

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

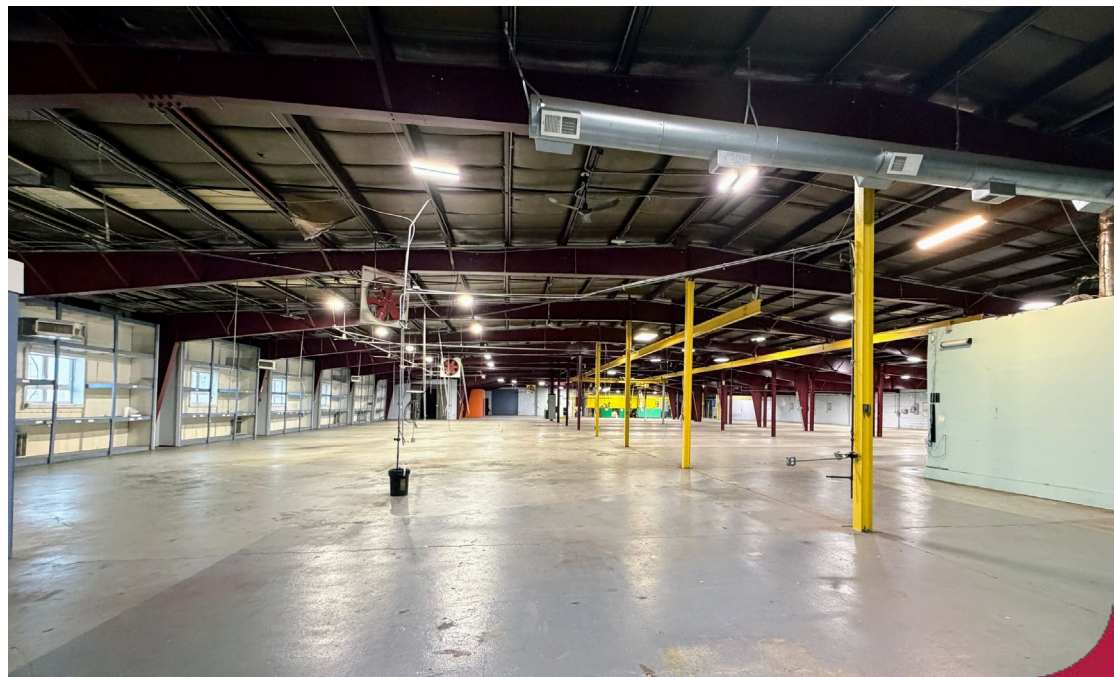
AVAILABLE: ± 52,509 SF | 2.02 Acres

FOR SALE: ~~\$4,495,000~~ \$3,995,000 (\$76/SF)

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

PROPERTY HIGHLIGHTS:

- Well-maintained manufacturing & warehouse property with heavy power
- 44,000 SF recently refreshed warehouse space
- 8,000 SF 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



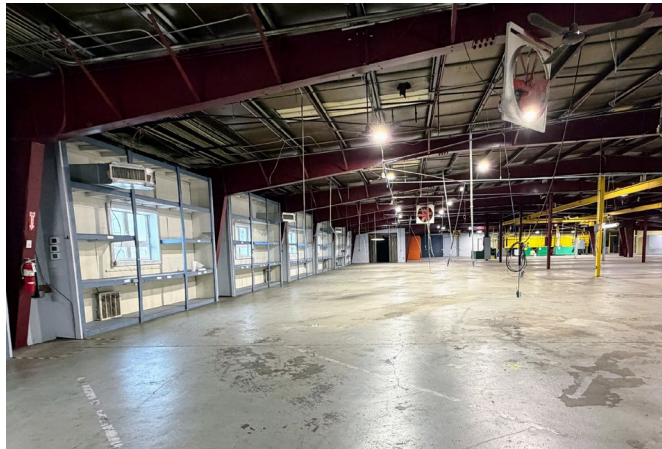
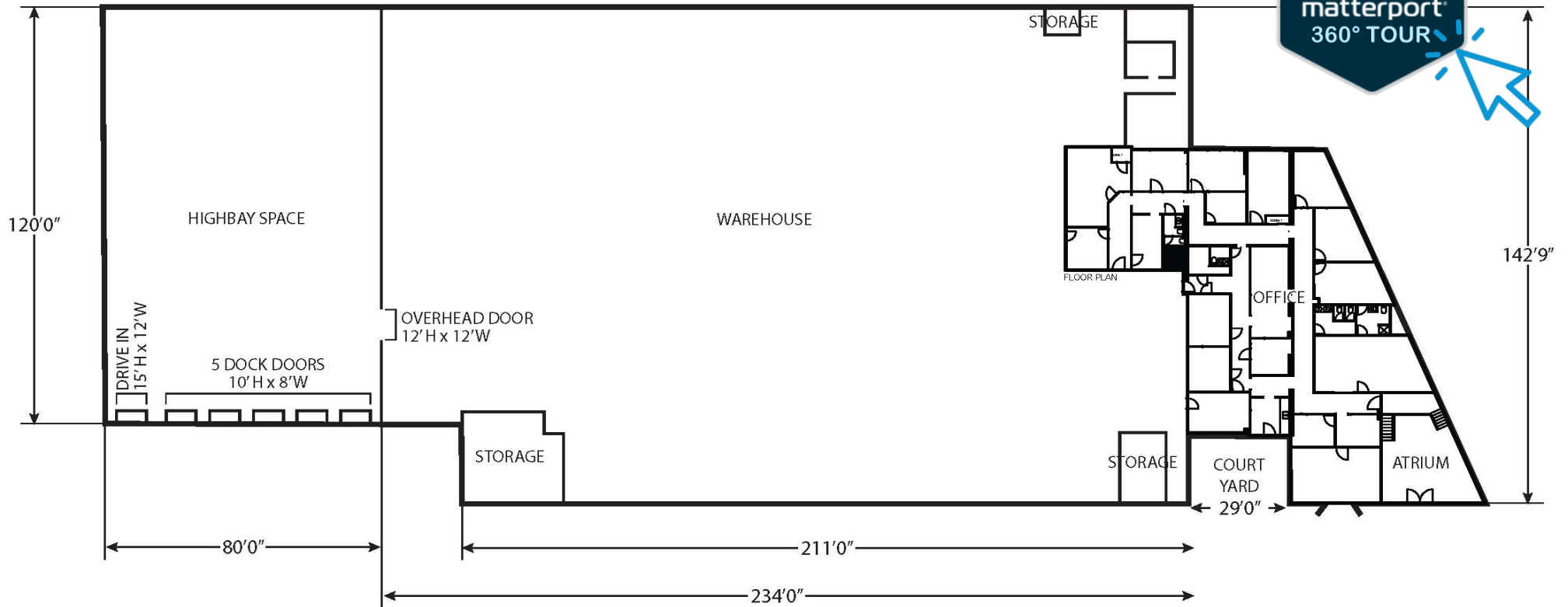
FACT SHEET

33 DONALD DRIVE

**PRICED
REDUCED!**

Location:	City of Fairfield, Butler County, OH	Heating:	Warehouse, Gas Forced Air
Total Building Size:	± 52,509 SF	Air Conditioning:	Office, Heat Pumps
Office Size:	± 8,000 SF	Restrooms:	4 Office, 2 Warehouse, 1 Executive with Shower
Warehouse Size:	± 44,000 SF	Windows:	Office & Warehouse
Land:	± 2.02 Acres	Parking:	30 Surface Spots
Zoning:	M2 – General Industrial District	Lighting:	LED
Year Built:	1982	Electrical Service:	Heavy Power (480V, 3 Phase, 4,000 AMPS)
Construction:	Metal	Floor Drains:	Yes
Column Spacing:	Varies	Gas & Electric:	Duke Energy
Floor:	Concrete	Water & Sewer:	Butler County
Roof:	Rubber Membrane	Auditor Parcel ID:	A0700085000002
Clear Height:	25' in Highbay Space 11'9" – 17'9" in Warehouse	Annual Taxes:	\$16,956.08
Loading Facilities:	5 External Docks with Levelers (8' x 10') 1 Drive-Ins (12' x 16')	Sale Price:	\$4,495,000 \$3,995,000 (\$76/SF)
Cranes:	2 (1 in Highbay Space, 1 in Warehouse)	Lease Price:	\$7.50/SF NNN \$6.50/SF NNN

FLOORPLAN



OFFICE FLOORPLAN

