

Industrial | For Lease

CBRE

Fairfield Logistics North Bldg. II

7950 SEWARD ROAD, FAIRFIELD OH 45011



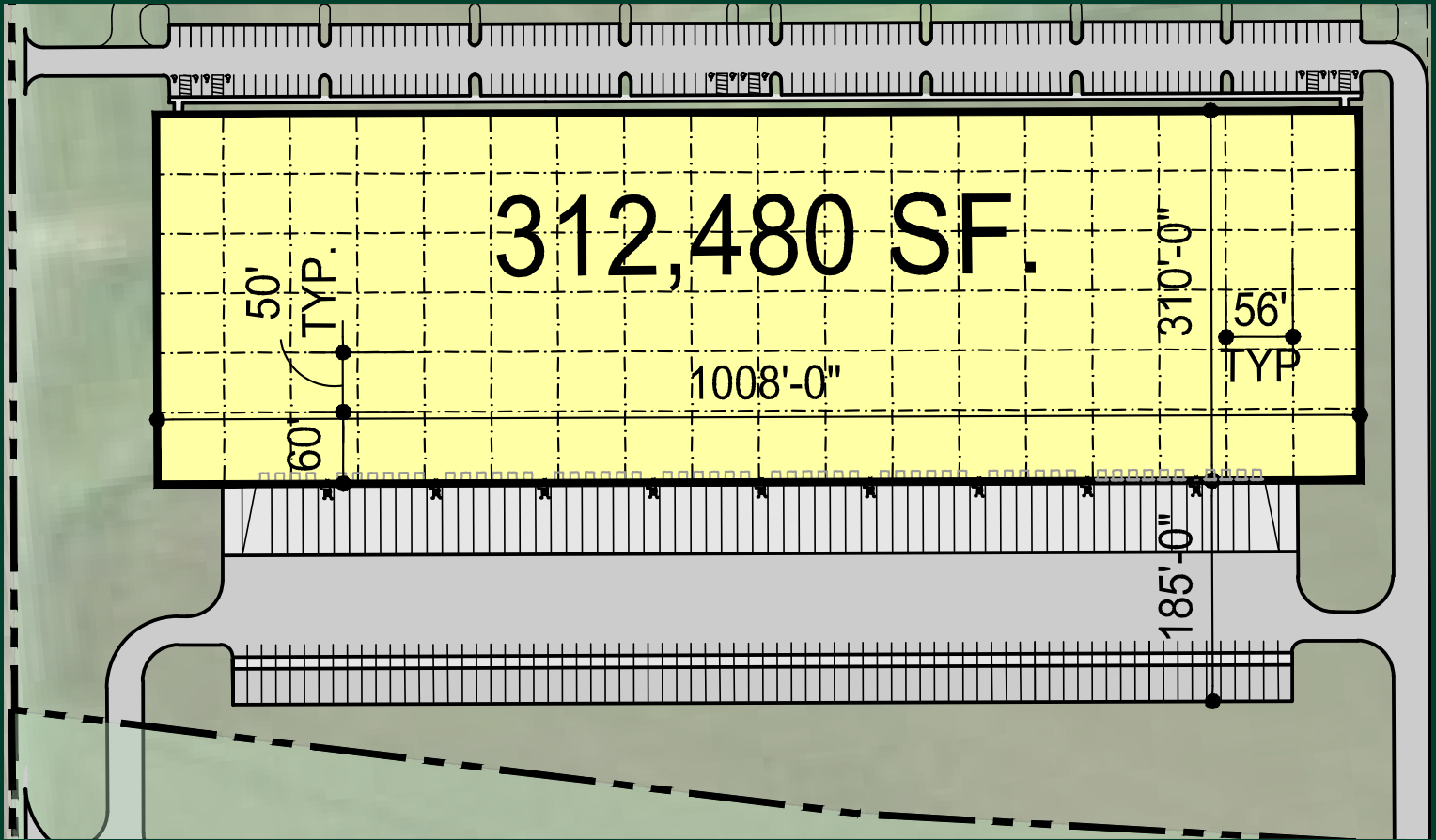
312,480 SF Speculative Warehouse - Tax Abatement Benefits Available



Fairfield Logistics North

Fairfield Logistics North is a master planned logistics campus strategically located in Fairfield Township, offering easy access to interstate highways I-275, I-75 and I-74. Located in the heart of Cincinnati's largest industrial submarket (79.4 million SF), the park's location allows companies to draw from high quality, competitively priced labor pools from the surrounding municipalities in addition to a number of amenities. Situated within a 2-day access window to nearly 60% of the US population, the region offers several options for transportation as well as significant logistics cost savings. With sites available to accommodate occupiers from 100,000 SF up to 1 million SF, Fairfield Logistics North is an ideal location for local, regional and national distribution users.





312K

Total Square Feet

32'

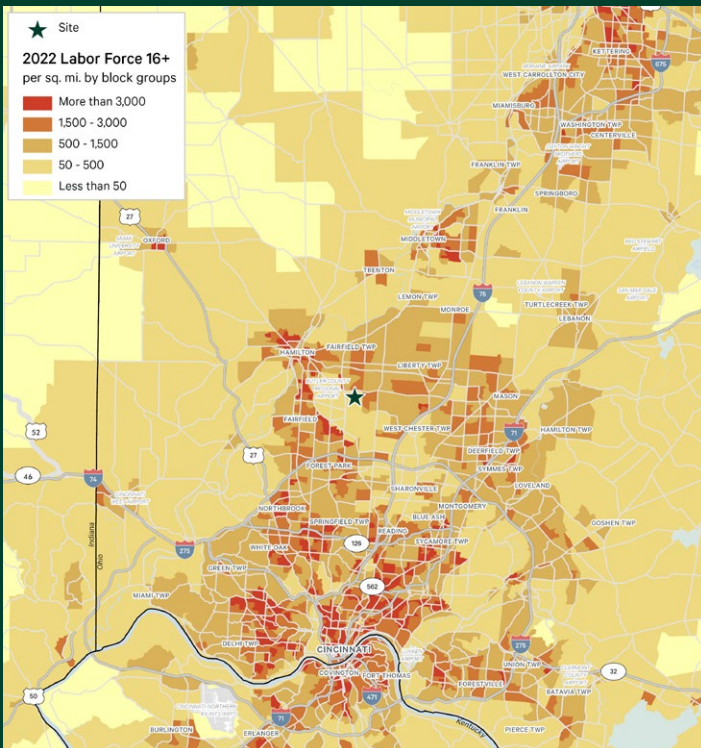
Clear Height

2022

Year Built

PROPERTY FEATURES

- +312,480 SF
- +310' deep X 1,008' wide
- +32' clear height at 12" past first joist girder from dock wall
- +Approximate 56' x 50' bay spacing, 60' speed bay at dock
- +32 dock pits & OH dock doors (23 available knock outs)
- +2 drive in doors
- +M-1 Zoning per Fairfield TWP
- +196 vehicle/car parking spaces (101 Future vehicle/car parking) spaces
- +73 truck/trailer parking spaces
- +Tax abatement eligible



METRO AREA

I-75.....	5 miles
I-275.....	4.5 miles
I-71.....	13 miles
I-675 (Dayton).....	33 miles
Crossroads of America	
I-70 at I-75.....	45 miles

AIR

Cincinnati Int'l.....	36 miles
Dayton Int'l.....	50 miles
DHL Super Cargo Hub	
at CVG.....	36 miles
Prime Air Hub at CVG.....	36 miles

GROUND

FedEx Ground.....	4 miles
UPS.....	10 miles

INTERMODAL

CSX.....	23 miles
Norfolk Southern.....	23 miles

Contact Us

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