



9,000 SQFT AVAILABLE FOR LEASE

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | <u>SQFTCOMMERCIAL.COM</u>



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

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

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

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



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



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

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

(513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

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

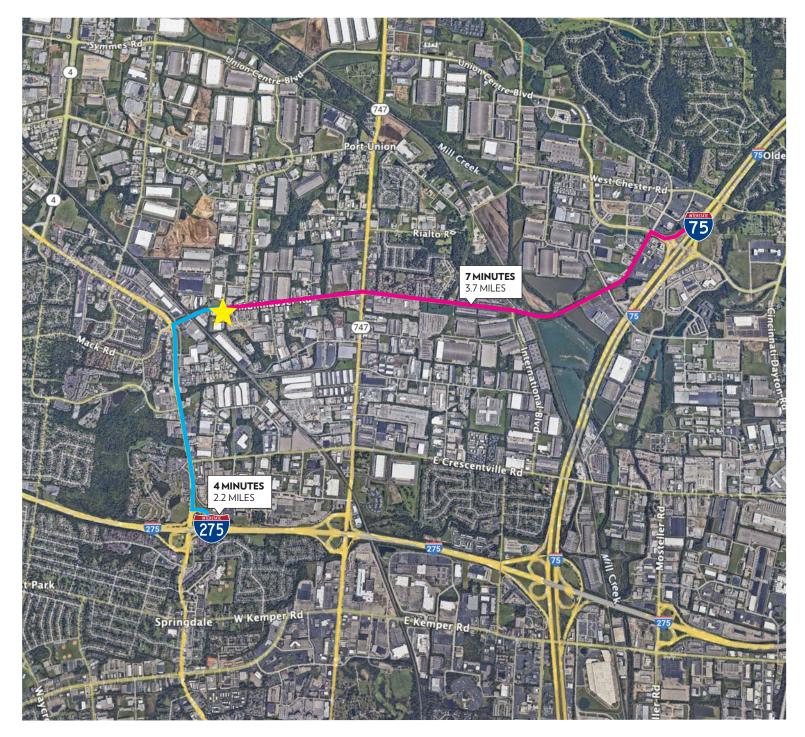
Jared Wagoner, SIOR (812) 890-1768 | Jared@SgFtCommercial.com

PROPERTY DETAILS

© 2024 SqFt Commercial LLC. All rights reserved. No warranty or repress entation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other c withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial and the SqFt Commercial and the SqFt Commercial for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FAIRFIELD, OH

DISTANCE MAP



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



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

(513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

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

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

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

CONSTRUCTION PROGRESS





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



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

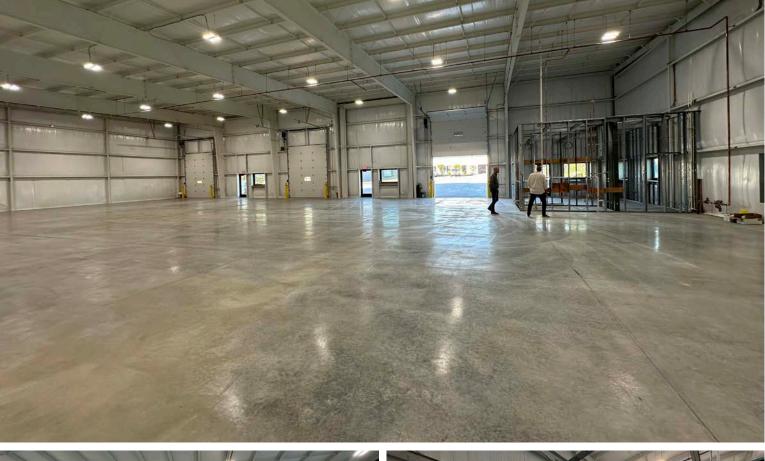
Amy Castaneda (503) 310-9768 | Amy@SqFtCommercial.com

(513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

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

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

CONSTRUCTION PROGRESS





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



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

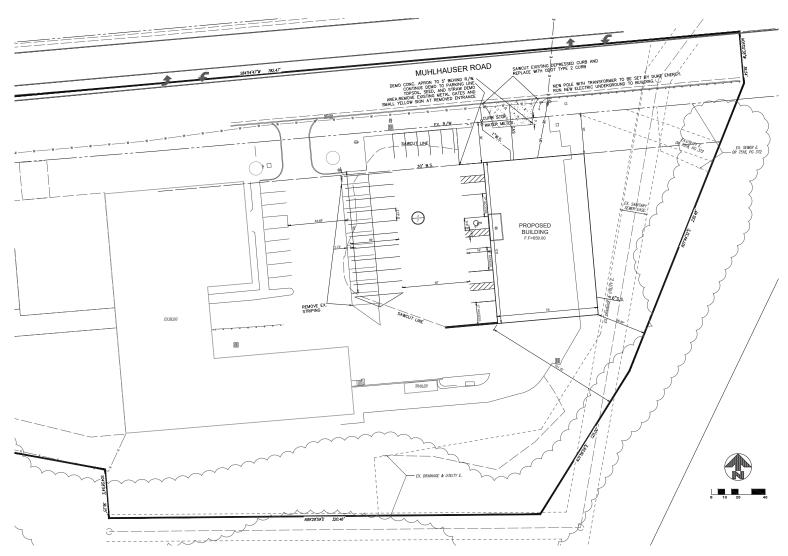
Amy Castaneda (503) 310-9768 | Amy@SqFtCommercial.com

(513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

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

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

SITE PLAN



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



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

(513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

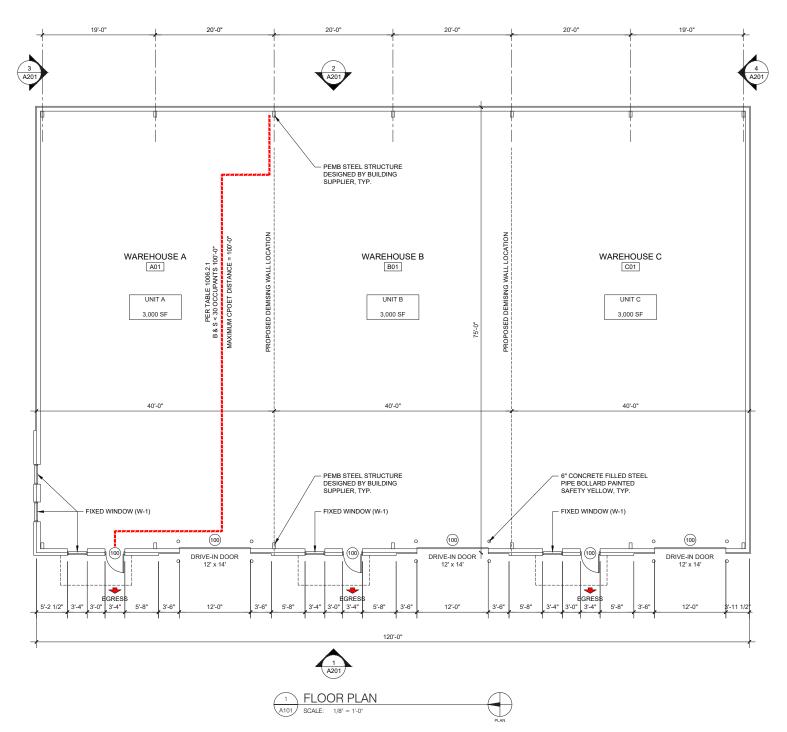
Jared Wagoner, SIOR (812) 890-1768 | Jared@SqFtCommercial.com

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

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

FAIRFIELD, OH

FLOOR **PLAN**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | <u>SQFTCOMMERCIAL.COM</u>



Rod MacEachen	Roddy MacEachen, SI
(513) 675-5764 Rod@SqFtCommercial.com	(513) 739-3985 Roddy@
Amy Castaneda	Sarah Kern
(503) 310-9768 Amy@SaEtCommercial.com	(513) 426-4864 Sarah@

<mark>Roddy MacEachen, SIOR</mark> 513) 739-3985 | Roddy@SqFtCommercial.com B**arah Kern**

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

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

FAIRFIELD, OH

RENDERING



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | <u>SQFTCOMMERCIAL.COM</u>



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

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

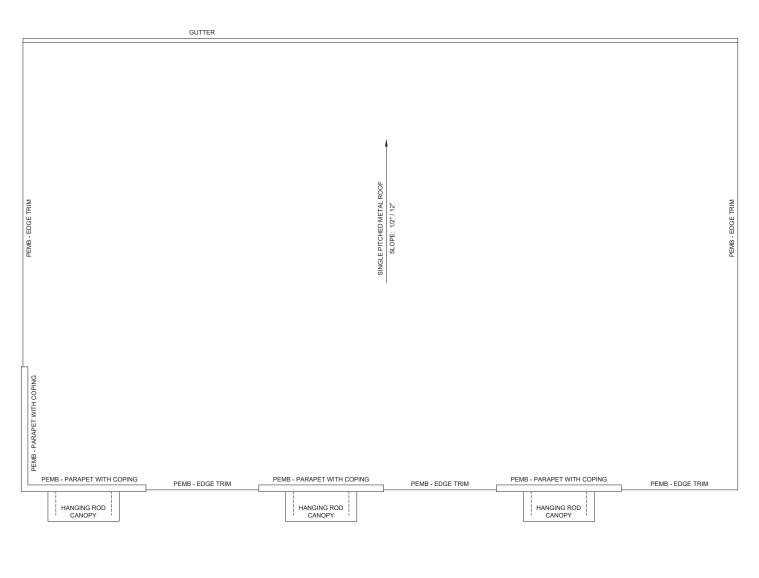
Roddy MacEachen, SIOR (513) 739-3985 | Roddy@SqFtCommercial.com Sarah Kern

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

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

FAIRFIELD, OH

ROOF PLAN



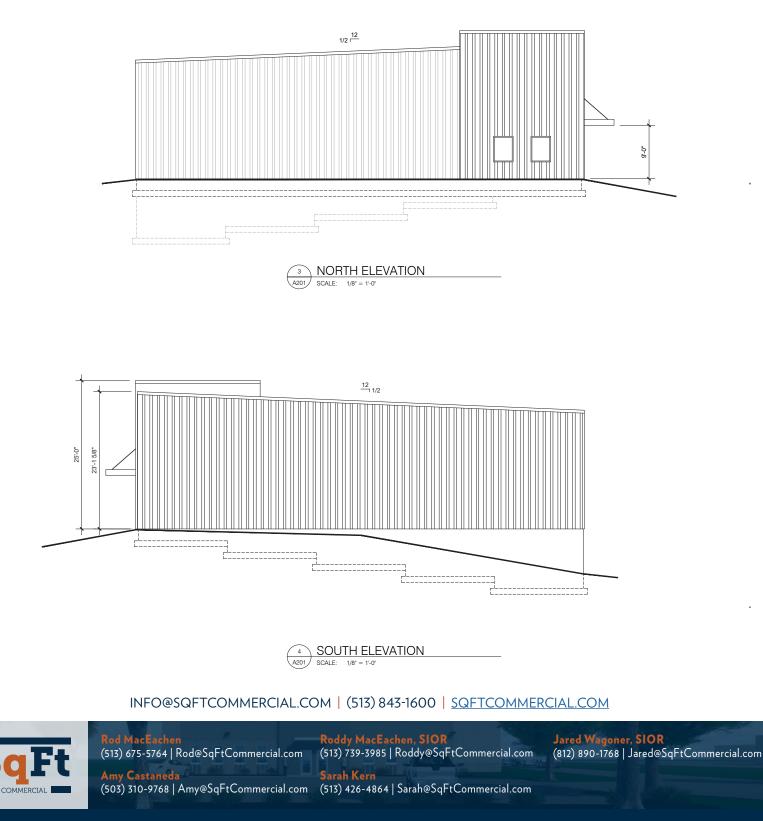


INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | <u>SQFTCOMMERCIAL.COM</u>



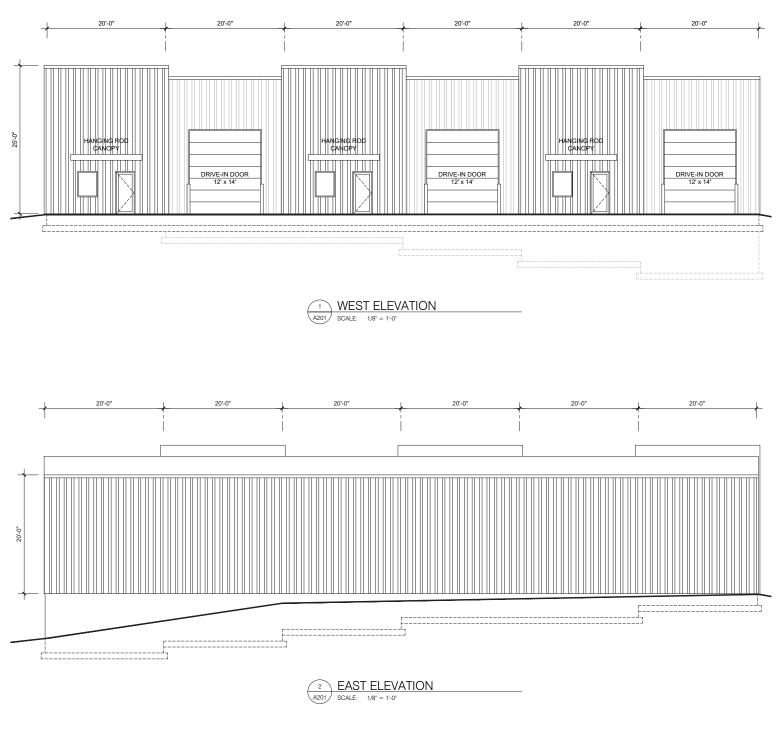
FAIRFIELD, OH

PROPERTY **ELEVATIONS**



FAIRFIELD, OH

PROPERTY **ELEVATIONS**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | <u>SQFTCOMMERCIAL.COM</u>



 Rod MacEachen
 Rod

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

 Amy Castaneda
 Sar

 (503) 310-9768 | Amy@SqFtCommercial.com
 (513)

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

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

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