



FOR SUBLEASE

Fairfield Commerce Park III

110 MERCANTILE DRIVE
FAIRFIELD, OH 45014

Available Space

±346,797 or ±399,964 SF

Office Space

±17,485 SF

Lease Rate

\$5.75/SF NNN

Operating Expenses

\$1.18/SF

Property Highlights

- 40' Clear height
- ESFR Sprinkler
- 42 Docks (cross docked)
- 2 Drive-ins
- 54' x 50' Column spacing
- Master sublease expires on 9/30/2029
- Minutes to I-275 & I-75

For information, please contact:

Si Pitstick, SIOR, CCIM
Executive Managing Director
t 513-508-5014
si.pitstick@nmrk.com

Josh Young, SIOR
Senior Managing Director
t 513-509-0404
josh.young@nmrk.com

312 Walnut Street, Suite 1510
Cincinnati, OH 45202



nmrk.com

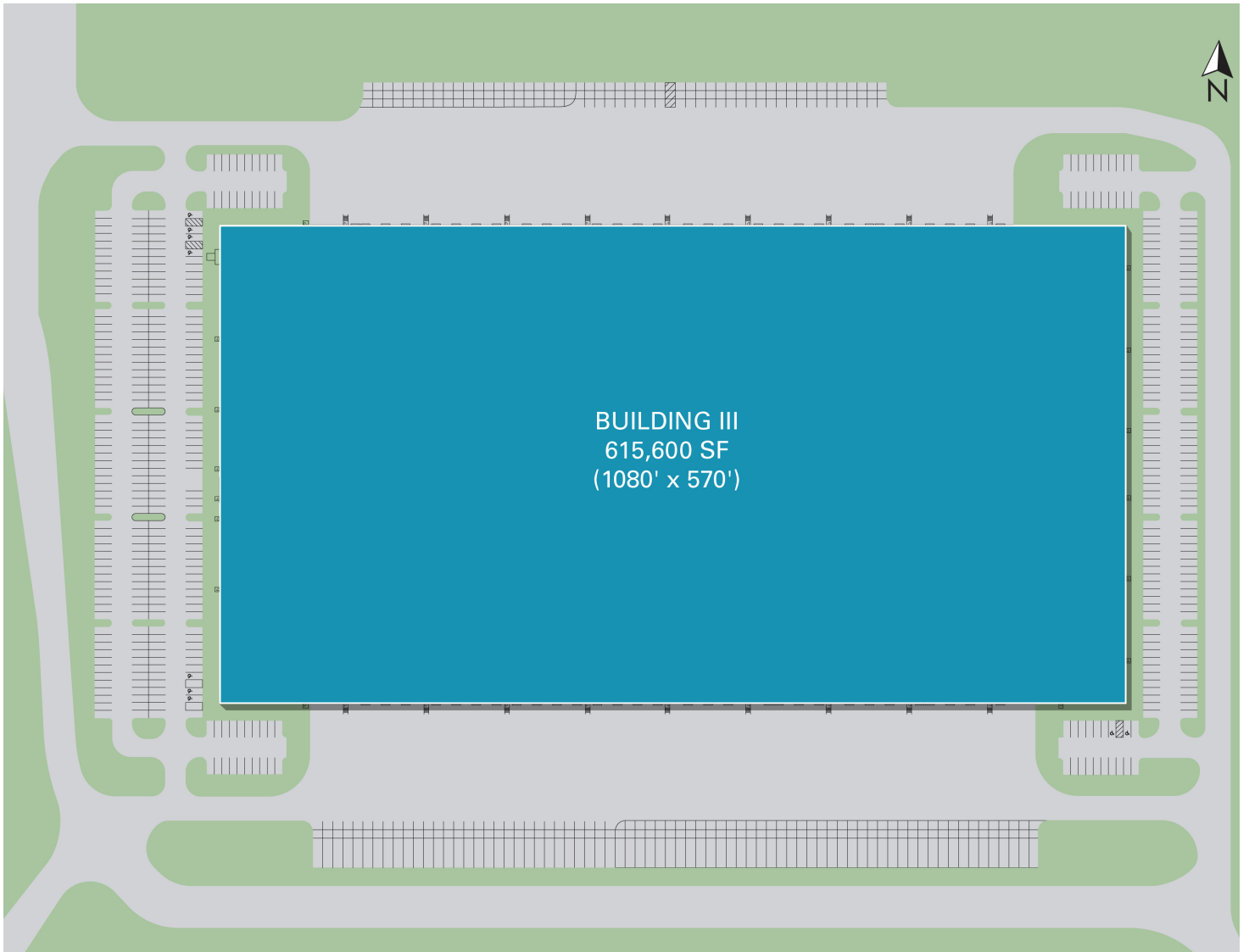
NEWMARK

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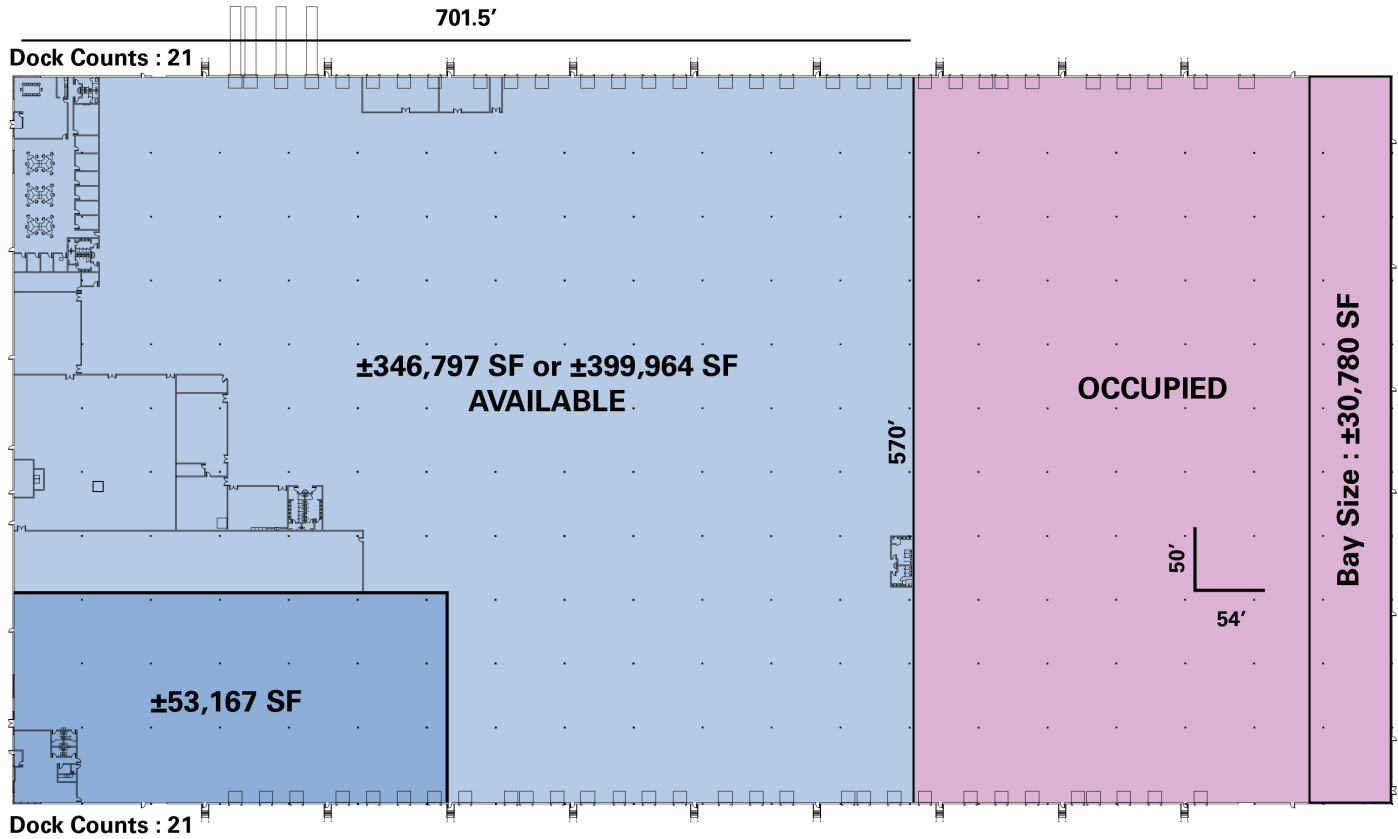
BUILDING SPECIFICATIONS

Location	City of Fairfield Butler County	Sprinkler	ESFR
Available Space	±346,797 or ±399,964 SF	Heating	80/20 Units
Office Size	±17,485 SF	Air Conditioning	Several large conditioned spaces for processing including a 12,638 +-SF humidity/air-conditioned space at 40' clear.
Warehouse Size	±399,964 SF	Ventilation Fans	No
Divisible	No	Compressed Air Lines	No
Total Building Size	±615,600 SF	Outside Security Lighting	Yes
Land	27 AC	Lighting	LED
Zoning	M-2	Electrical Service	2,800 amps, 480-volt, 3 phase
Year Built	2022	Gas	Duke Energy
Construction	Concrete	Sewer	Butler County
Building Dimensions	1,080' x 570'	Water	Butler County
Column Spacing	54' x 50'	Available	Q3/Q4 2026
Bay Size	30,780 SF (54' x 570')	Sublease Term	Master lease expires on 9/30/2029
Roof Type	White TPO	Lease Rate	\$5.75/SF NNN
Clear Height	40'	Operating Expenses	Taxes: \$0.55/SF Insurance: \$0.07/SF CAM: \$0.56/SF Total: \$1.18/SF
Loading Facilities	42 Docks (cross docked) 2 Drive-in's (12' x 14')		
Parking	224 Auto spaces 71 Trailer spaces		
Restrooms	4 Sets		

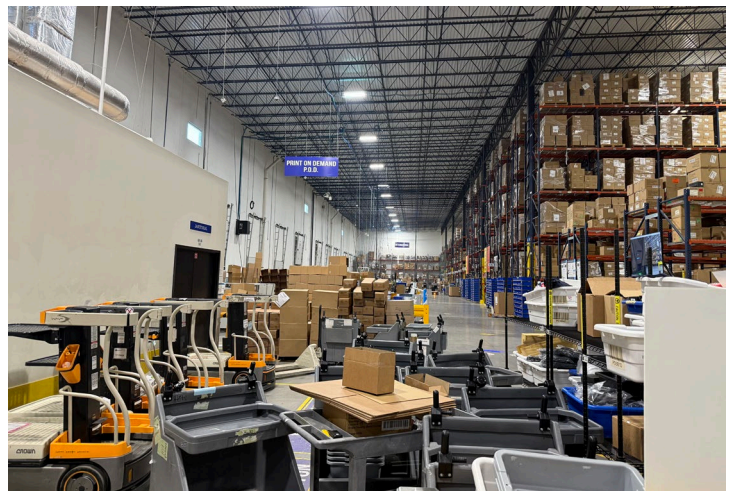
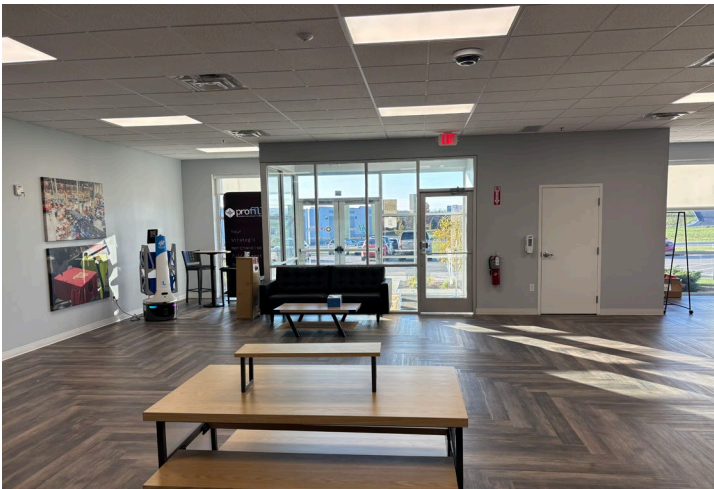
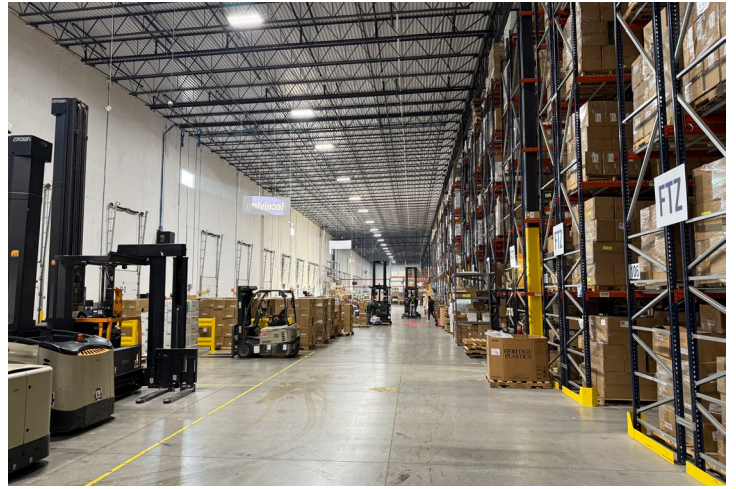
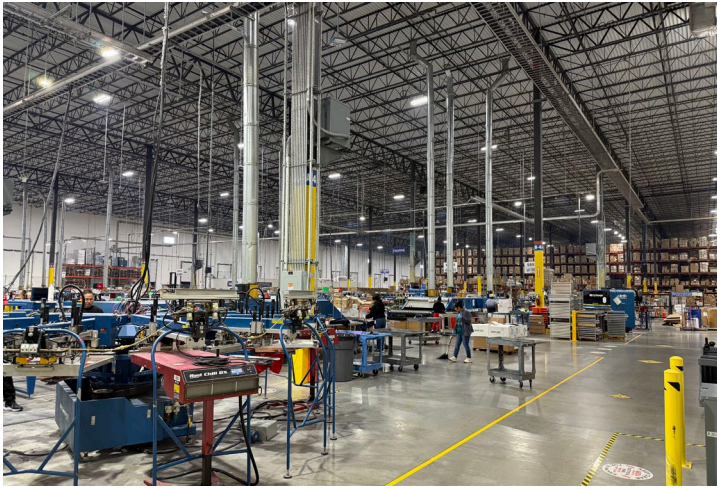
SITE PLAN



FLOOR PLAN



PROPERTY PHOTOS



AERIAL MAP



LOCATOR MAP



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