

+/- 200,221 SF  
AVAILABLE



FEATURING RECENT  
PROPERTY UPGRADES

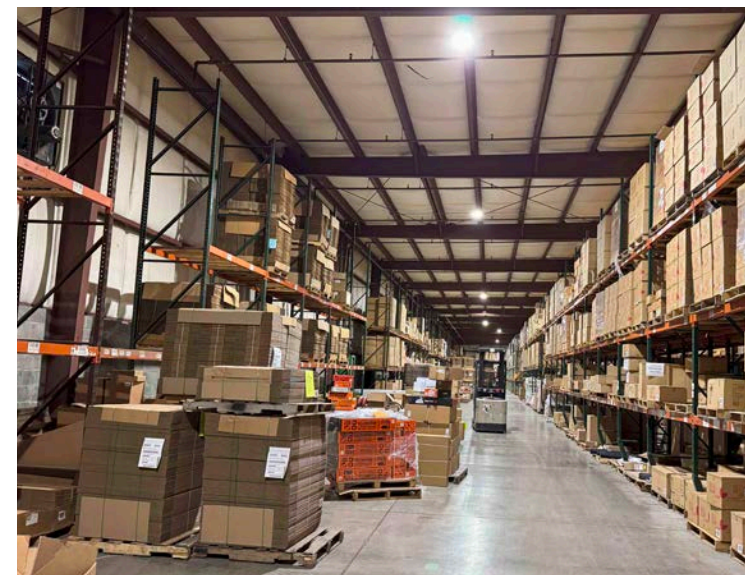
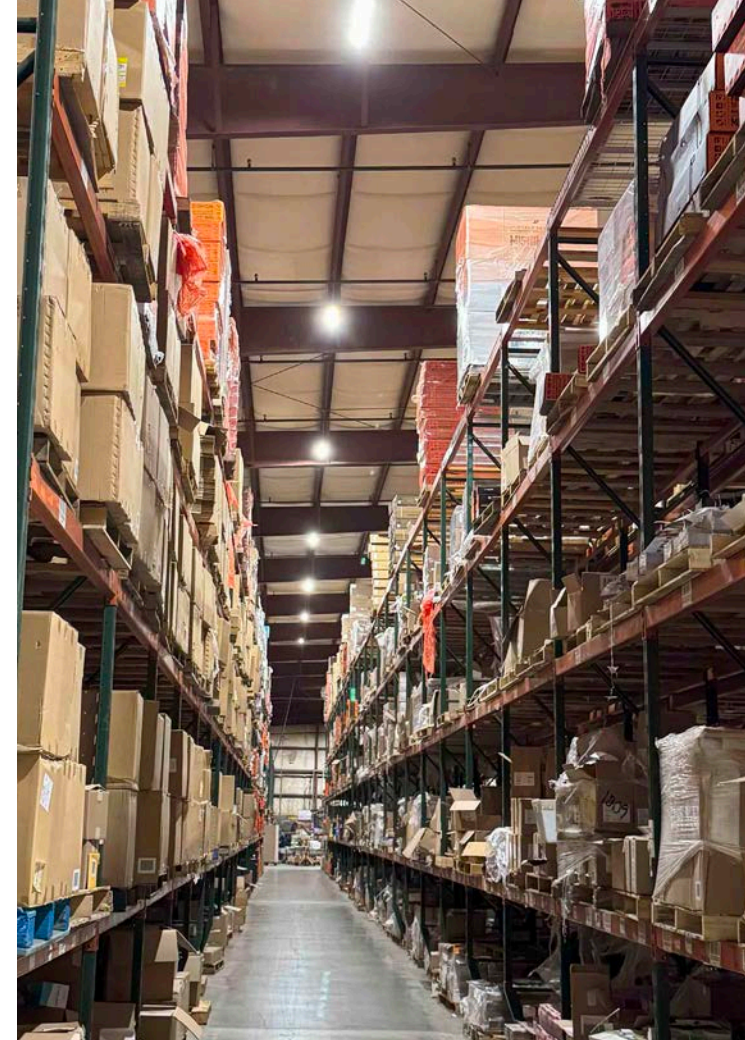
4275 THUNDERBIRD LANE  
FAIRFIELD, OH

**CBRE** **STAG**  
INDUSTRIAL

# PROPERTY OVERVIEW

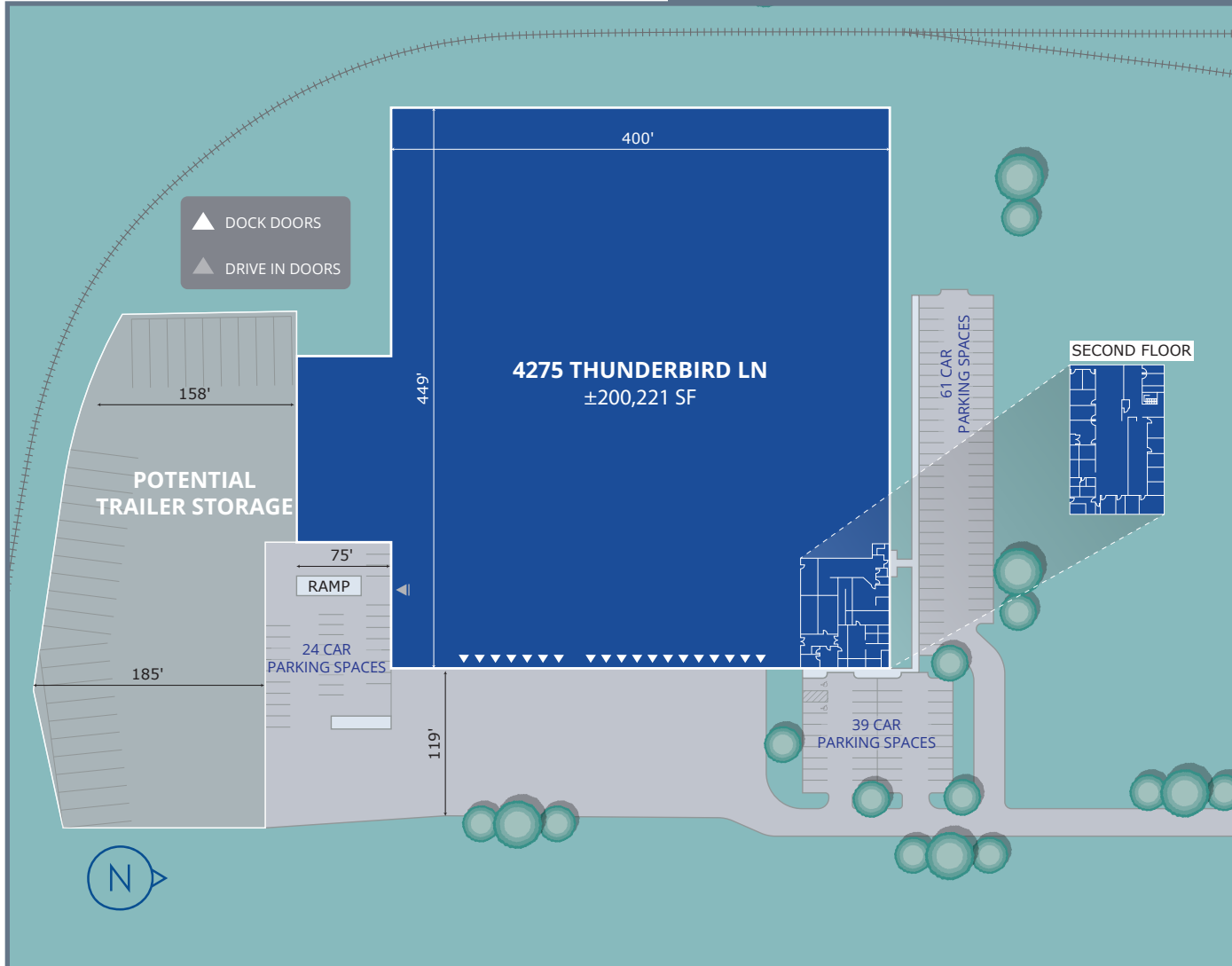
## 4275 THUNDERBIRD LANE, FAIRFIELD, OH 45014

BUILDING SIZE	+/- 200,221 SF
OFFICE	14,727 SF (6,077 SF – 1st Floor & 8,650 SF – 2nd Floor)
ZONING	M-2, General Industrial District
PARKING	122 Auto Spaces 2 Handicap Spaces
DOCK DOORS	18 Standard (majority with dock levelers) 1 Drive-in Dock
CLEAR HEIGHT	~22' to 30' (center)
COLUMN SPACING	50' X 25'
FLOOR	Concrete slab on grade
POWER	1200 amps 600V 3-phase
RAIL	CSX (possible)



# SITE PLAN

4275 Thunderbird Lane



Building Size

**+/- 200,221 SF**

Office Size

**14,727 SF**

Building Dimensions

**448'9" X 399'1"**

Site

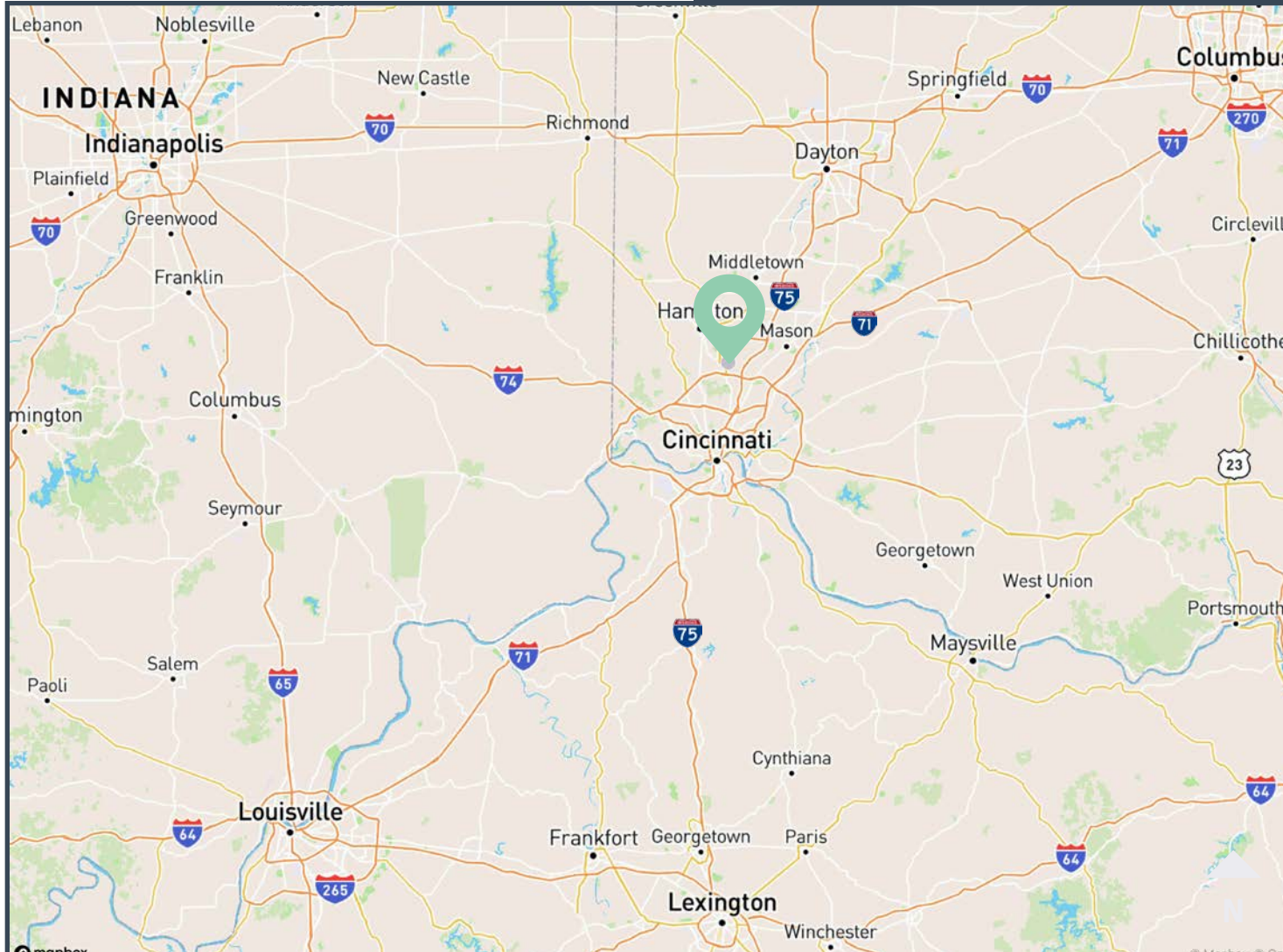
**+/- 13.18 ACRES**

# PROPERTY UPGRADES

- NEW ROOF
- LED LIGHTING (WAREHOUSE)
- NEW PAINTED INTERIOR & EXTERIOR



# LOCATION



I-75

**3.3 MILES**

CINCINNATI, OH

**22.2 MILES**

CVC AIRPORT/  
PRIME AIR/DHL  
SUPER HUB

**34 MILES**

DAYTON, OH

**39.4 MILES**

COLUMBUS, OH

**102 MILES**

LEXINGTON, KY

**104 MILES**

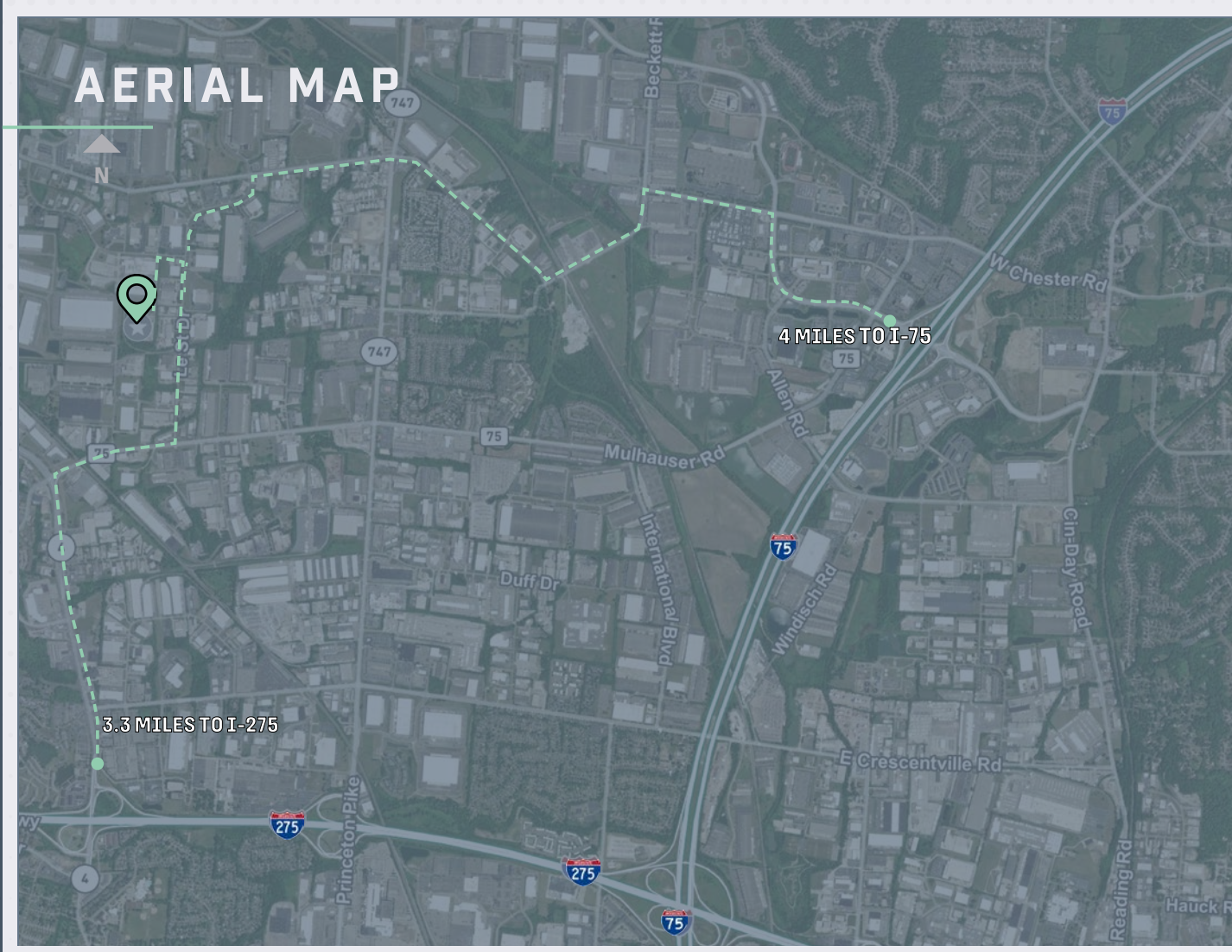
INDIANAPOLIS, IN

**114 MILES**

LOUISVILLE, KY

**121 MILES**

# AERIAL MAP



# 4275 THUNDERBIRD

200,221 SF  
AVAILABLE

## DOUG WHITTEN

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INDUSTRIAL

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