

# INDUSTRIAL BUILDING FOR SALE OR LEASE

## 33 DONALD DRIVE

Fairfield, OH 45014

**PRICED TO  
SELL!**



**CLICK TO VIEW  
MORE PROPERTY  
PHOTOS**

**VIRTUAL TOUR**



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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# INDUSTRIAL BUILDING FOR SALE OR LEASE

## 33 DONALD DRIVE

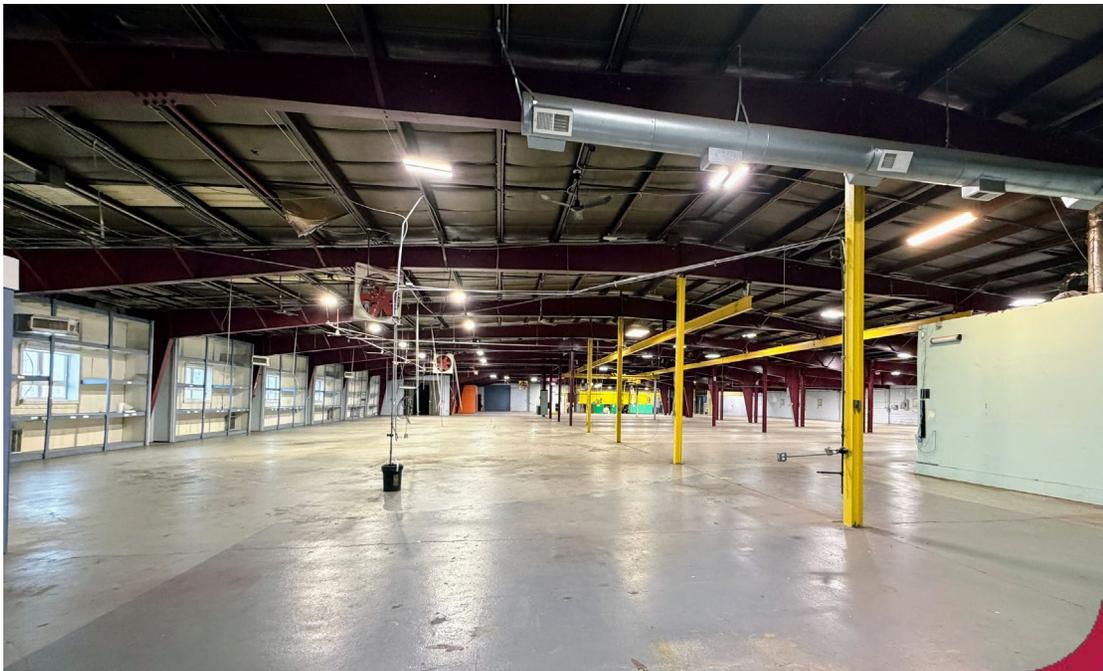
**AVAILABLE:** ± 52,509 SF | 2.02 Acres

**FOR SALE:** ~~\$5,150,000~~ **\$4,495,000 (\$85.60/SF)**

**FOR LEASE:** ~~\$7.50/SF~~ **\$6.50/SF NNN**

### PROPERTY HIGHLIGHTS:

- Well-maintained manufacturing & warehouse property with heavy power
- Updated HQ office suites
- Highbay space, 2 cranes
- 5 dock doors, 1 drive in door
- Dixie Highway visibility at Donald Drive
- Convenient to restaurants, retail, amenities, & services
- Zoned M2 – General Industrial District



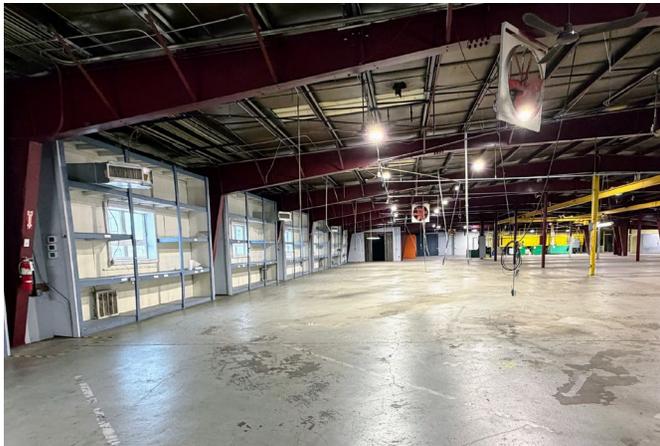
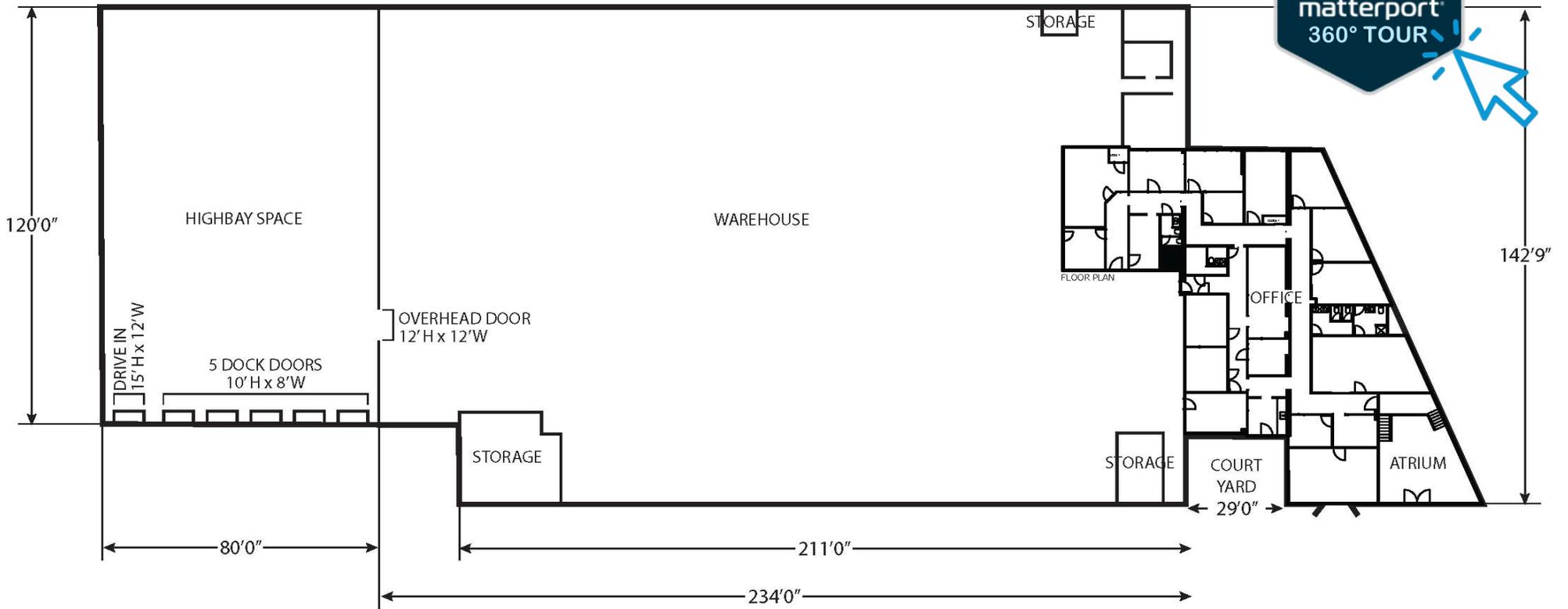
# FACT SHEET

## 33 DONALD DRIVE

**PRICED  
REDUCED!**

<b>Location:</b>	City of Fairfield, Butler County, OH	<b>Heating:</b>	Warehouse, Gas Forced Air
<b>Total Building Size:</b>	± 52,509 SF	<b>Air Conditioning:</b>	Office, Heat Pumps
<b>Office Size:</b>	± 8,000 SF	<b>Restrooms:</b>	4 Office, 2 Warehouse, 1 Executive with Shower
<b>Warehouse Size:</b>	± 44,000 SF	<b>Windows:</b>	Office & Warehouse
<b>Land:</b>	± 2.02 Acres	<b>Parking:</b>	30 Surface Spots
<b>Zoning:</b>	M2 – General Industrial District	<b>Lighting:</b>	LED
<b>Year Built:</b>	1982	<b>Electrical Service:</b>	Heavy Power (480V, 3 Phase, 4,000 AMPS)
<b>Construction:</b>	Metal	<b>Floor Drains:</b>	Yes
<b>Column Spacing:</b>	Varies	<b>Gas &amp; Electric:</b>	Duke Energy
<b>Floor:</b>	Concrete	<b>Water &amp; Sewer:</b>	Butler County
<b>Roof:</b>	Rubber Membrane	<b>Auditor Parcel ID:</b>	A0700085000002
<b>Clear Height:</b>	25' in Highbay Space 11'9" – 17'9" in Warehouse	<b>Annual Taxes:</b>	\$16,956.08
<b>Loading Facilities:</b>	5 External Docks with Levelers (8' x 10') 1 Drive-Ins (12' x 16')	<b>Sale Price:</b>	<del>\$5,150,000</del> <b>\$4,495,000 (\$85.60/SF)</b>
<b>Cranes:</b>	2 (1 in Highbay Space, 1 in Warehouse)	<b>Lease Price:</b>	<del>\$7.50/SF NNN</del> <b>\$6.50/SF NNN</b>

# FLOORPLAN



# OFFICE FLOORPLAN

