

**2038 Bohlke Blvd
Fairfield, OH 45014**

**Industrial Space For
Lease
12,000 SF**



AVAILABLE:

12,000 SF free-standing on 0.933 acres
(10,482 SF WH, 1,518 SF office)

USES:

Industrial / Light Industrial

OFFERED AT:

\$8.75 PSF NNN
\$1.50 PSF OpEx

LOCATION:

Located in City of Fairfield minutes to I-275, I-75 &
SR1-29

SUMMARY:

- 1 drive-in & 1 dock
- 22' clear
- 480-volt, 3 Phase, 400 amps
- 100% HVAC
- Available 5/1/2026



North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

John Stretch

Broker / Owner
513.623.6505 Mobile

Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

OVERVIEW

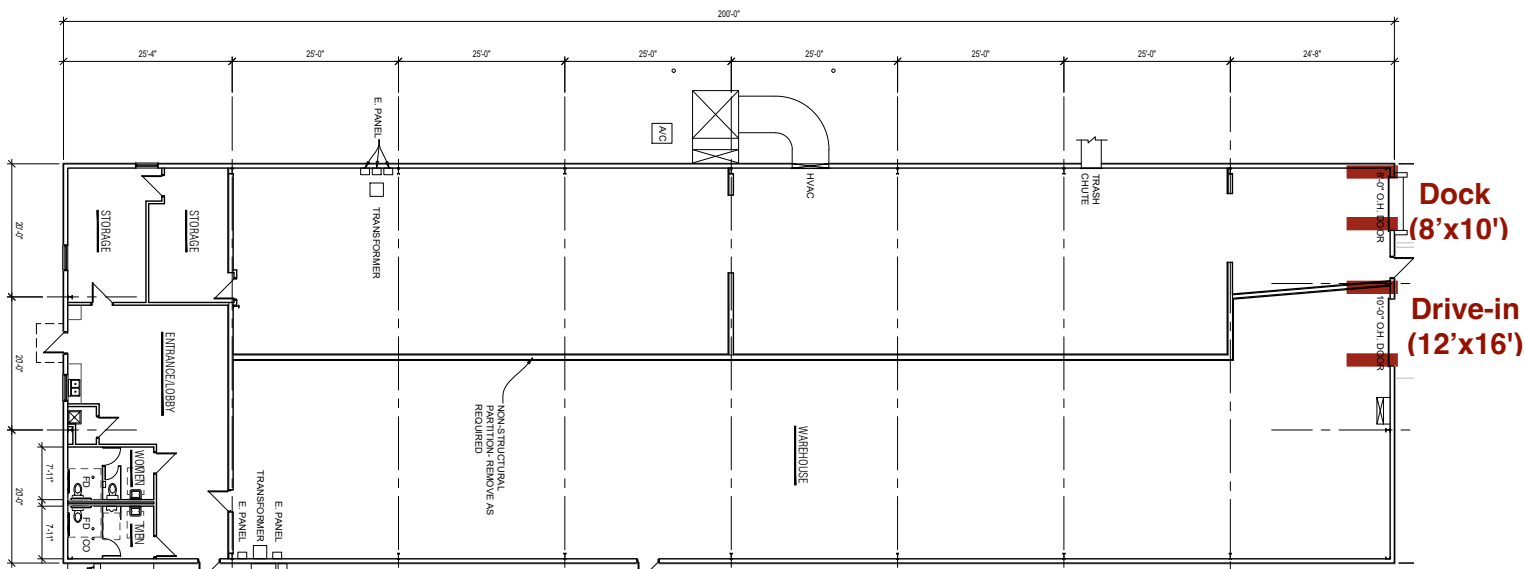
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YEAR BUILT:
2009

OCCUPANCY:
5/1/2026

SPACE INFO:

- Approximately 12,000 SF (10,482 SF warehouse, 1,518 SF office)
- Up to 2 privates, conference room, showroom / bullpen area, kitchenette & 2 restrooms
- One electric drive-in door - 12'x16'
- Dock doors (one w/ edge of dock leveler) - 8'x10'
- 480-volt, 3 Phase, 400 amps
- 22' clear
- 100% HVAC
- Solar panels - offsets up to 30%-40% electric expense
- Zoned M-2 (Click for zoning)



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PROPERTY PHOTOS

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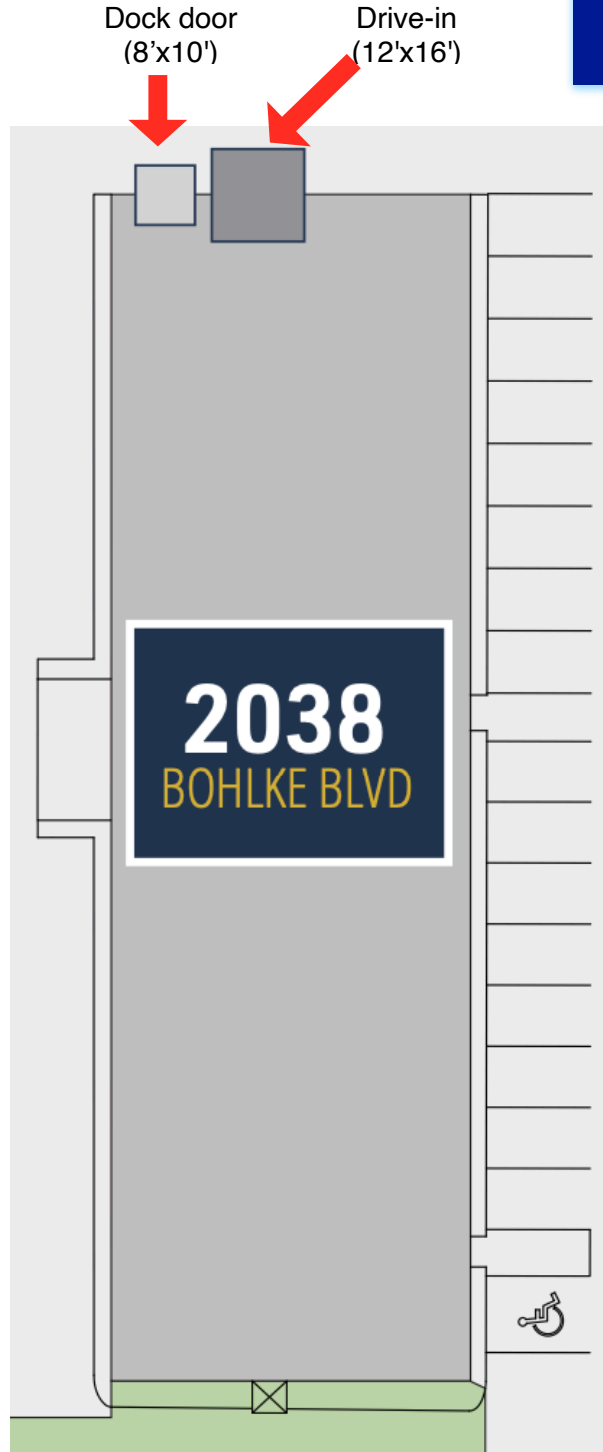
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SITE PLAN

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