



4044 THUNDERBIRD LN.

FAIRFIELD, OH 45014

NEW CONSTRUCTION - AVAILABLE FOR LEASE

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Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Matt Schutte
(859) 414-9169
Matt@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

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INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
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PROPERTY HIGHLIGHTS



10,160 SqFt on 2.43 acres

- New Construction starting Q4 2025 and Q3 2026 substantial completion
- Located in City of Fairfield minutes to I-75 at Union Centre and I-275 at 747 & Route 4
- Site has potential for approximately 1-acre for outdoor storage, surplus parking, or building expansion
- Three (3) - 14'x14' drive-in doors / one (1) dock door with 22' + clear height throughout

- Construction services by



- Zoning: City of Fairfield / M-2 General Industrial
- Lease Rate: \$22.50/SF NNN or \$19,000/month NNN



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	10,160 (80'x127')
Warehouse SqFt:	9,325
Office SqFt:	835 (Expandable)
Acreage:	2.43 acres
Clear Height:	22+
Year Built:	2025/2026
Type Construction:	Pre-engineered metal, fully insulated
Lighting:	LED's throughout
Column Spacing:	Clear span
Dock door:	One (1) - 9'x10' with mechanical pit leveler + seal
Drive-in door:	Three (3) - 14'x14' with motorized openers
Sprinkler:	None - To Suit
Electrical Service:	277/480-volt, 3-phase, 400 amps
Heat:	Natural gas-fired units heaters or infrared
Roof:	Standing seam roof system with R-32 insulation (20-year warranty)
Truck court:	120' + with concrete
Parking Lot:	Eleven (11) car parking (expandable)
Outdoor Storage Area:	Approx. 30,000 SqFt area available
Restrooms:	One (1) office and One (1) warehouse
Butler County Parcel ID:	A0700227000024

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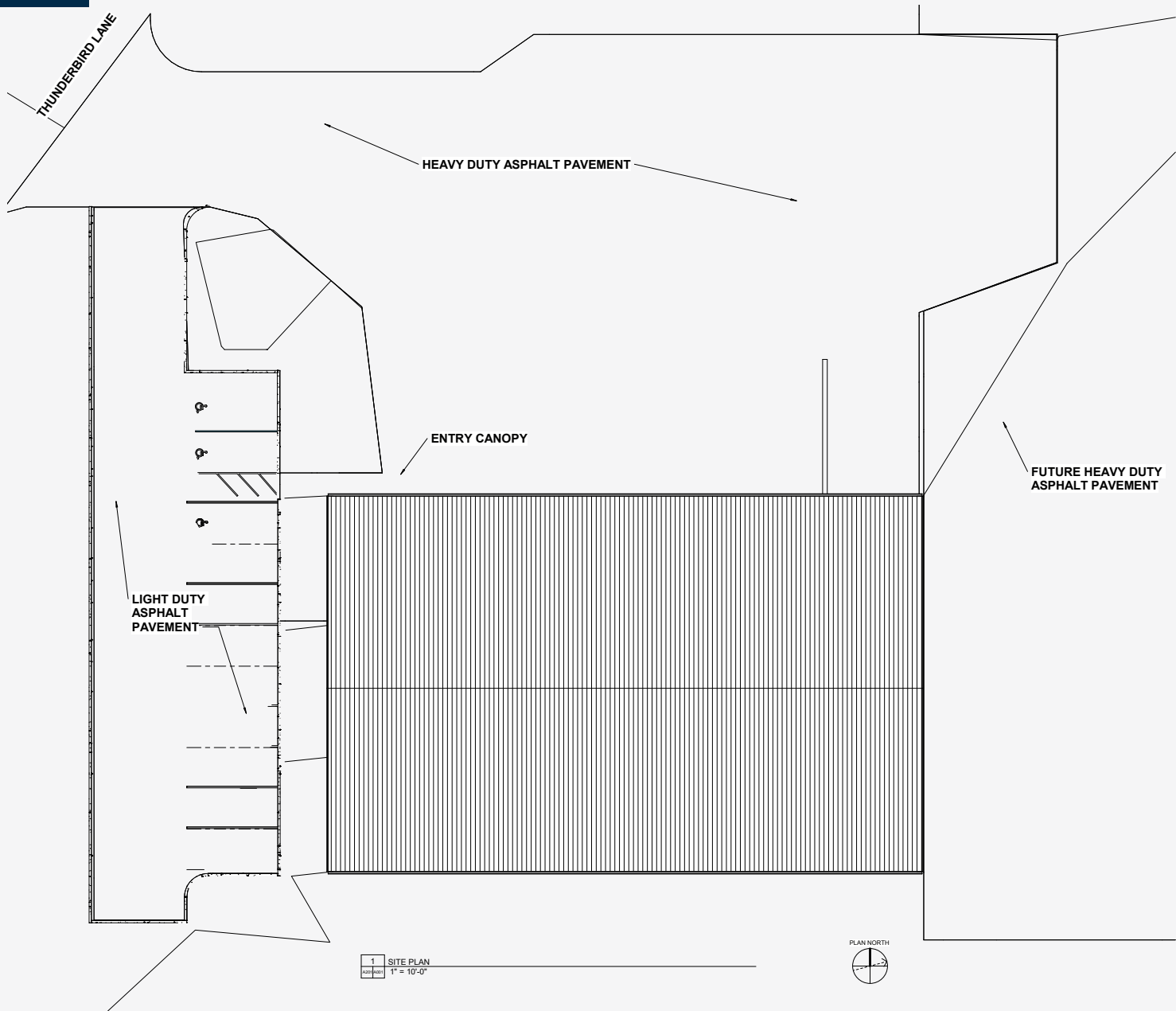
RENDERING



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SITE PLAN



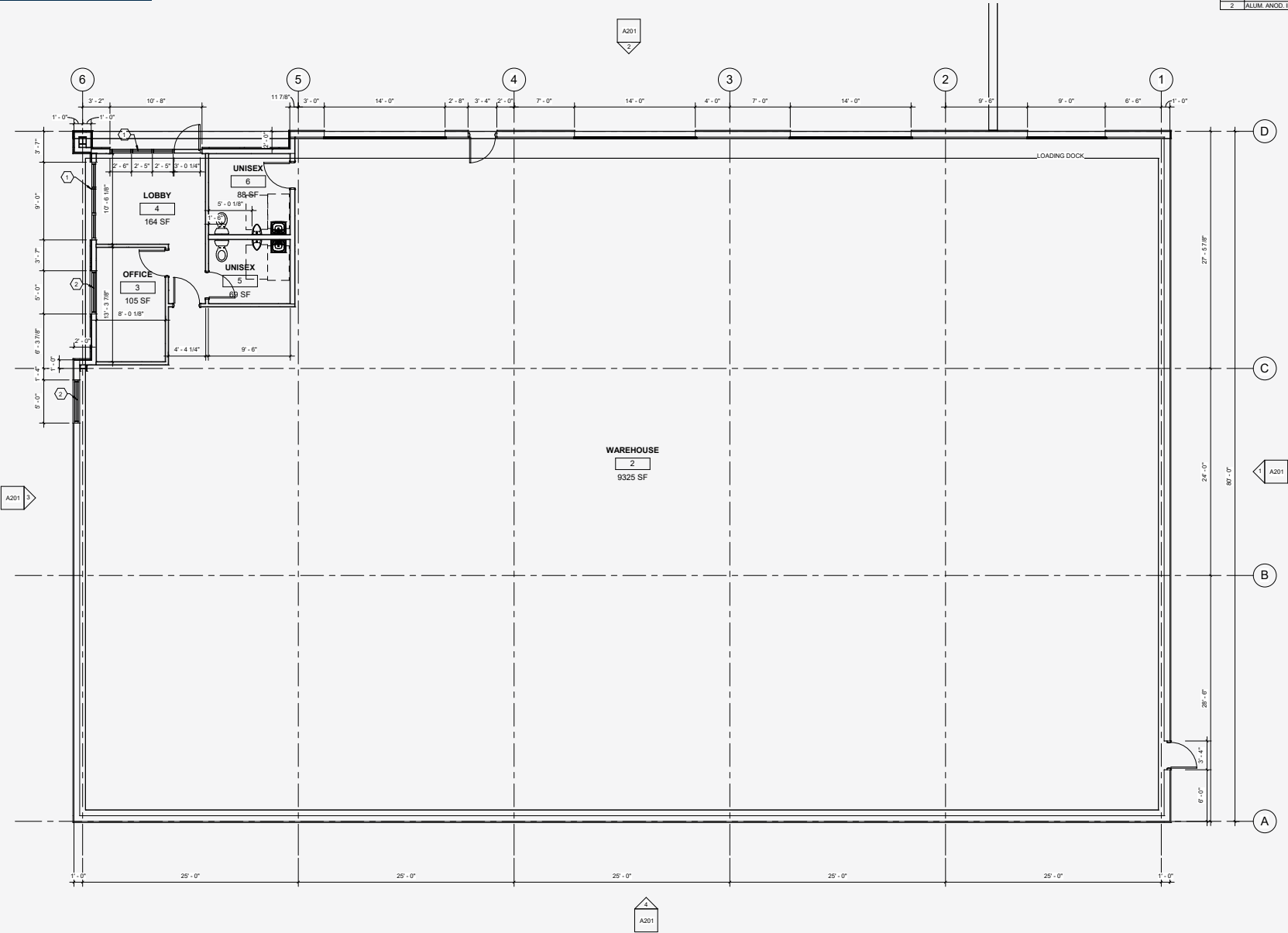
INDEX TO DRAWINGS	
Sheet Number	Sheet Name
A001	SITE PLAN
A001	FLOOR PLAN
A001	EXTERIOR ELEVATIONS
A001	BUILDING SECTIONS

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FLOOR PLAN

Keynote Legend	
Key Value	Keynote Text
1	ALUM. ANOD. STOREFRONT INSULATED GLAZING SYSTEM
2	ALUM. ANOD. INSULATED STOREFRONT WINDOW



1 FLOOR PLAN
3/16" = 1'-0"

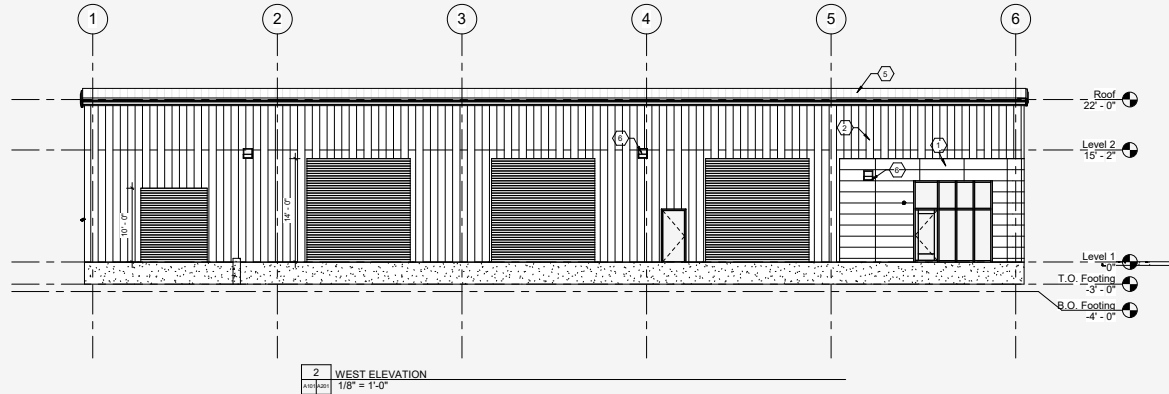
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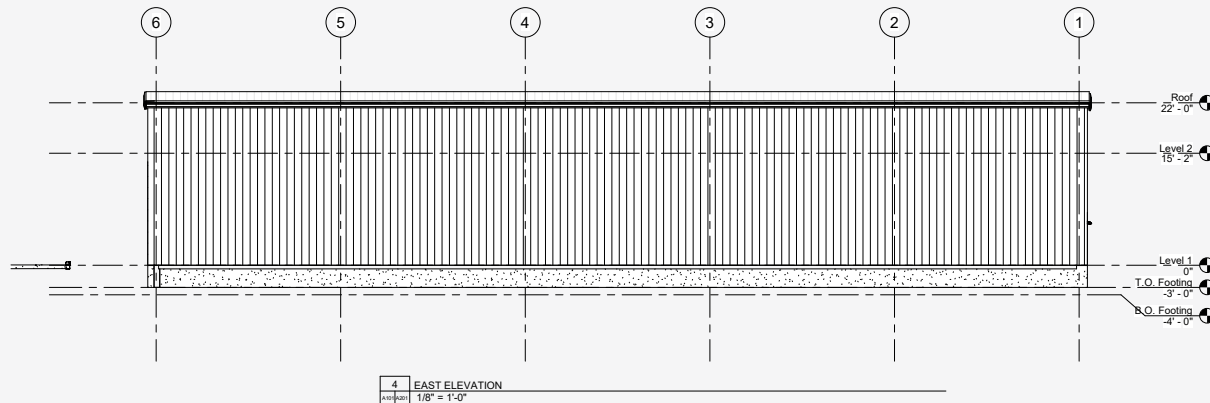
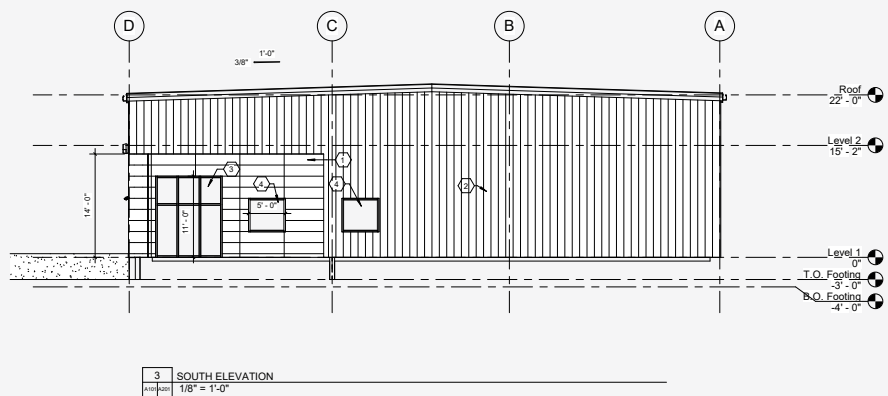
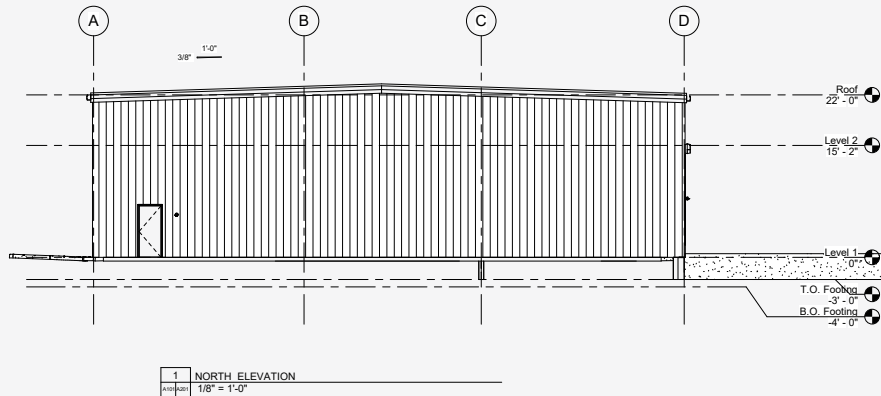
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EXTERIOR ELEVATION



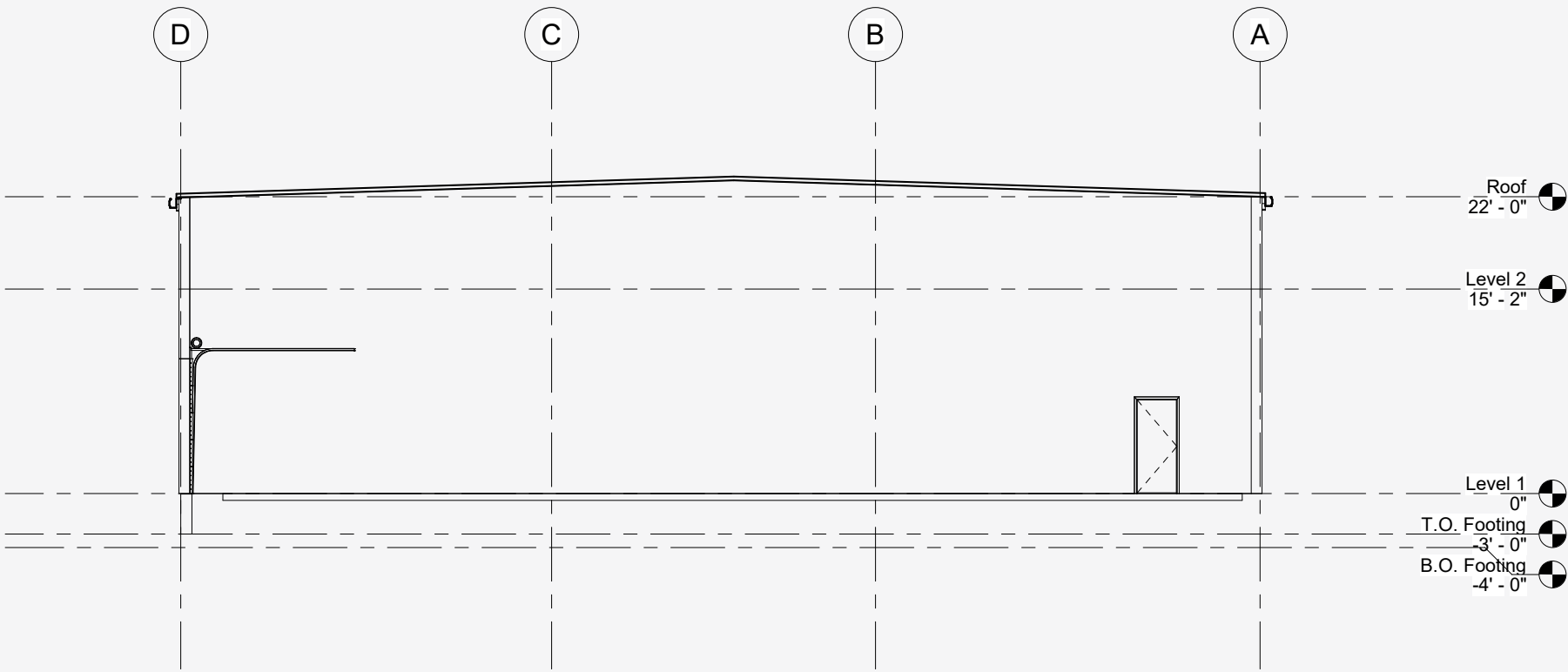
Keynote Legend	
Key Value	Keynote Text
1	PRE-FIN. MODURA FIBER-CEMENT PANELS ON PROPRIETARY FASTENER CLIPS
2	PRE-FIN. 26 GA. VERTICAL V-RIB METAL SIDING PANELS
3	ALUM. ANOD. STOREFRONT INSULATED GLAZING SYSTEM
4	ALUM. ANOD. INSULATED STOREFRONT WINDOW
5	PR-FINN. 24 GA. STANDING SEAM METAL ROOF PANELS W/ THERMAL CLIPS
6	AREA WALL MTD. LED LIGHT FIXTURE



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PROPOSED STORAGE



1	Section 1
A301	1/8" = 1'-0"

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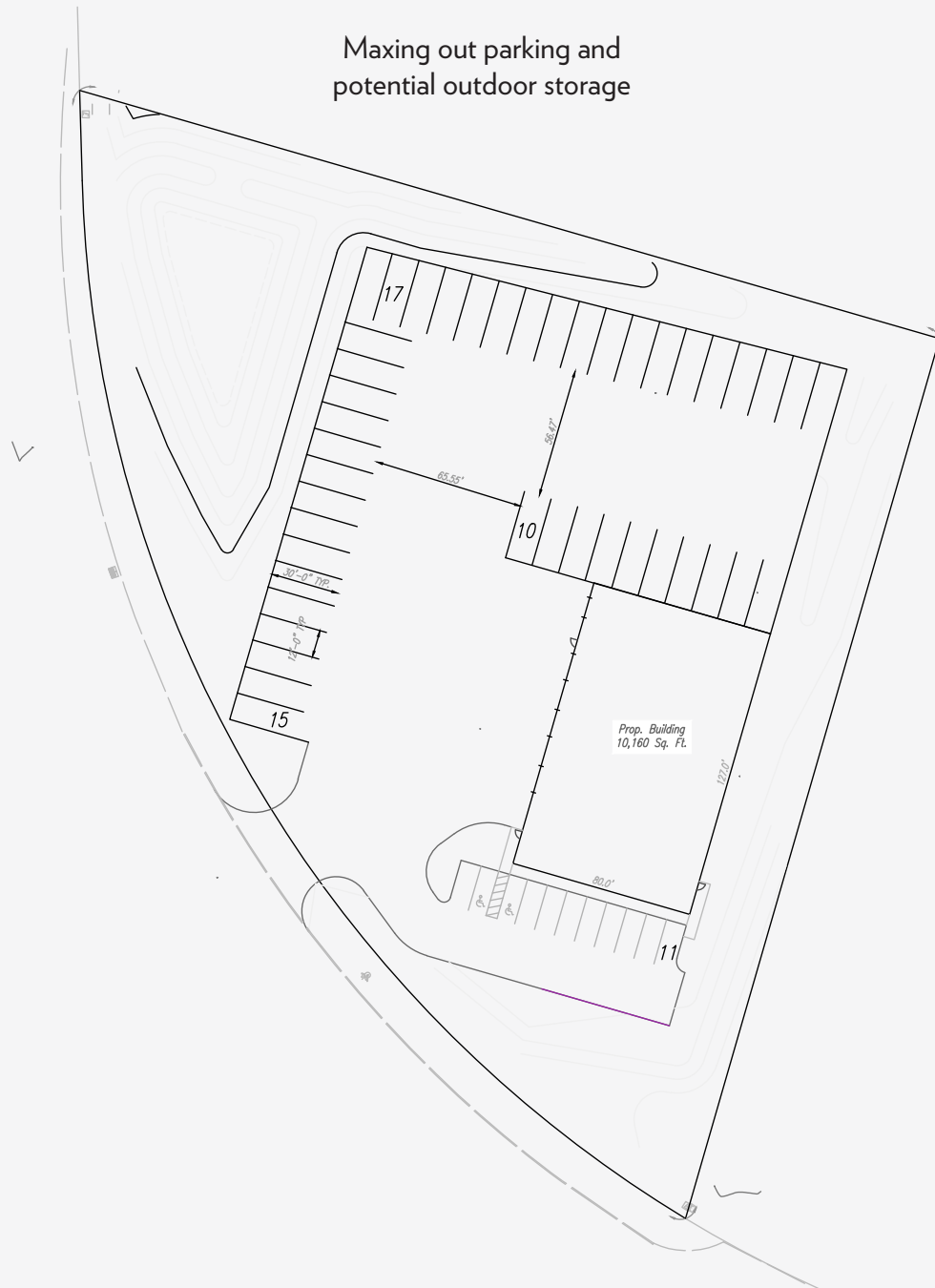
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SITE PLAN

Maxing out parking and
potential outdoor storage



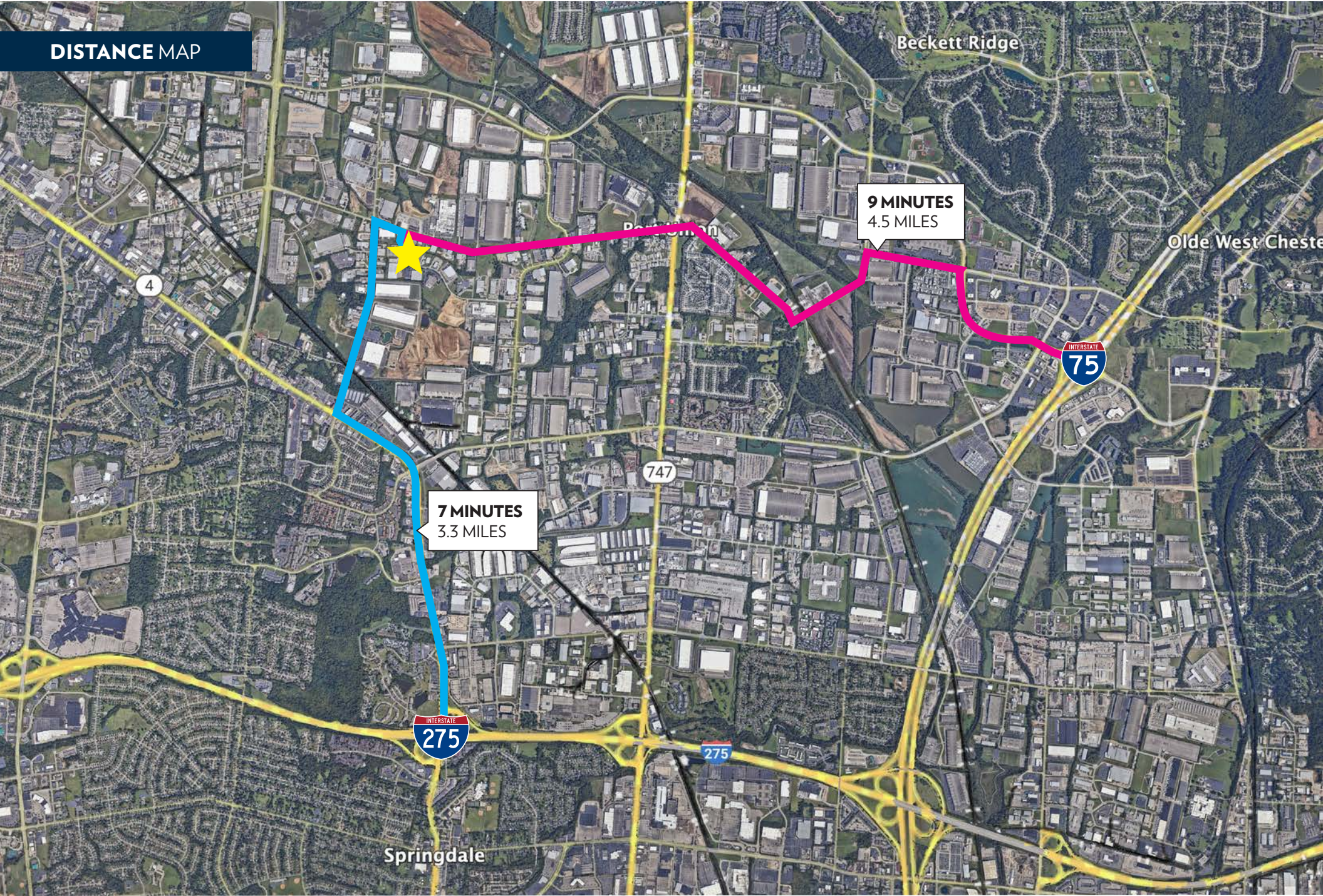
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DISTANCE MAP



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PARCEL OUTLINE

