

AVAILABLE FOR LEASE OR SALE



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PROPERTY HIGHLIGHTS



69,866 Total SqFt

- Located in City of Fairfield minutes to I-275 at SR4 & 747, I-75 at Union Centre, and SR-129 at 747
- Former Color Resolutions and Flint Ink manufacturing facility
- 2,000 SF H Use group with Blast walls/doors Class 1 + Div 1 & Div 2
- 2,400 SF depressed 12" slab for containment area.
- Heavy power; 480-volt,
 3-phase, +/- 2,500-amps
- Cross docked loading Fourteen (14) docks

- Potential building expansion or +/- 3-acres outdoor storage
- Multiple exhaust fans throughout warehouse area
- Recent Building Improvements:
 - Roof Replacement
 - Exterior Building Painting
 - Parking Lot Resurface/ Striping
 - Interior warehouse retrofit/ clean-up and white-box
- Available Immediately
- Lease Rate: Negotiable
- Sale Price: Negotiable

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Jared Wagoner, SIOR

PROPERTY DETAILS

Wet system; Ordinary hazard in office/lab .20

Total SqFt: 69,866

Warehouse SqFt: 46.375

Office/Lab SqFt: 23,545

Mezzanine SqFt: 1,040 (not included in building footprint)

Expansion SqFt: Up to 47,834 Acreage: 11.959 acres

Clear Height: 22'-23'

Year Built: 2003

Pre-cast concrete with 8" concrete floors 4,000 Type Construction:

PSI with 6" crushed limestone

T-5's Lighting:

39' x 44' Column Spacing:

Fourteen (14) - 9'x10' (Cross-docked); Ten (10) Dock door:

w/ air-powered levelers with 40,000 lbs capacity.

Drive-in door: Three (3) - 12'x14', 10'x10', 10'x10'

GPM/SF, H Use Area extra hazard .40 GPM/ Sprinkler: SF, and Warehouse, Tank Farm, and Process Areas Class 3 commodity .38GPM/SF **Electrical Service:** 480-volt, 3-phase, 2,500 amps Heat: Natural gas make-up air units Roof: Ballasted rubber membrane; replaced in 2024 Truck court: Heavy duty asphalt and concrete

Parking Lot: 100+ spaces

One (1) set in office and One (1) in warehouse area with including men's locker room with Restrooms: multiple showers. One (1) single in warehouse shipping office + One (1) singe in private office

Butler County A0700151000053 and A0700151000053TParcel ID:

PARCEL OUTLINE



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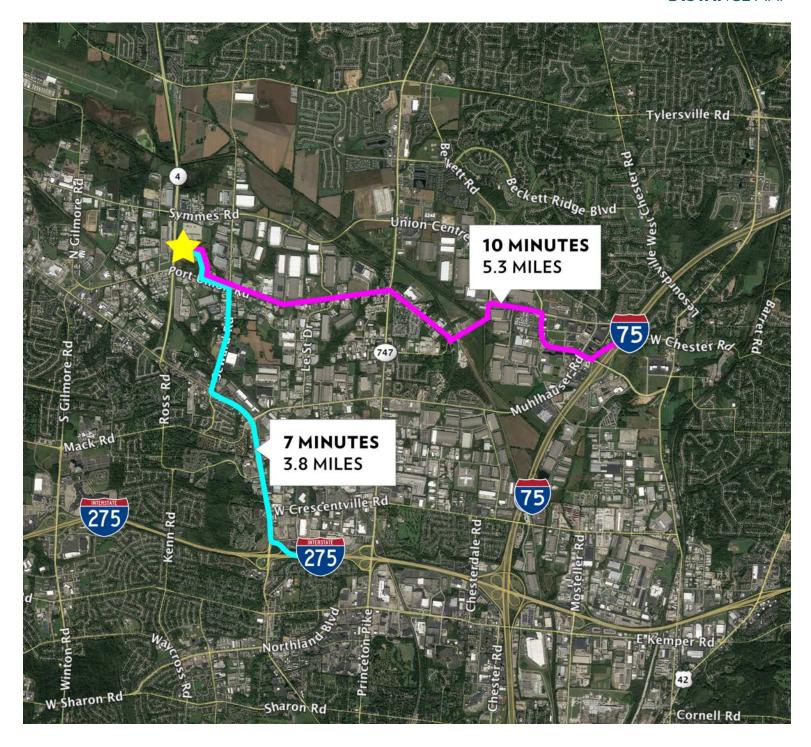
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DISTANCE MAP



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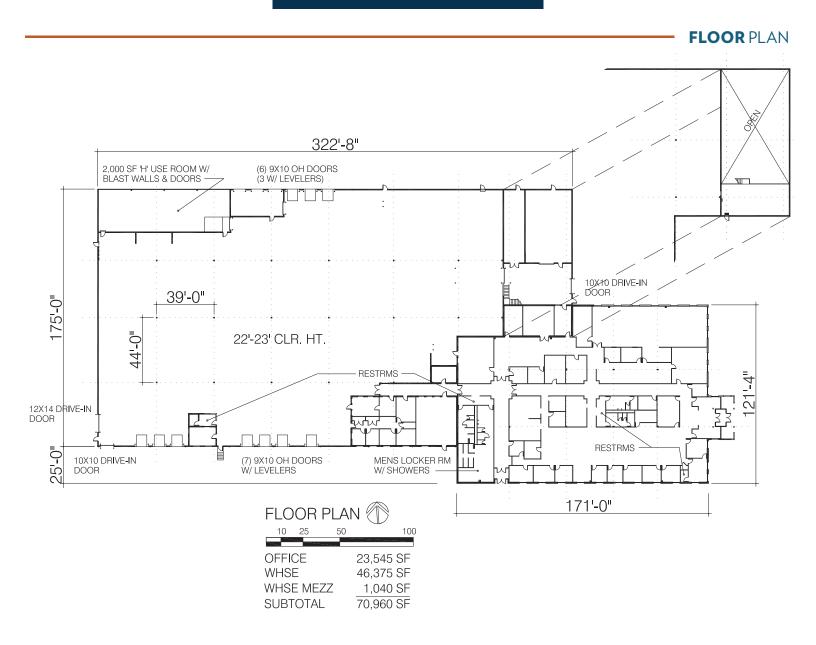
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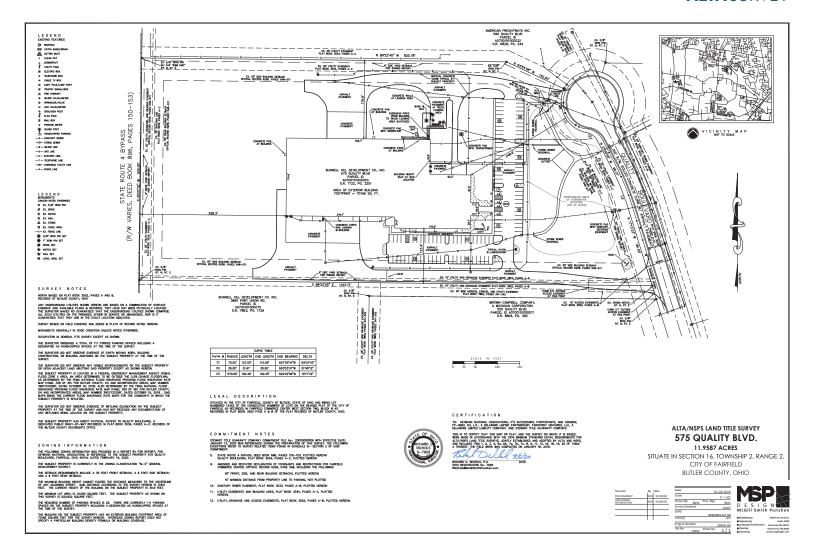
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ALTA SURVEY



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BUILDING EXPANSION / OUTDOOR STORAGE AREA





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PROPERTY PHOTOS















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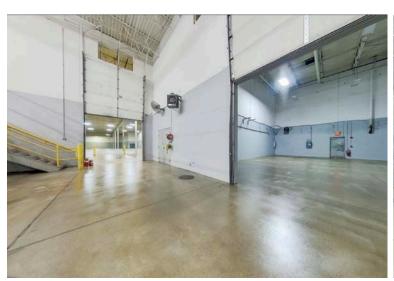
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