



THUNDERBIRD LANE AT PORT UNION ROAD - FAIRFIELD, OH 45014
INDUSTRIAL LAND SITE AVAILABLE

PROPERTY HIGHLIGHTS

 **10,160 Total SqFt**

- New Construction – Build To Suit with 9-12 months for substantial completion
- Located in City of Fairfield within minutes of I-75 and I-275. Potential incentives and tax abatement.
- Zoning: General Industrial (M-2)
- +/- 1 acre of outside storage
- Lease rate: \$250,000/year NNN
- Sale price: \$2,500,000 (\$246/SqFt)

 **CLICK HERE FOR AERIAL VIDEO**

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

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

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

THUNDERBIRD LANE

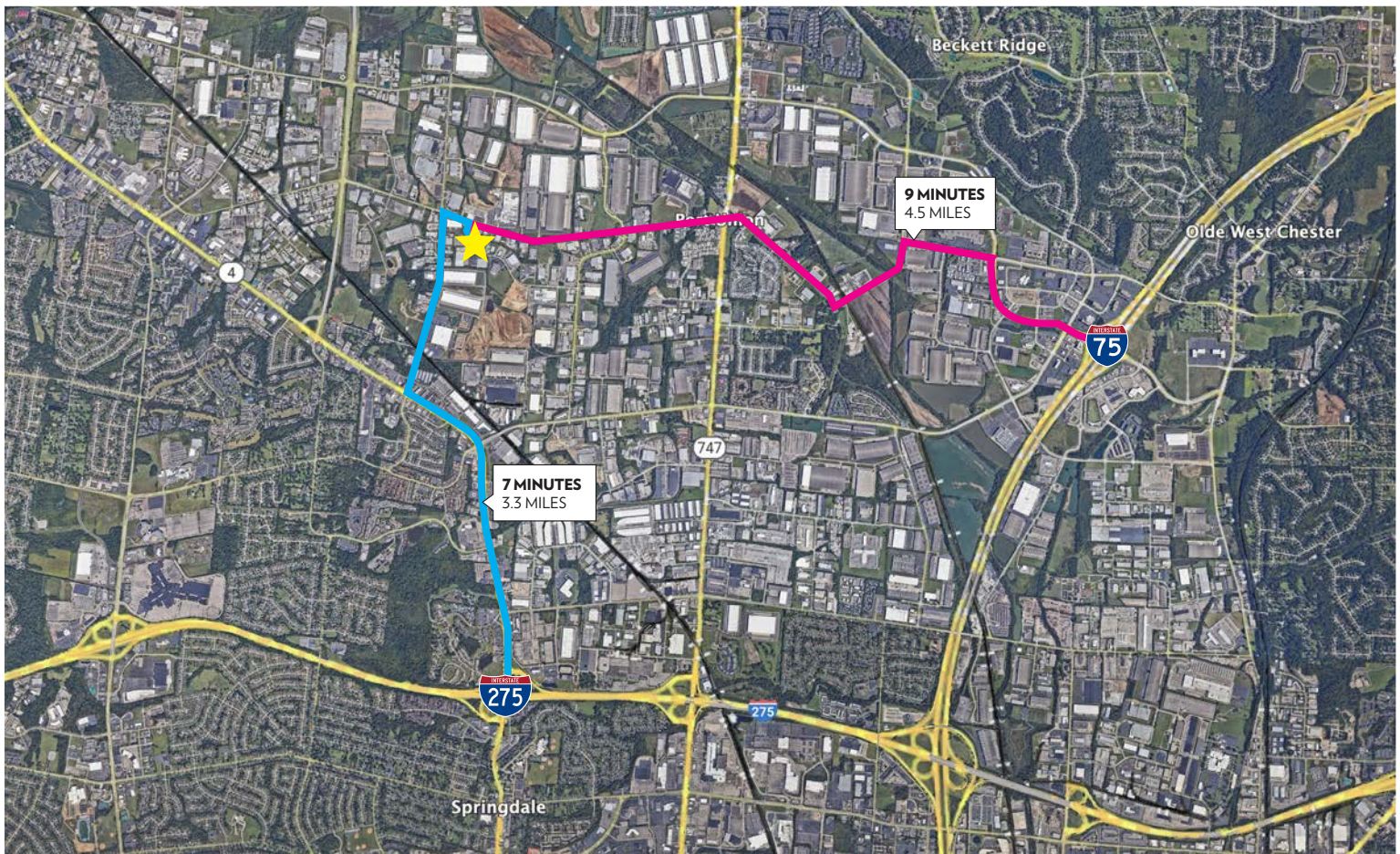
FAIRFIELD, OH

PROPERTY DETAILS

Total SqFt:	10,160 (80'x127')
Office SqFt:	1,500
Acreage:	2.43 acres
Clear Height:	20'
Year Built:	2024
Type Construction:	Pre-engineered metal, fully insulated
Lighting:	LED's throughout
Column Spacing:	Clear span or 40'x25'
Dock door:	One (1) - 9'x10' with mechanical pit leveler + seal
Drive-in door:	Three (3) - 12'x14' with motorized openers

Sprinkler:	None - To Suit
Electrical Service:	277/480-volt, 3-phase, 400 amps
Heat:	Natural gas-fired units heaters or infrared
Roof:	Standing seam roof system with R-32 insulation (20-year warranty)
Truck court:	120'+ with concrete
Parking Lot:	Eleven (11) car parking and Nineteen (19) trailer parking
Outdoor Storage Area:	Approx. 37,000 SqFt area
Restrooms:	Two (2) sets - Office + Warehouse
Butler County Parcel ID:	A0700227000024

DISTANCE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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



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

THUNDERBIRD LANE FAIRFIELD, OH

SITE PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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



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

THUNDERBIRD LANE FAIRFIELD, OH

RENDERING



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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



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

THUNDERBIRD LANE FAIRFIELD, OH

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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



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