



9361 SEWARD RD.
FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



6,600 SqFt

- Building and site under full remodel with completion 2/28/2025
- Minutes to I-75 at Union Centre Blvd. and I-275 at Seward and Route 4 (Dixie Highway)
- Approximately 1.25-acre outdoor storage / parking area with heavy duty compacted gravel with secure fencing and gated entry
- Clear span warehouse with three (3) drive-in doors
- Construction services by JTF Construction, Inc.
- Lease Rate: Negotiable
- Sale Price: Negotiable



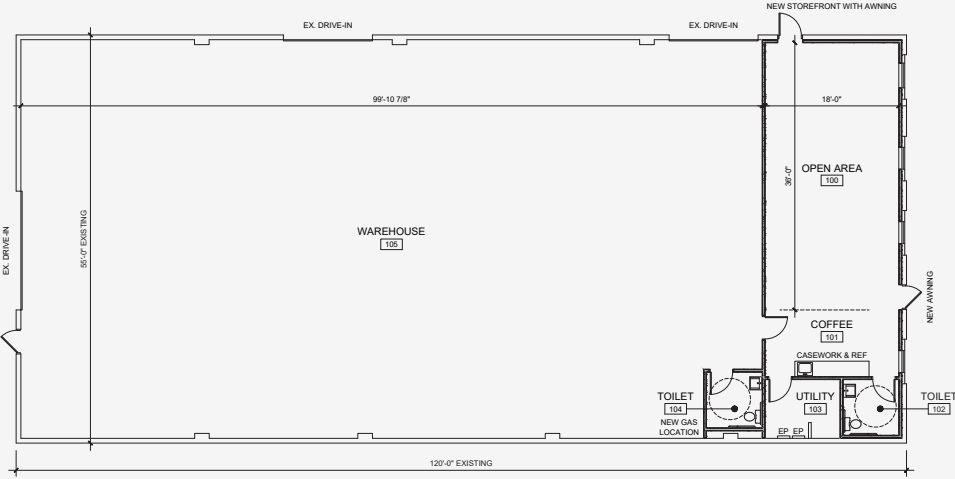
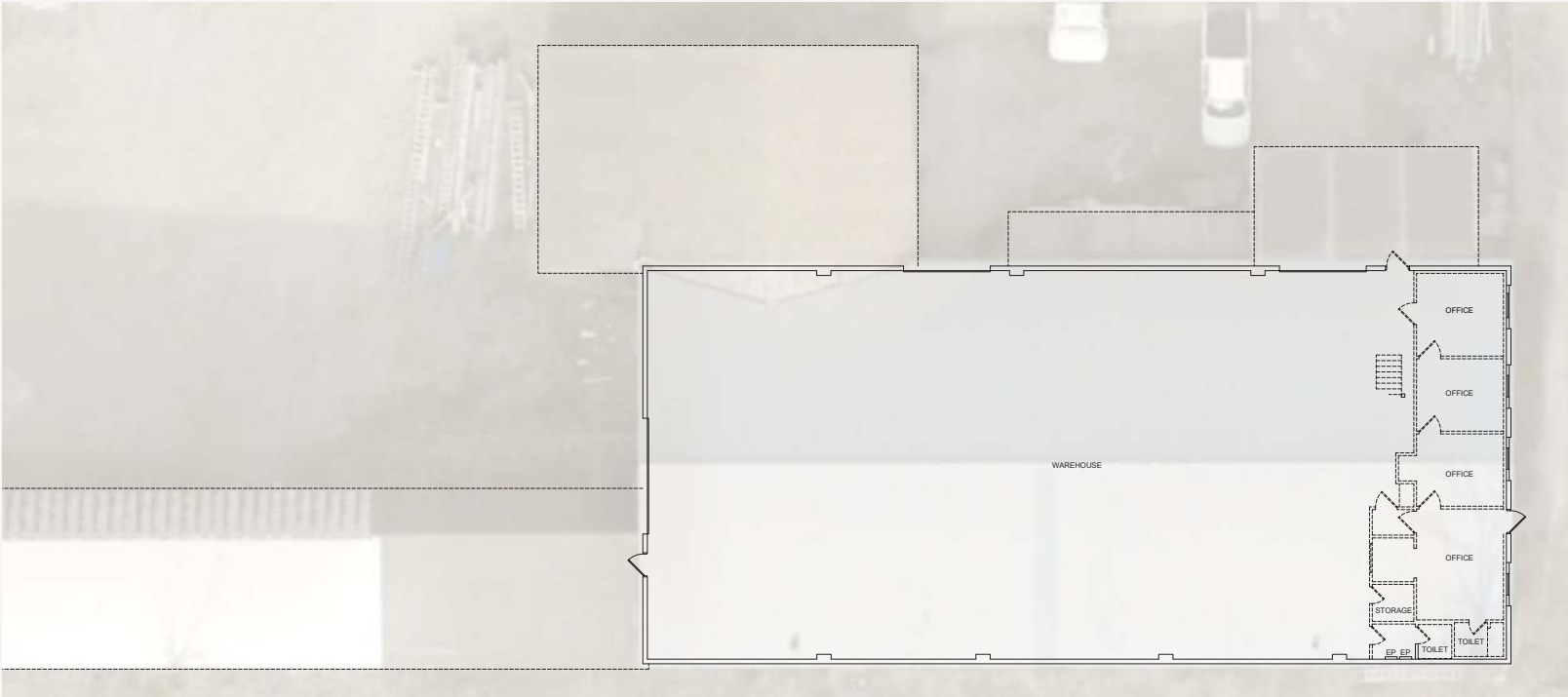
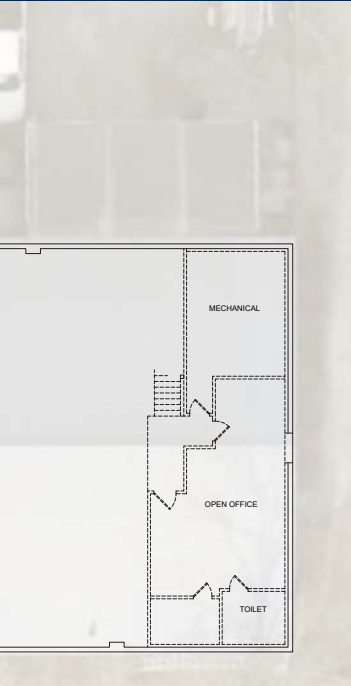
CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	6,600
Warehouse SqFt:	5,600
Office SqFt:	1,000
Acreage:	2.00 acres
Clear Height:	14'
Year Built:	1979 / 2025 (Full Remodel)
Type Construction:	Concrete block and metal
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	To Suit
Drive-in door:	Two (2) - 12'x12' and One (1) 16'x12'
Sprinkler:	None
Electrical Service:	120/208-volt, 3-phase, 200-amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Truck court:	Concrete block and metal
Parking Lot:	20+ spaces
Restrooms:	One (1) in office and One (1) in warehouse
Butler County Parcel ID:	A0700186000006

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FLOOR PLAN



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SITE PLAN



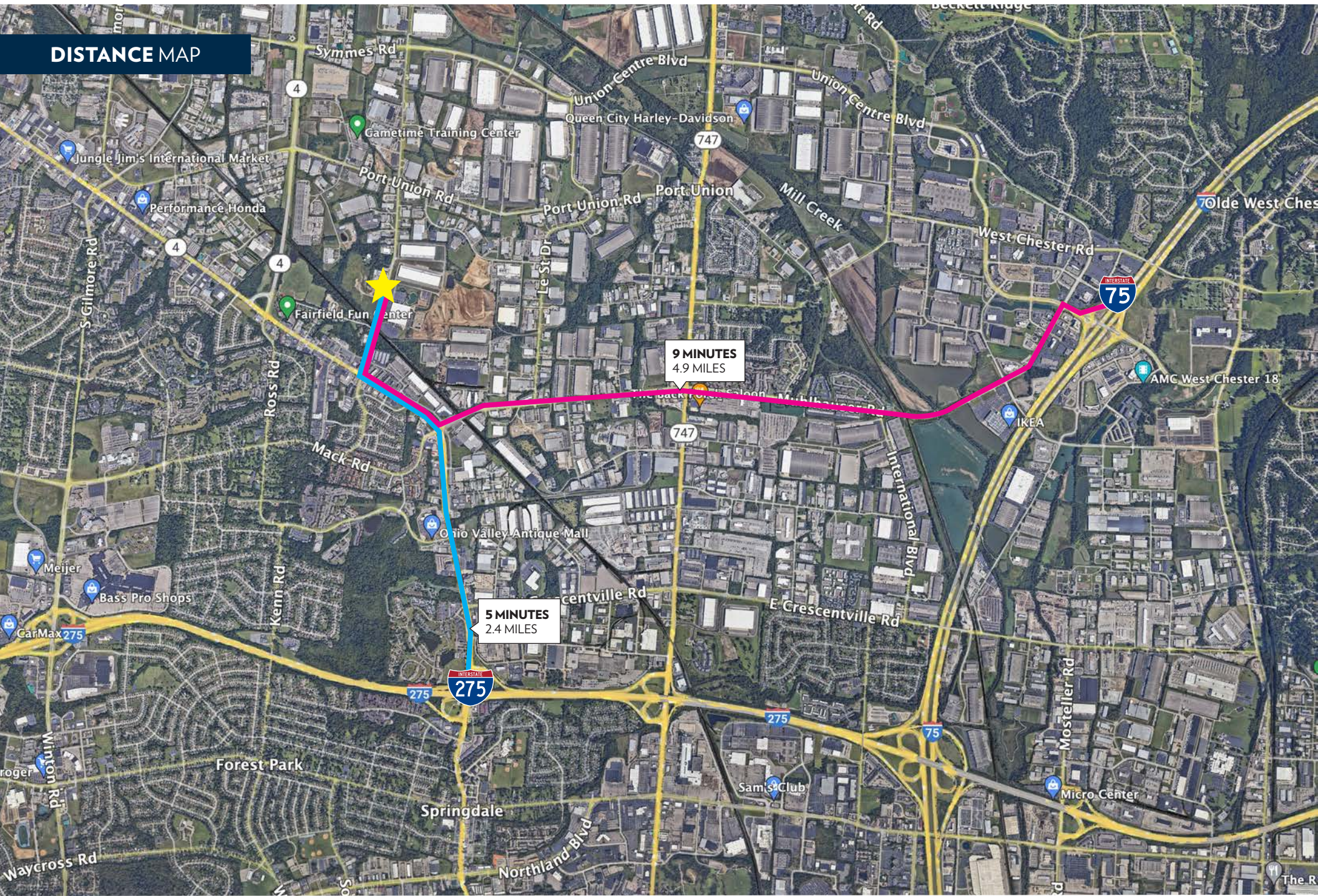
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DISTANCE MAP



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