



# TRI-STATE INDUSTRIAL PARK

SEWARD RD. FAIRFIELD, OH 45014

**INDUSTRIAL BUILD TO SUIT LAND SITES  
AVAILABLE FOR SALE OR LEASE**

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## PROPERTY HIGHLIGHTS

 **3,000 – 79,800 SqFt**

- Class A New Construction located in City of Fairfield
- Minutes to I-75 at Union Centre Blvd. and I-275 at Seward and Route 4 (Dixie Highway)
- Construction commencing Q4 2024 and substantial completion Q4 2025
- Spaces divisible to 3,000 SqFt – 79,800 with potential for outdoor storage yards & trailer parking areas
- Pre-engineered metal buildings and fully insulated with ESFR sprinkler
- Potential property tax abatement and incentives with City of Fairfield
- Construction services by JTF Construction, Inc.
- Lease Rate: \$8.95/SqFt NNN - \$12.50/SqFt NNN + approximately \$2.00/SqFt OpEx/CAM. Outdoor storage +/- \$3,500/month NNN per acre.
- Sale Price: Negotiable

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	3,000 – 79,800
Office SqFt:	To Suit
Acreage:	2 acres - 8.19 acres. Site subdivides at 2 acres and 6.19 acres
Clear Height:	24'-28'
Year Built:	2025
Type Construction:	Pre-engineered metal buildings and fully insulated
Floor Slab:	7" unreinforced concrete slab over 4" minimum compacted granular base
Lighting:	LED high bay at 30FC maintained at 36" AFF
Column Spacing:	To Suit
Dock door:	To Suit
Drive-in door:	One (1) per bay, size to suit
Sprinkler:	ESFR
Electrical Service:	480/277 volt, 3-phase, 1,200 amps
Heat:	Natural gas/To Suit
Roofing:	Standing seam metal roof
Truck court:	To Suit
Parking Lot:	To Suit
Restrooms:	To Suit
Butler County Parcel ID:	A0700186000001, A0700186000002, A0700186000003, A0700186000005

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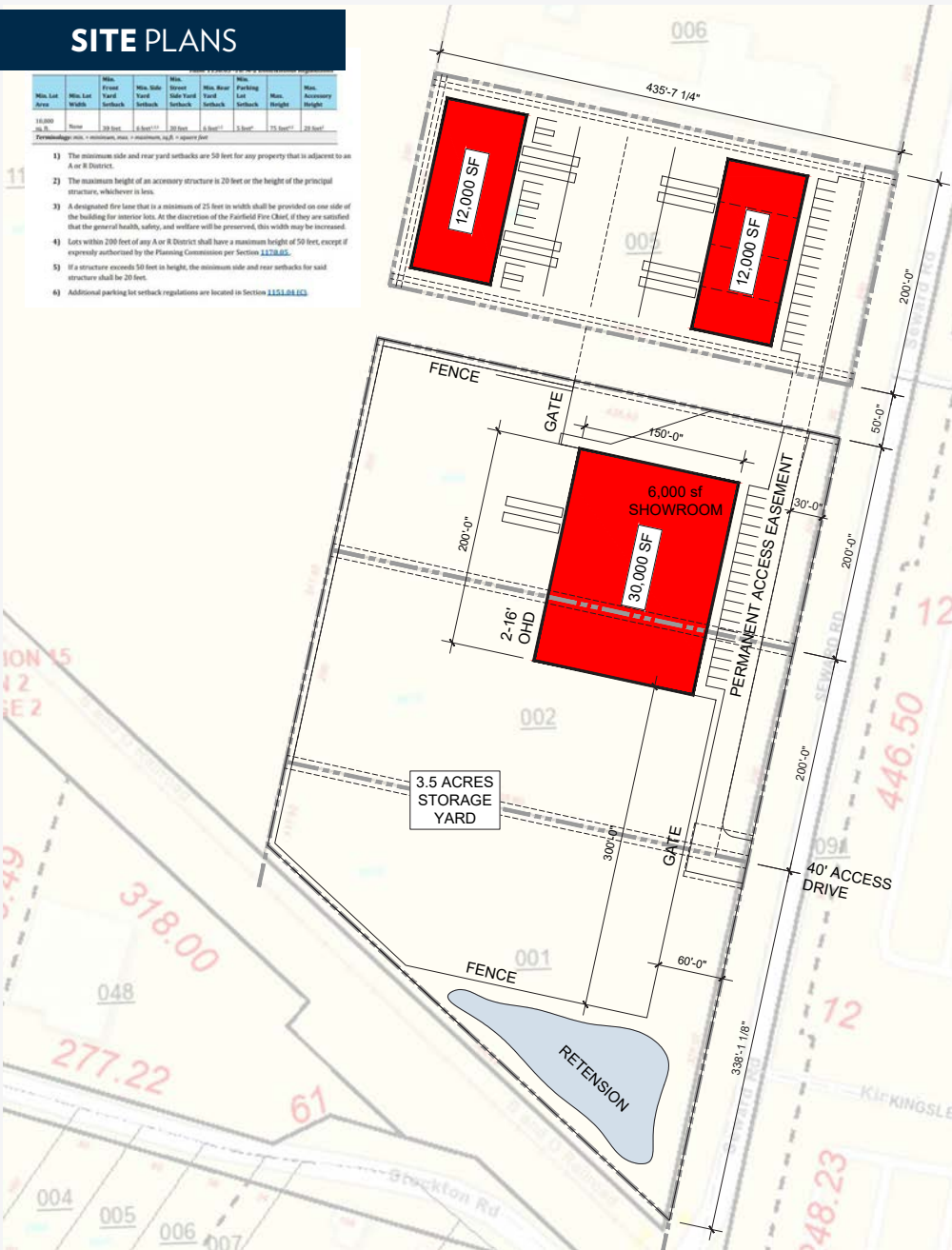


## SITE PLANS

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Min. Height	Max. Accessory Height
10,000 sq. ft.	None	30 feet	5 feet/12'	20 feet	5 feet/12'	15 feet/12'	20 feet/12'

Percentage min. = minimum, max. = maximum, sq. ft. = square feet

- The minimum side and rear yard setbacks are 50 feet for any property that is adjacent to an A or R District.
- The maximum height of an accessory structure is 20 feet or the height of the principal structure, whichever is less.
- A designated fire lane that is a minimum of 25 feet in width shall be provided on one side of the building for interior lots. At the discretion of the Fairfield Fire Chief, if they are satisfied that the general health, safety, and welfare will be preserved, this width may be increased.
- Lots within 200 feet of any A or R District shall have a maximum height of 50 feet, except if expressly authorized by the Planning Commission per Section 117B.05.
- If a structure exceeds 50 feet in height, the minimum side and rear setbacks for said structure shall be 20 feet.
- Additional parking lot setback regulations are located in Section 115I.04 03.



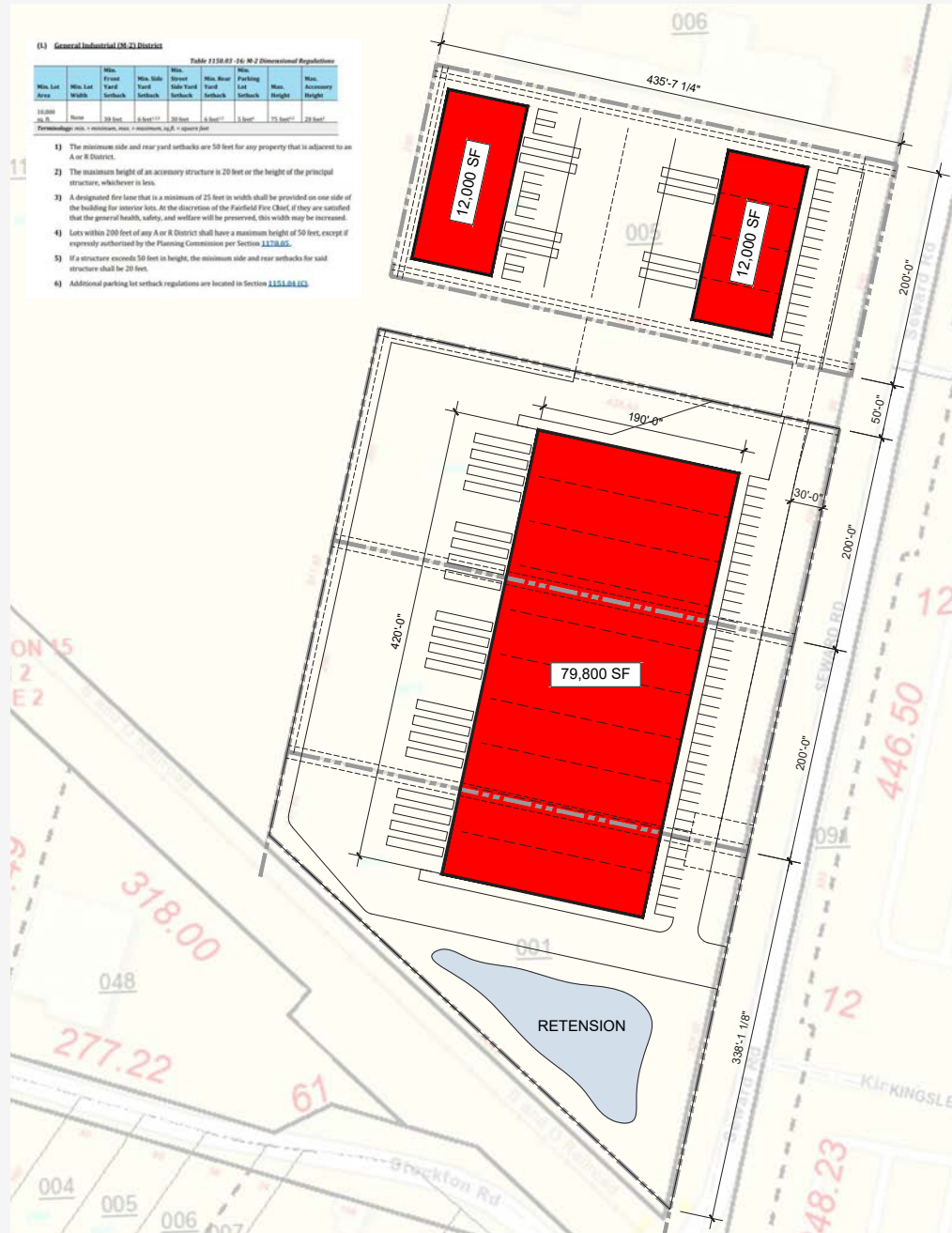
### (4) General Industrial (G-2) District

Table 73.08.07: G-2 Dimensional Regulations

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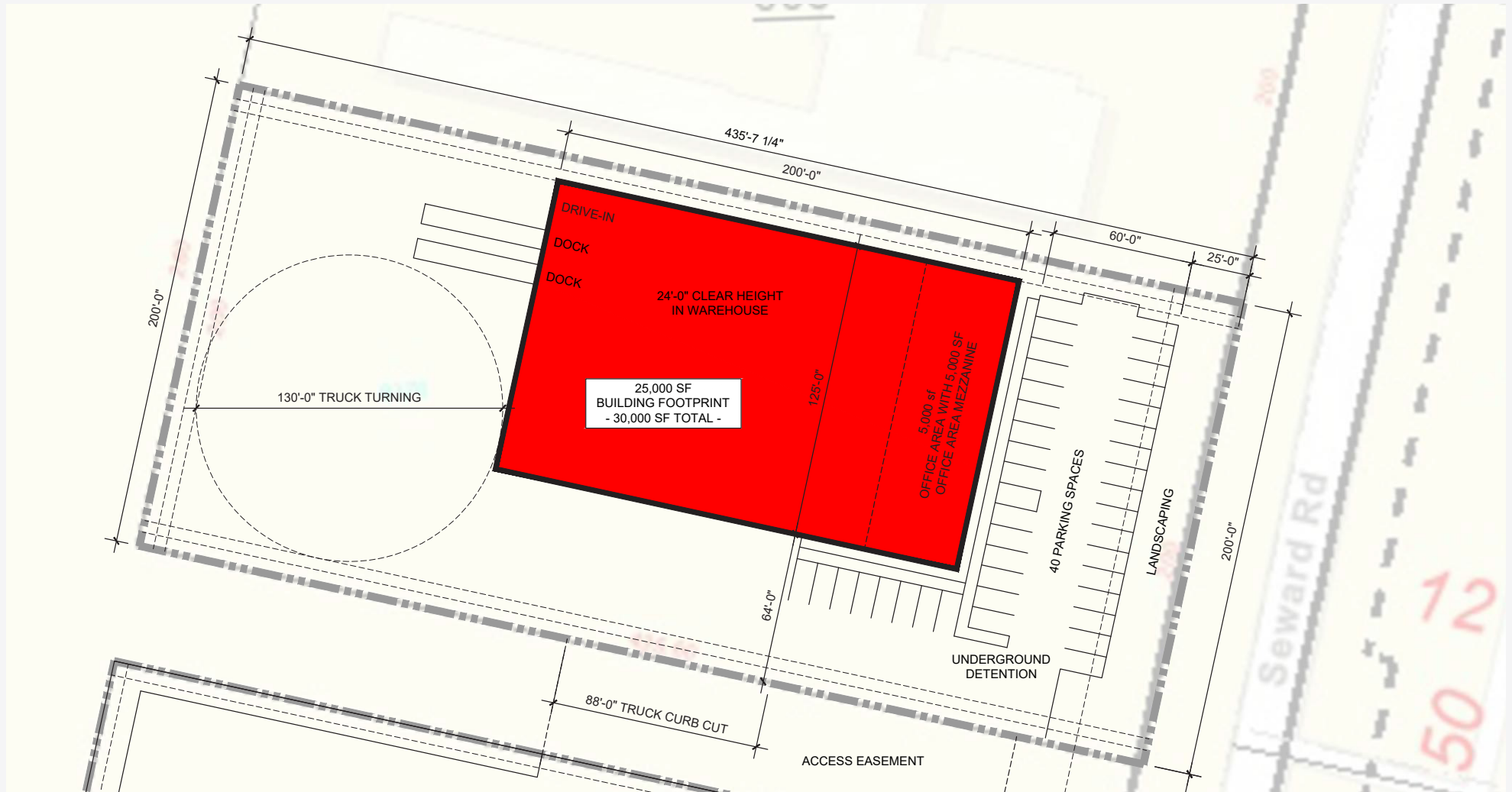
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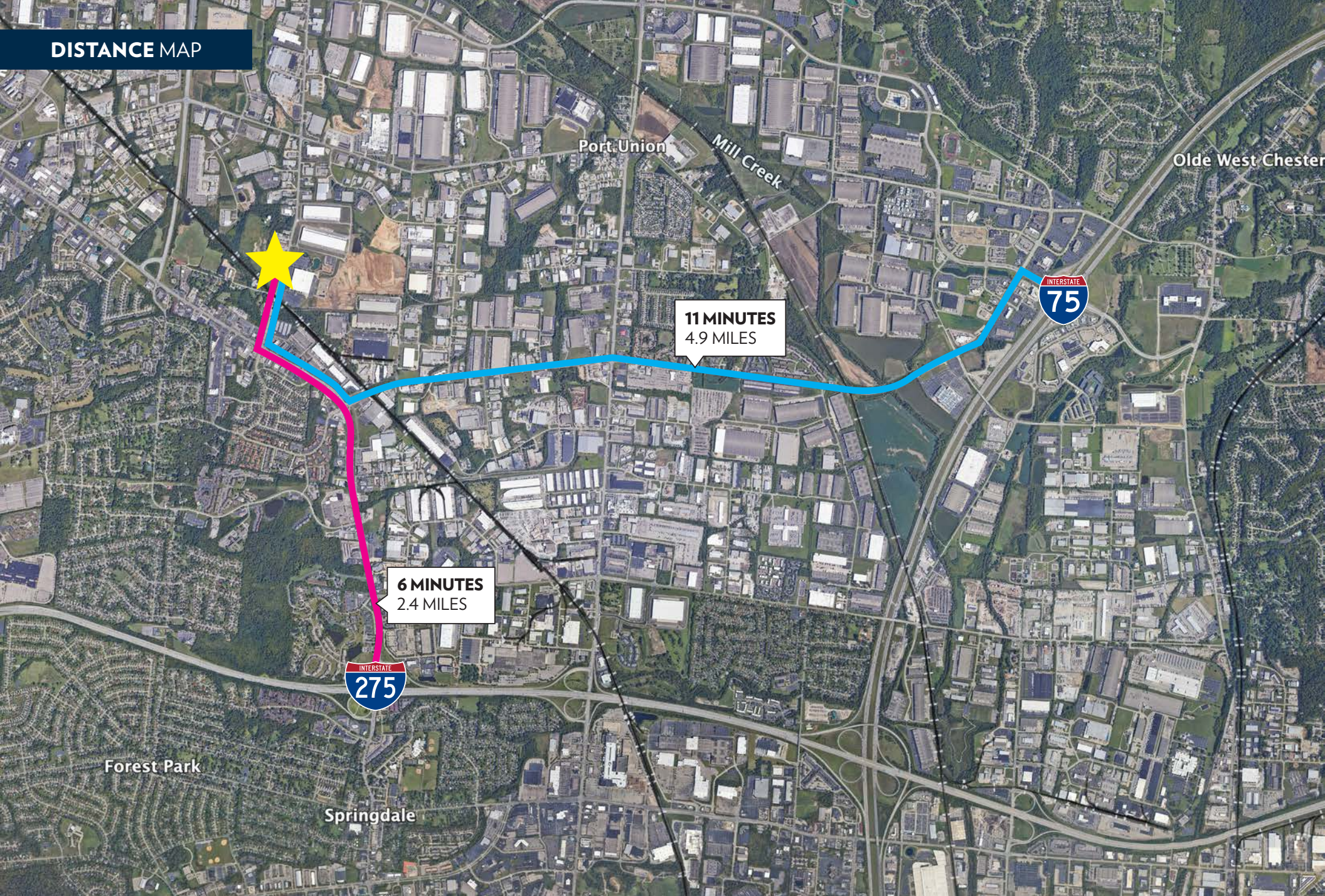
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## DISTANCE MAP



11 MINUTES  
4.9 MILES

6 MINUTES  
2.4 MILES



Forest Park

Springdale

Port Union

Mill Creek

Olde West Chester

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## RENDERINGS



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## PARCEL OUTLINE





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