



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

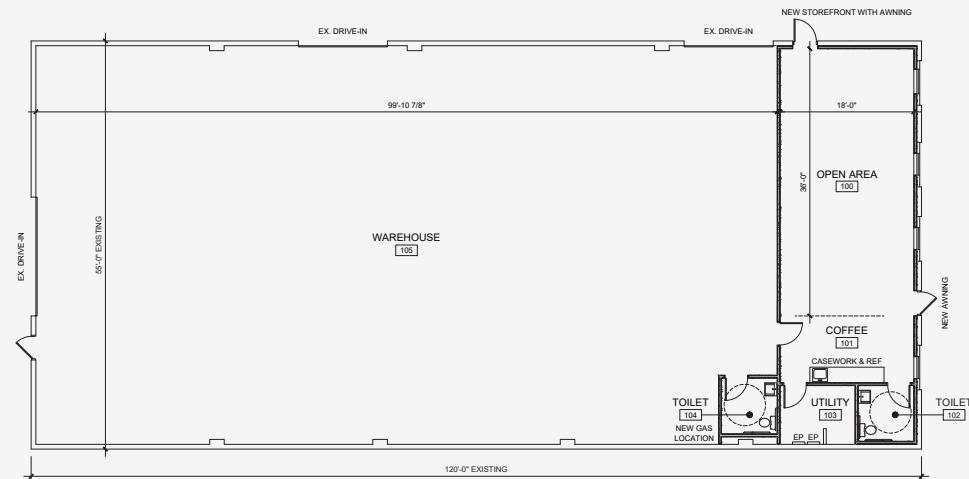
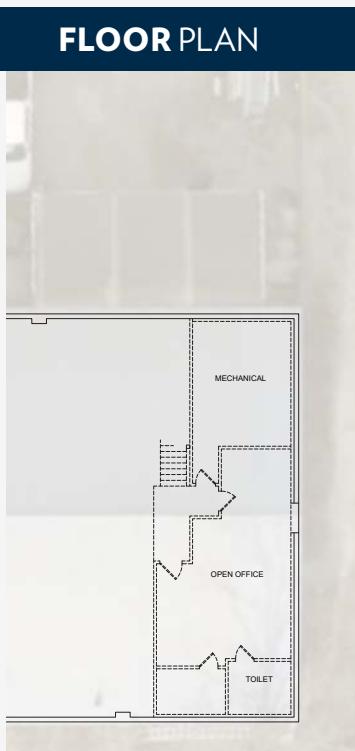
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## FLOOR PLAN



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## SITE PLAN



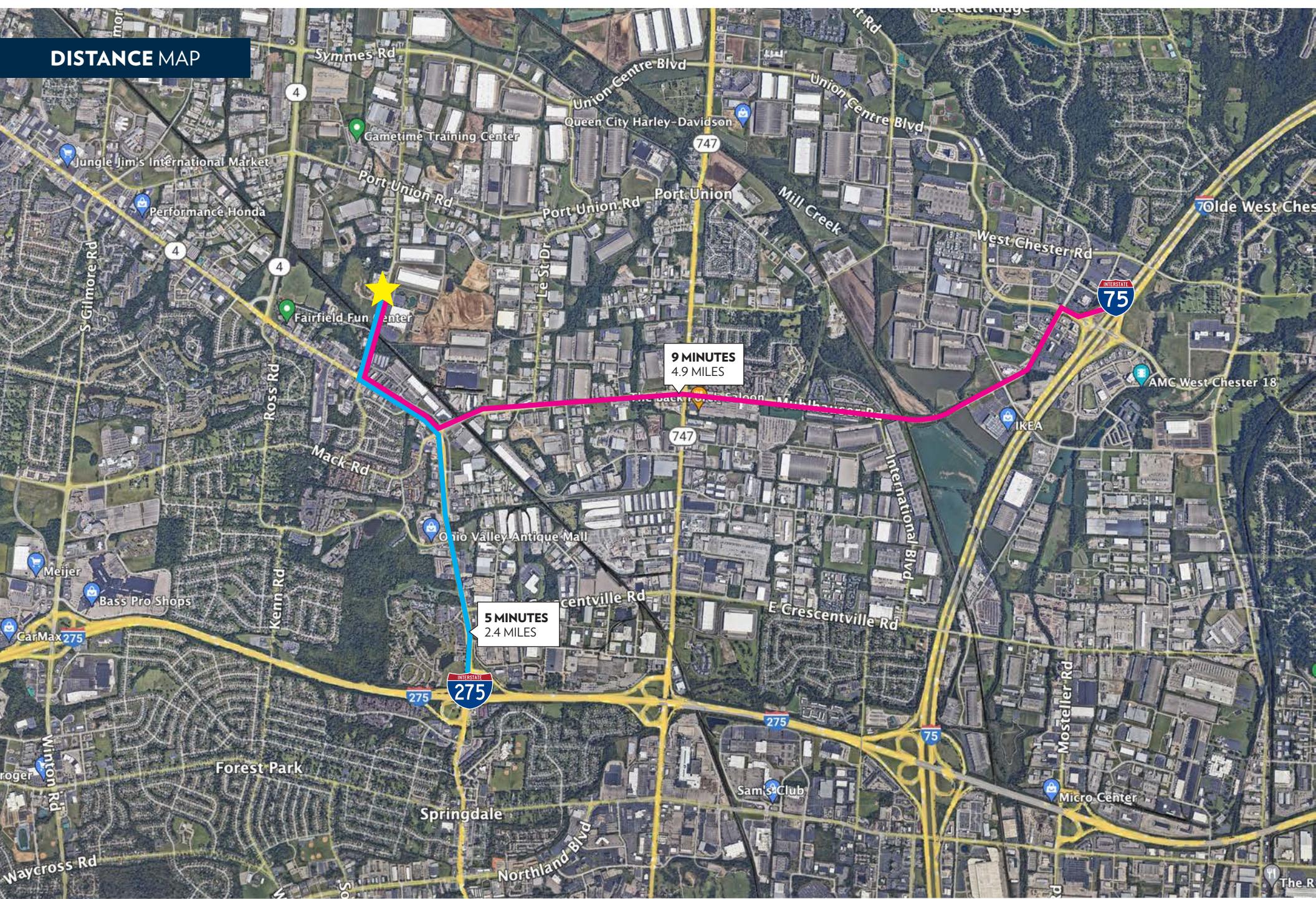
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## DISTANCE MAP



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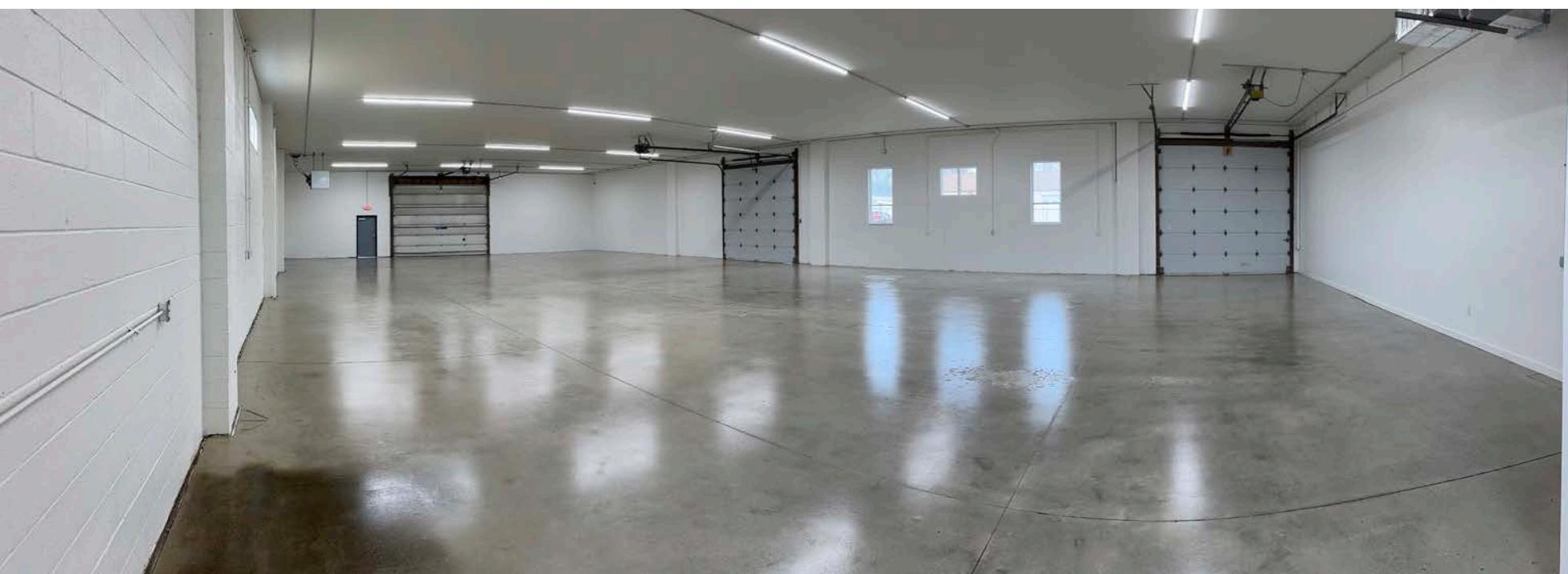


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