

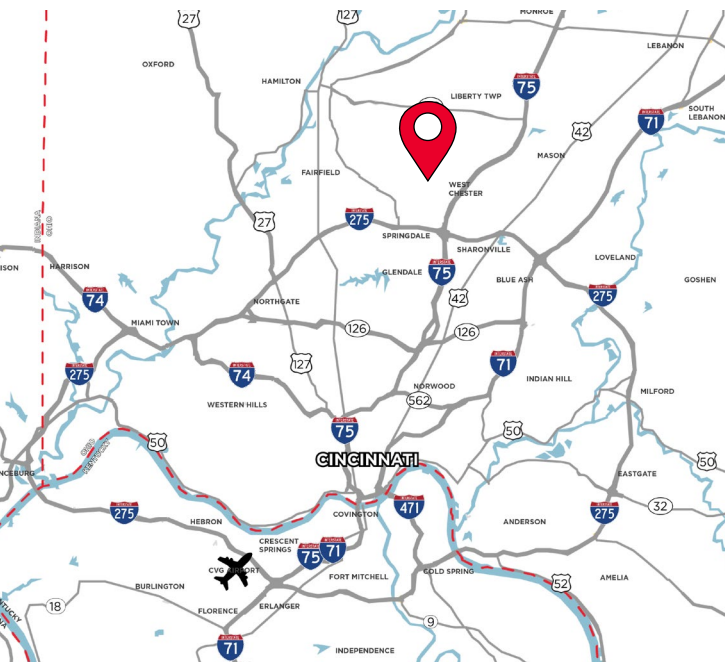
**FOR LEASE
6200 UNION
CENTRE BLVD**

FAIRFIELD, OH 45014



MANUFACTURING/DISTRIBUTION

FOR LEASE: \$7.95/SF NNN



PROPERTY HIGHLIGHTS

- 24,000 SF
- 3,000 SF Office
- 100% HVAC
- 21' Clear Height
- (4) 9' x 10' Dock Doors, (1) leveler
- Mezzanine
- Break Room
- Located in Northern Cincinnati's premier manufacturing and distribution hub
- Easy accessibility to I-275 & I-75

For more information, contact:

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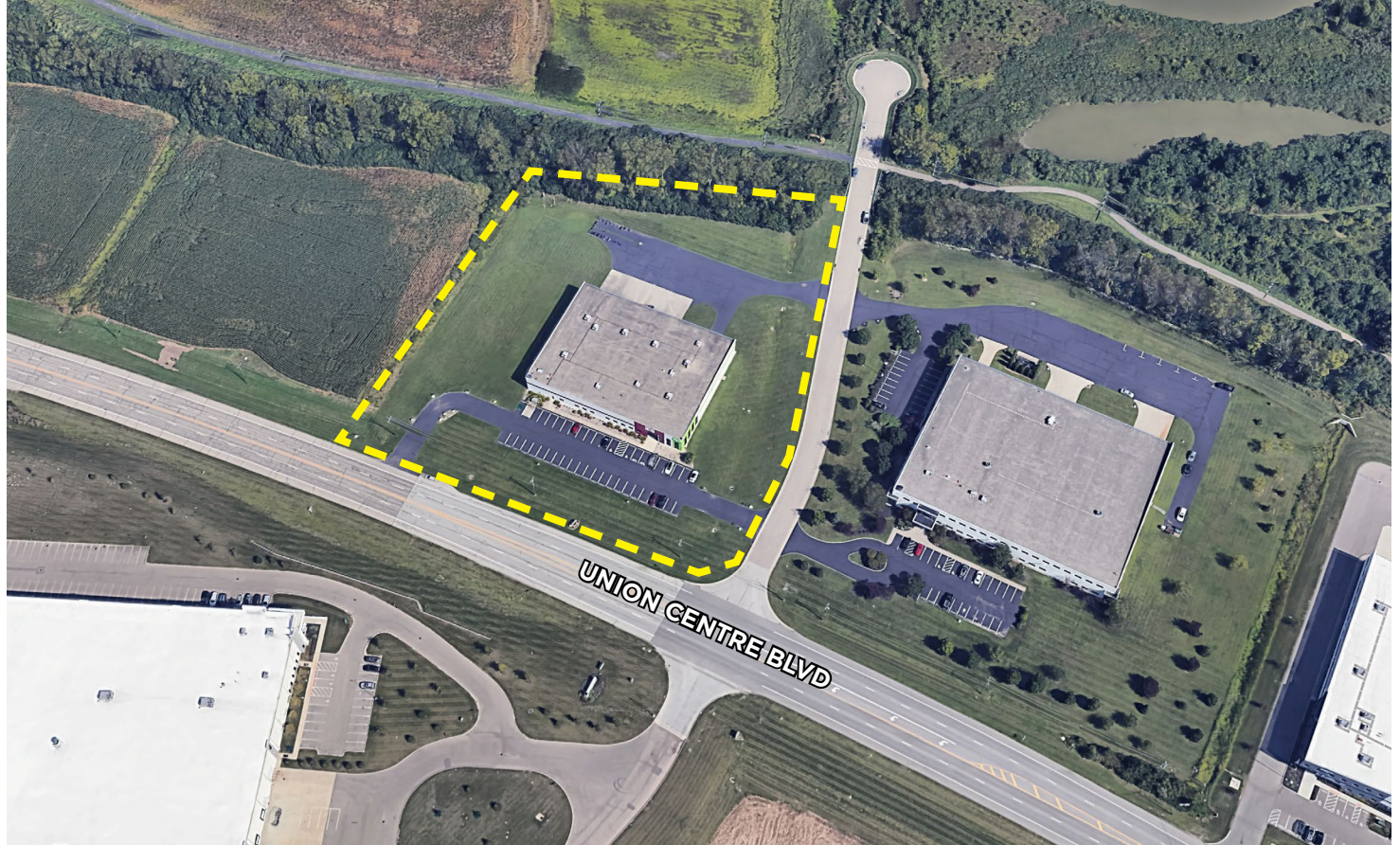
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BUILDING SPECIFICATIONS

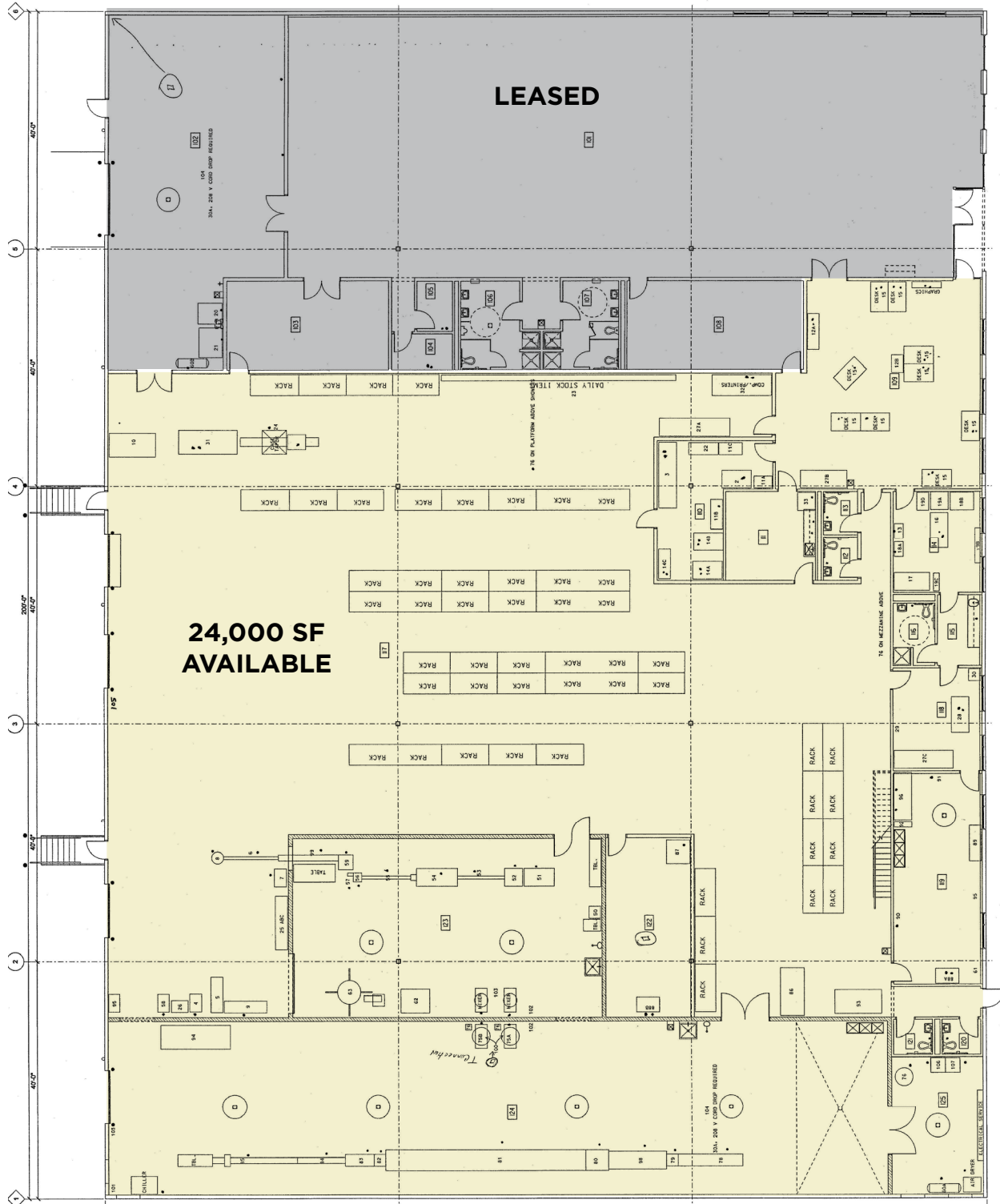
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LOCATION	West Chester Twp, OH (Butler County)	DOCK DOORS	(4) 9'x10', (1) leveler
BUILDING SIZE	30,000 SF on 3.7 Acres	ELECTRIC	277/480v, 3p, 4 wire
AVAILABLE SIZE	24,000 SF	PARKING	46 Auto Spaces
OFFICE SIZE	3,000 SF	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Tilt-Up Concrete	WATER/SEWER	www.butlercountyohio.org
CLEAR HEIGHT	21'	TELEPHONE	www.cincinnati-bell.com
FLOORS	Concrete	DATA	www.spectrum.com
LIGHTING	LED	RE TAXES	\$38,046 (2024)
HVAC	100%	NOTES	Mezzanine area with breakroom Food Grade friendly Expandable
SPRINKLERS	Wet		



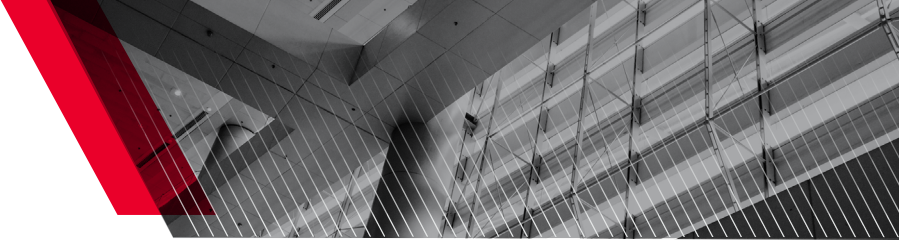
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FLOOR PLAN



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BUILDING PHOTOS

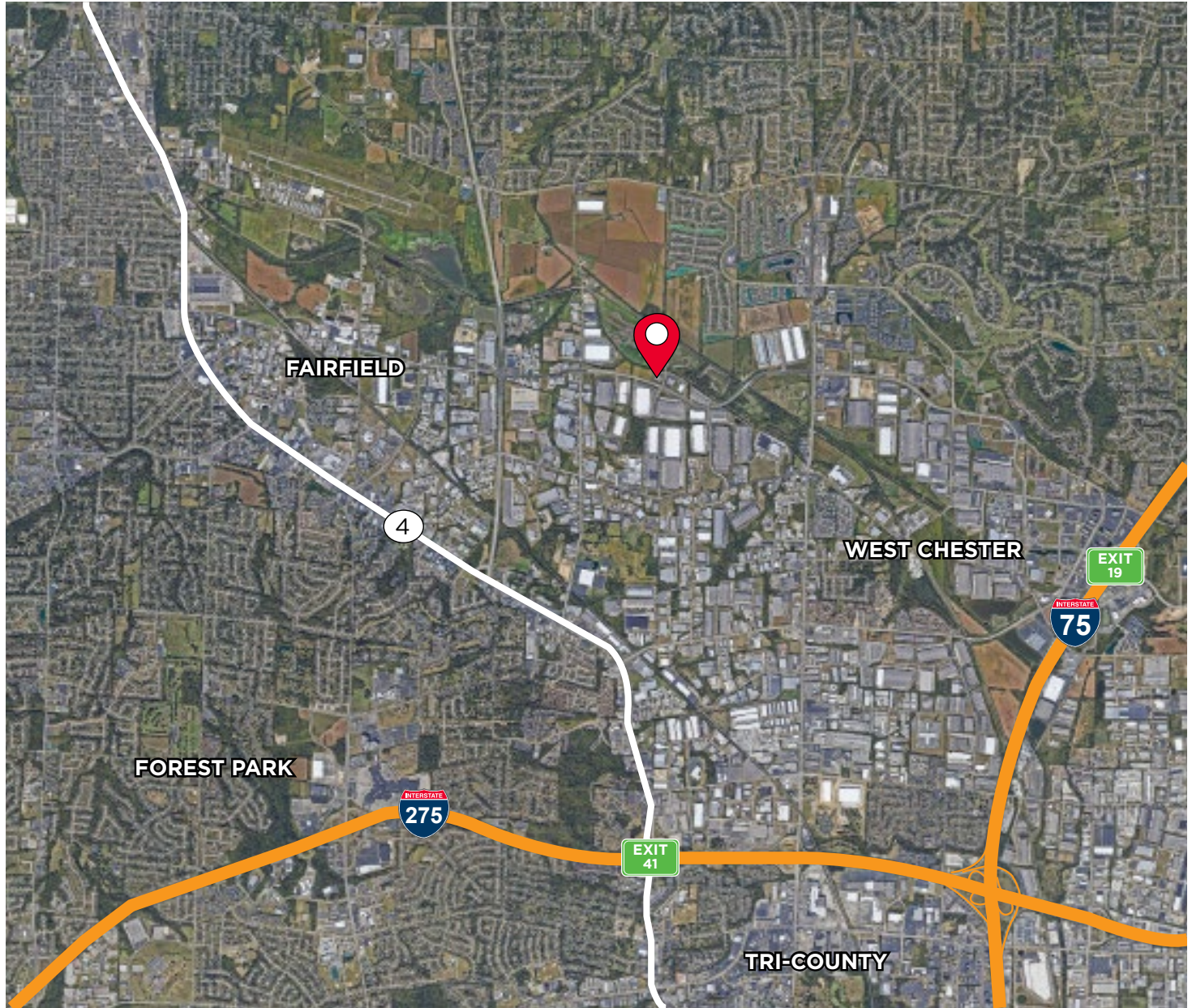


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AERIAL LOCATION



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