

Industrial | For Lease

CBRE



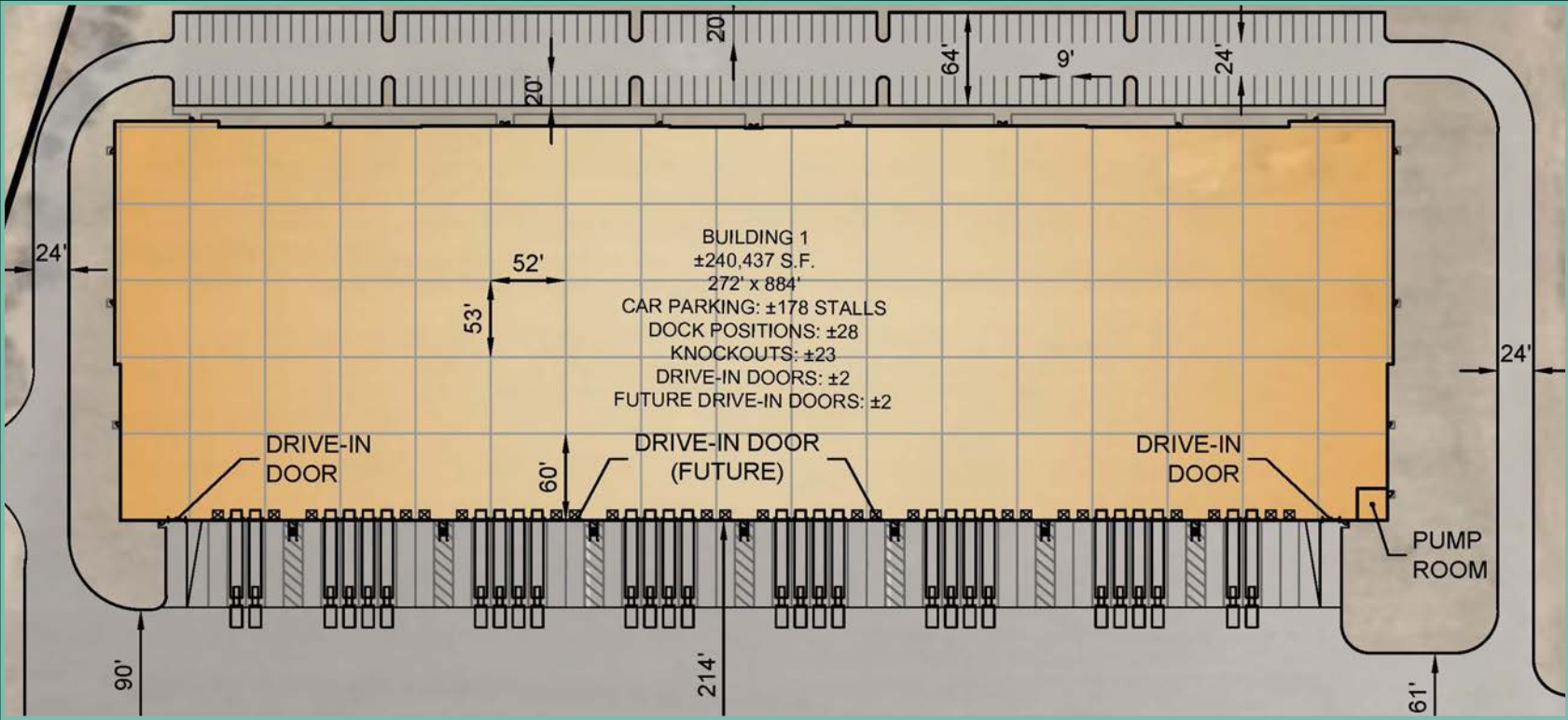
Butler County Trade Center

Building 1: +/-240,437 | Building 2: +/-254,581 SF

Fairfield, OH, 45011 | PERFORMANCE BASED TAX ABATEMENT AVAILABLE



Building 1

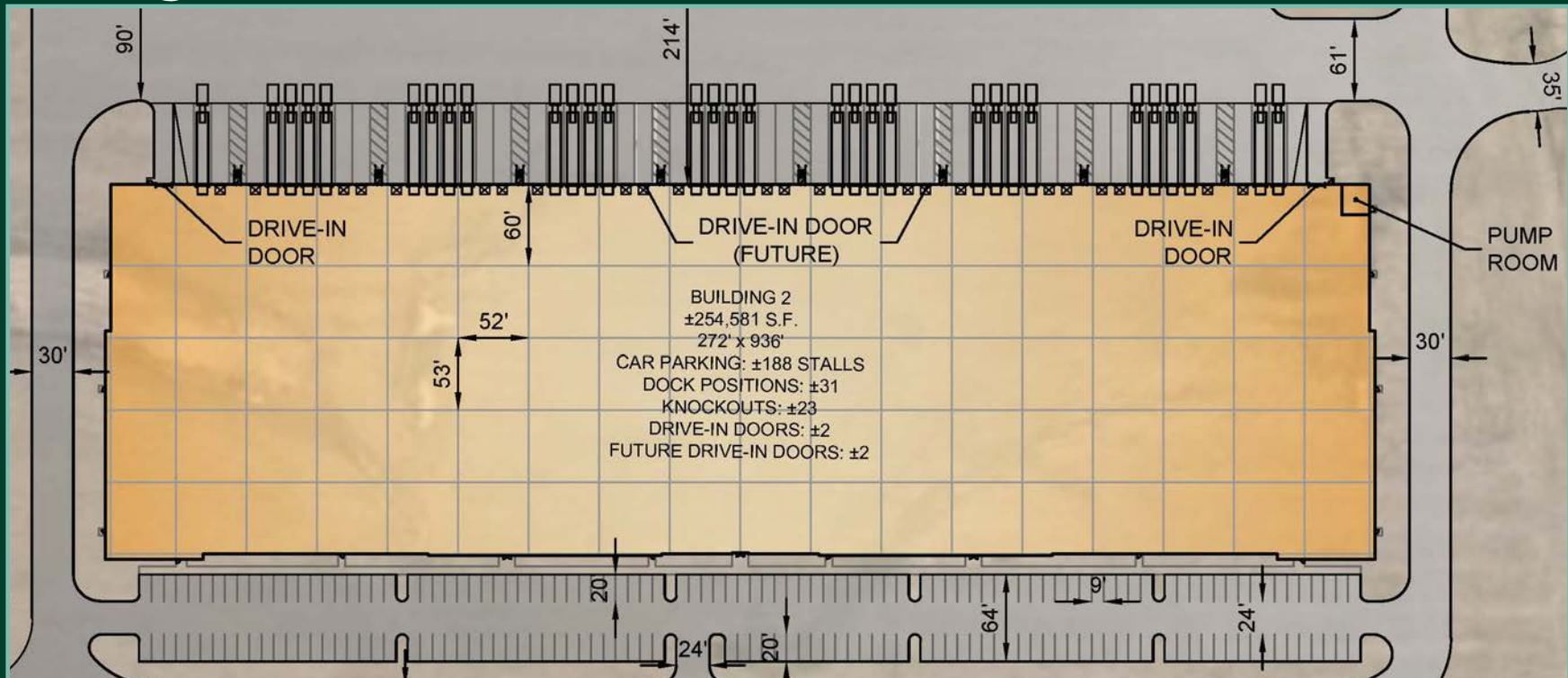


Available SF	+/- 240,437 SF
Building Dimensions	272' x 884'
Building Configuration	Rear-load
Column Spacing	53' x 52' Speed Bay 60'
Clear Height	36'

Docks Doors	+/- 28 Positions +/- 23 Knockouts
Drive-in Doors	+/- 2 +/- 2 Future
Power	3200A of 480v, 3-phase
Car Parking	+/- 178
Truck Court	214'

Fire Protection	ESFR
Lighting	LED w/motion sensors, 30 FC; 30" AFF
Construction	Tilt-Wall Concrete
Floor Slab	7" non-reinforced concrete, 4000 PSI
Heat and Ventilation	50°F at -0°F, 0.25 ACH

Building 2



Available SF	+/- 254,581 SF
Building Dimensions	272' x 936'
Building Configuration	Rear-load
Column Spacing	53' x 52' Speed Bay 60'
Clear Height	36'

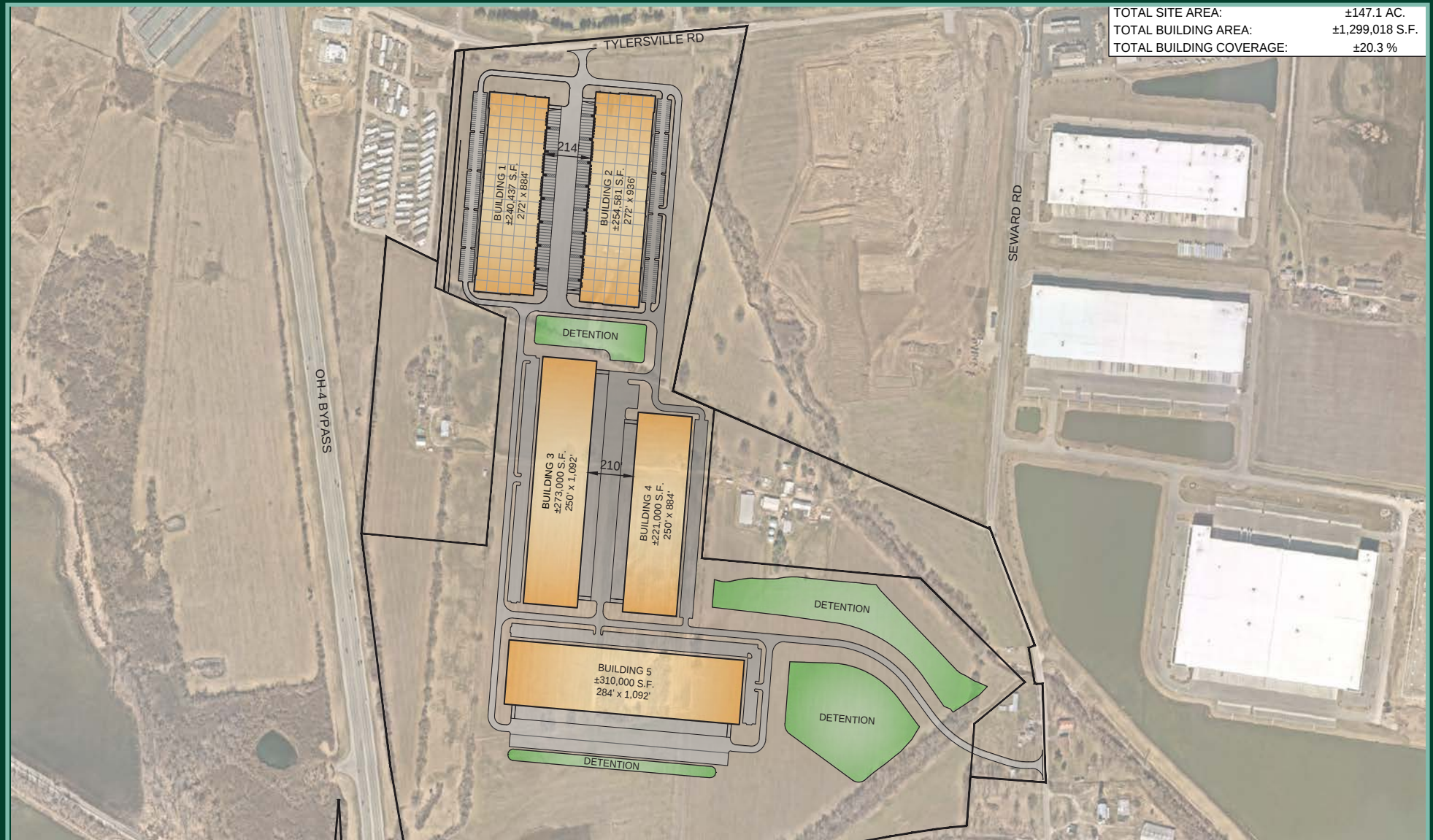
Docks Doors	+/- 31 Positions +/- 23 Knockouts
Drive-in Doors	+/- 2 +/- 2 Future
Power	3200A of 480v, 3-phase
Car Parking	+/- 188
Truck Court	214'

Fire Protection	ESFR
Lighting	LED w/motion sensors, 30 FC; 30" AFF
Construction	Tilt-Wall Concrete
Floor Slab	7" non-reinforced concrete, 4000 PSI
Heat and Ventilation	50°F at -0°F, 0.25 ACH

Master Site Plan

3603 Tylersville Road, Fairfield, OH 45011

For Lease



Area Map

3603 Tylersville Road, Fairfield, OH 45011

For Lease



Location Highlights

For Lease



Park is located in Ohio's City of Fairfield, (northern Cincinnati) featuring superior labor diversity & costs, and affordable housing.



Excellent Midwest location for local, regional and national distribution & e-commerce support.



The Park's location in pro-business Butler County, Ohio is within a 2-day drive of 60% of the United States population.



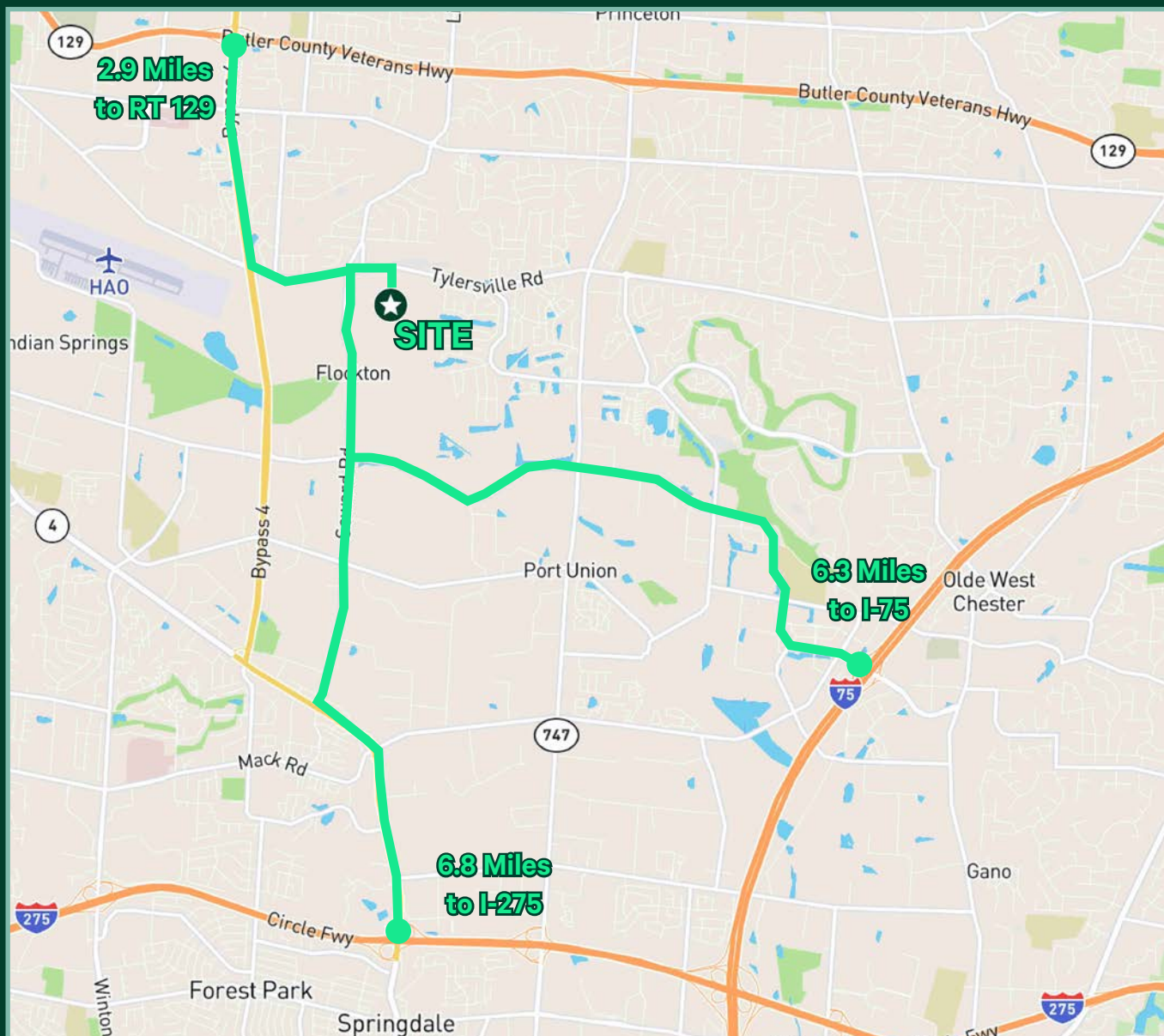
Additional incentives may be available through Jobs Ohio and City of Fairfield



With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.

Contact Us:

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