

4981 Factory Drive
Fairfield, OH 45014

For Lease

Colliers

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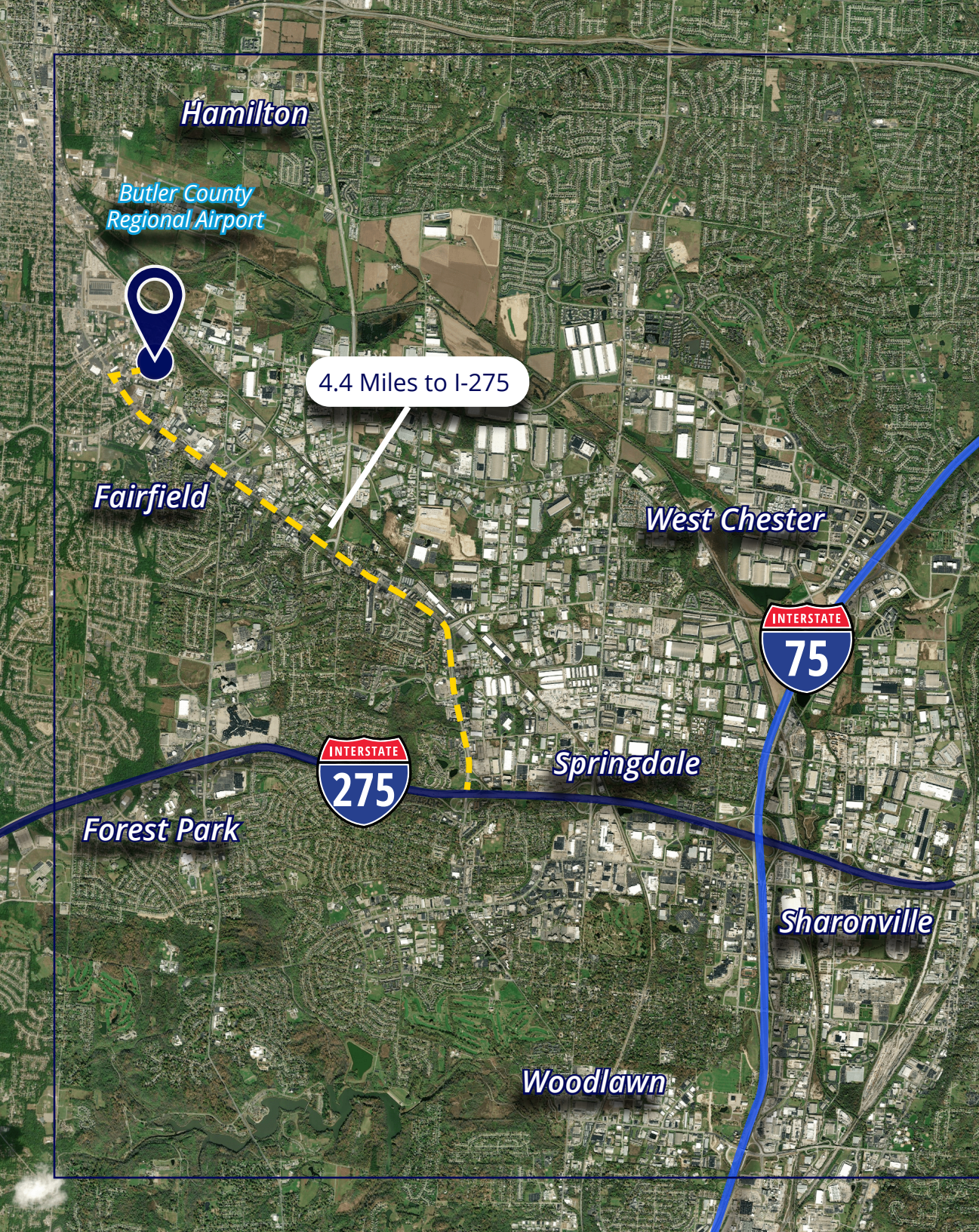
Colliers | Greater Cincinnati
425 Walnut Street, Suite 1200
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Lease Rate: \$8.25/SF NNN

PROPERTY HIGHLIGHTS

Total SF	17,032 SF
Office SF	1,500 SF
Municipality	Fairfield
Zoning	M-2
Electricity	240V/400 AMP
Acreage	1.41 Acres
Year Built	1978 Renovated in 2022
Clear Height	20'
Column Spacing	42' x 48'
Docks	Two (9'8" x 8")
Drive-ins	One (13'7" x 14')
Construction	Masonry
Notes	New Roof - 2022
Available	April 1, 2026





JUNGLE JIM'S
International Market



Fairfield High School

Colliers

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