

Freestanding Flex Warehouse

160 DONALD DR, FAIRFIELD, OH 45014



FOR SALE



CONTACT US

Erin Casey

Senior Vice President
+1 513 562 2225
erin.casey@colliers.com

Andrew Jacob

Senior Associate
+1 513 562 2254
andrew.jacob@colliers.com

John Gartner, III, SIOR

Executive Vice President
+1 513 562 2207
john.gartner@colliers.com

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\$2,200,000

Property Highlights

Investment/Owner/User Opportunity

20,490 SF

6,450 SF office

Demised: two suites, can be combined

- (A) 10,020 SF
 - » 2,529 SF office
 - » 7,500 SF warehouse
 - » (2) drive-ins, 14'x14' grade level
- (B) 10,470 SF
 - » 2,930 SF office
 - » 7,540 SF warehouse
 - » (2) drive-ins, 14'x14' grade level
 - » Fully HVAC

Additional 2,995 SF mezzanine office/warehouse

335 SF connected storage building

20' clear height

Wet sprinkler

Fenced, gated, and paved lot with room to expand

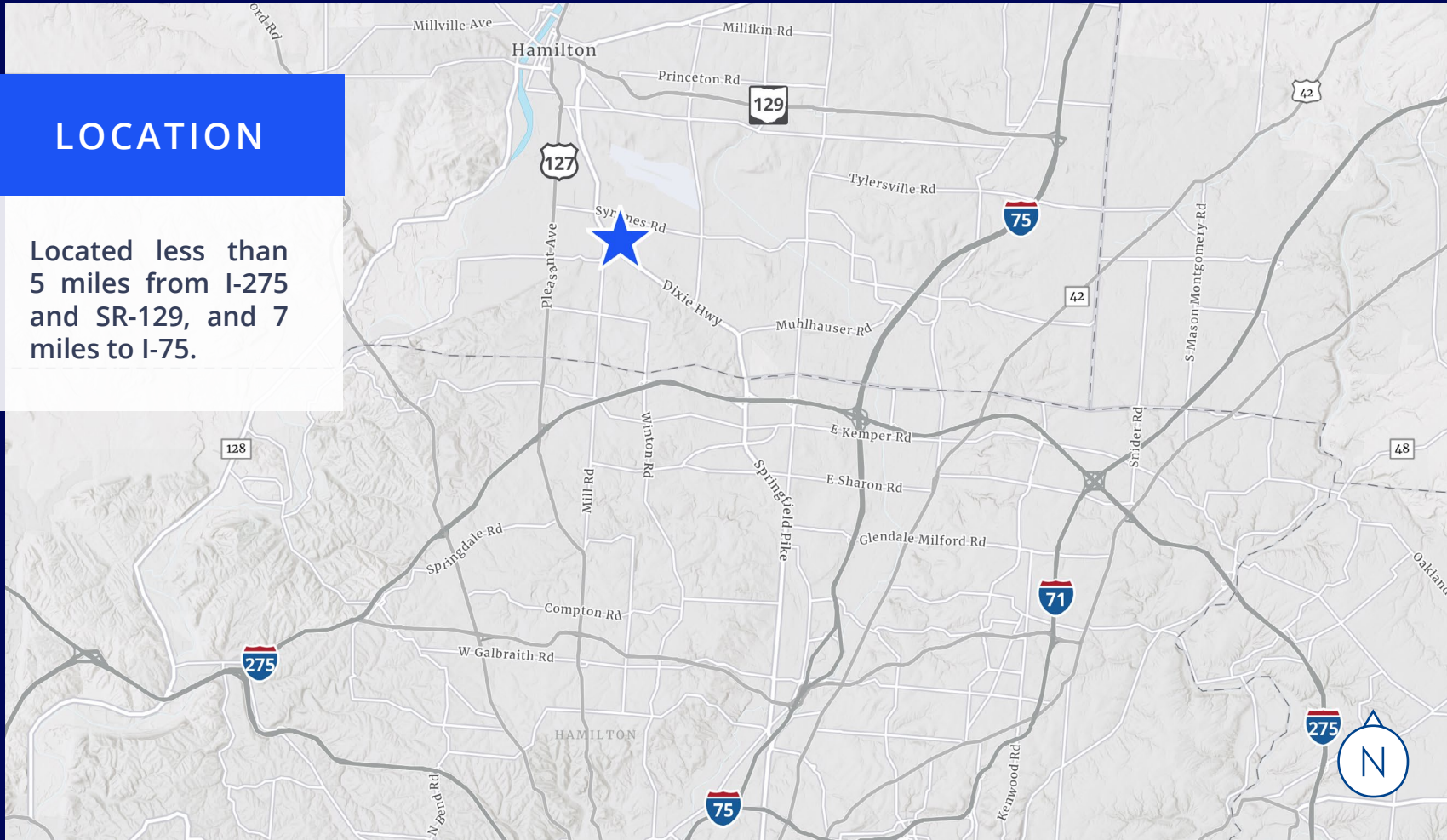
Zoned I, manufacturing and light assembly



The floor plan shows a building with two main sections, A and B, highlighted in blue. The overall dimensions of the building are 200'-0" wide and 75'-0" deep. Section A is on the left, measuring 75'-0" wide and 32'-0" deep. Section B is on the right, measuring 75'-6" wide and 32'-0" deep. The plan includes various rooms, corridors, and structural elements. Dimensions are provided for the overall building and individual sections. Section A is on the left, and Section B is on the right. The plan also shows a central corridor and several smaller rooms and service areas.

LOCATION

Located less than 5 miles from I-275 and SR-129, and 7 miles to I-75.



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425 Walnut Street, Suite 1200
Cincinnati, OH 45202
P: +1 513 721 4200
colliers.com/cincinnati

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