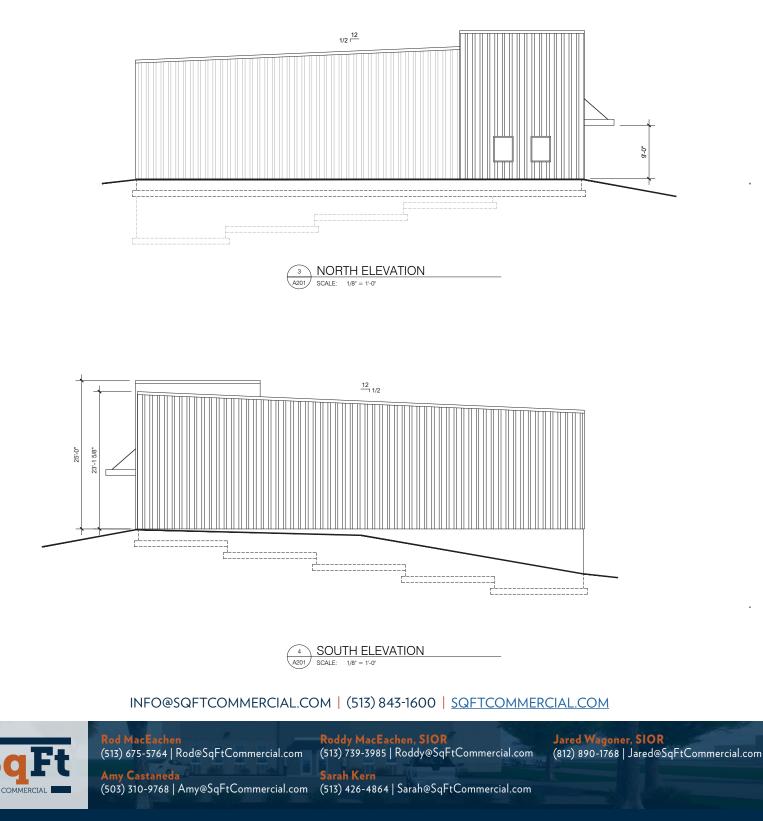


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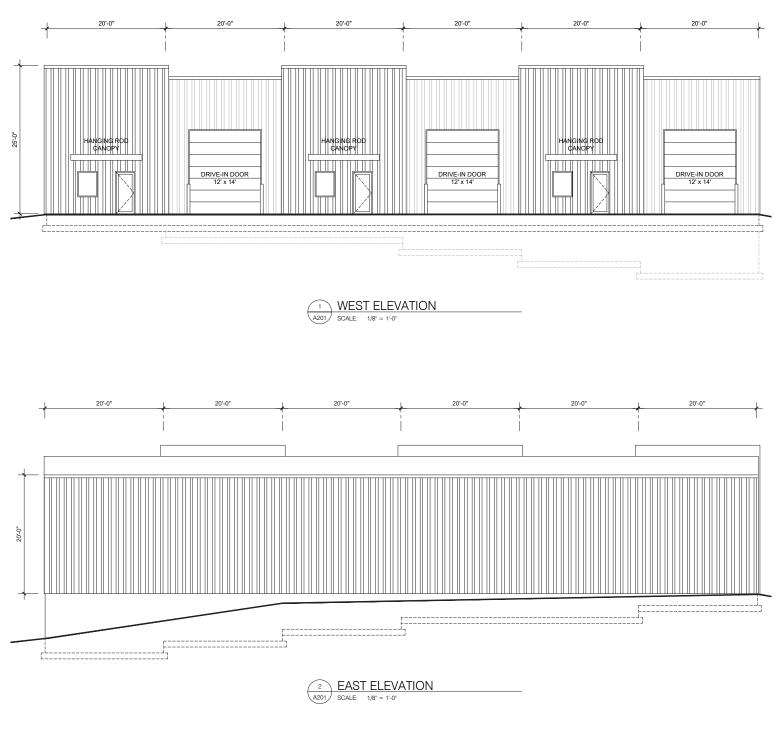
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### PROPERTY **ELEVATIONS**



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