



4305 MUHLHAUSER RD.

FAIRFIELD, OH 45014

AVAILABLE FOR SUBLEASE

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PROPERTY HIGHLIGHTS



6,965 SqFt available for sublease

- Sublease expires: 8/31/2029
- Sublease Rate: \$9.95/SF NNN + \$2.74/SF OpEx/CAM
- Space 100% remodeled in 2024
- Class A office/Warehouse located in Fairfield within minutes to I-275/I-75 and Route 4
- Available Immediately



[CLICK HERE FOR AERIAL VIDEO](#)

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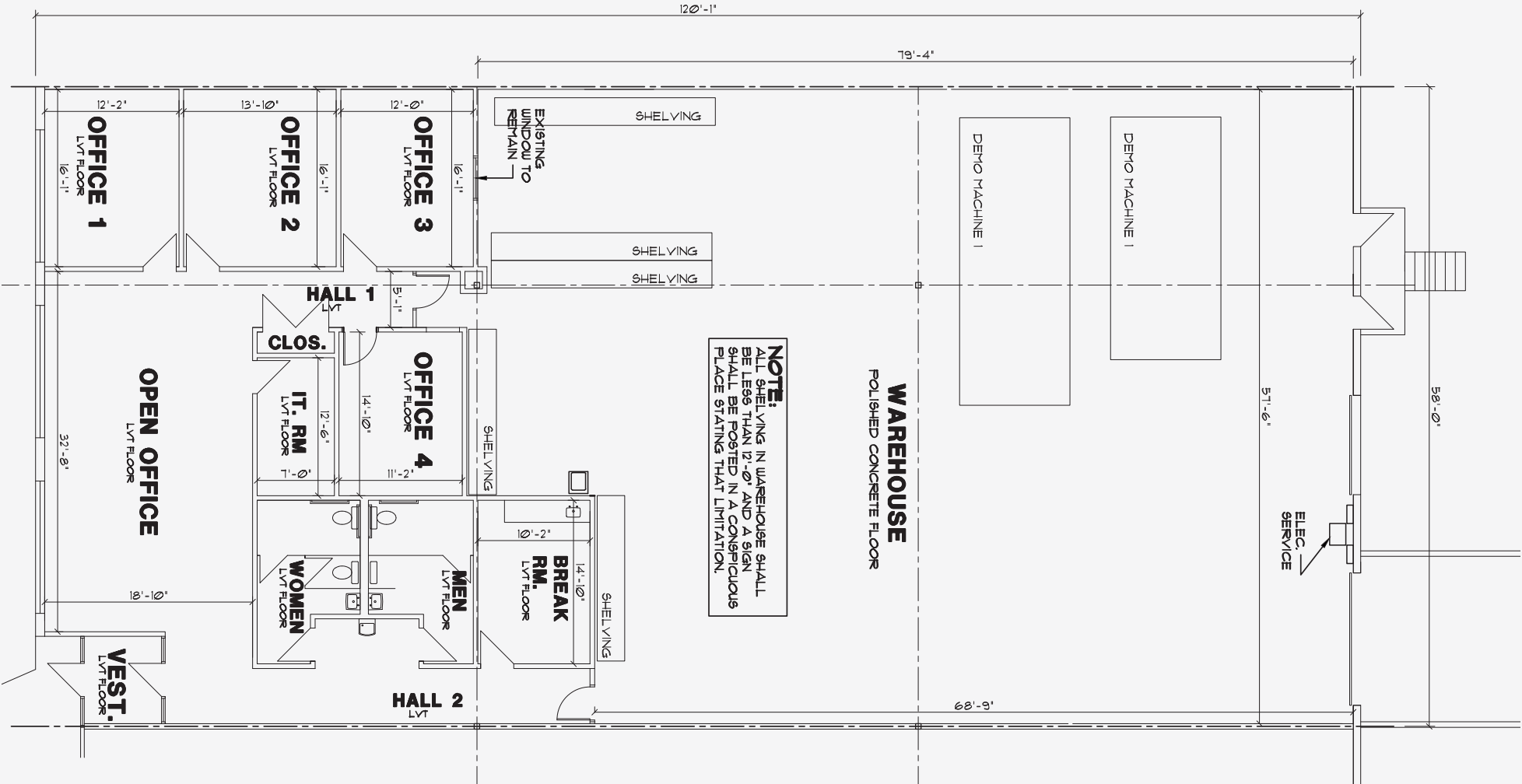


PROPERTY DETAILS

Total SqFt:	6,965
Warehouse SqFt:	4,611
Office SqFt:	2,354
Acreage:	1.983 acres
Clear Height:	19'-20'
Year Built:	1999
Type Construction:	Concrete
Lighting:	Fluorescent
Column Spacing:	40'x40'
Dock door:	One (1) - 9' x 9'
Drive-in door:	One (1) - 12'x14'
Sprinkler:	Yes - Wet System
Electrical Service:	120/208-volt, 3-phase, 225 amps and 480-volt, 3-phase, 225 amps
Heat:	Natural gas-fired unit heaters
Roof:	Ballasted rubber membrane
Truck court:	120' with 50' concrete apron
Parking Lot:	10+ spaces
Restrooms:	One (1) set in office area

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FLOOR PLAN



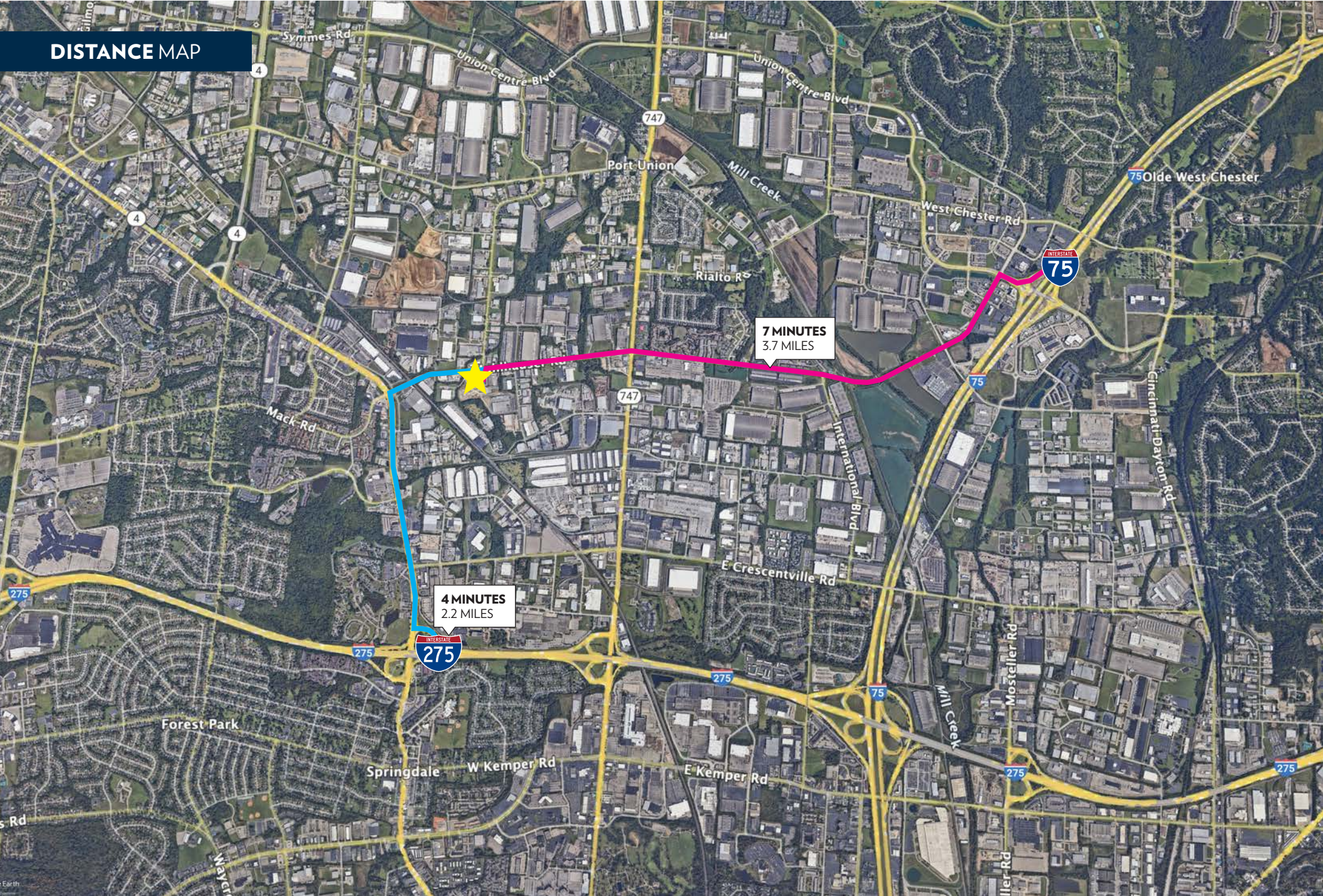
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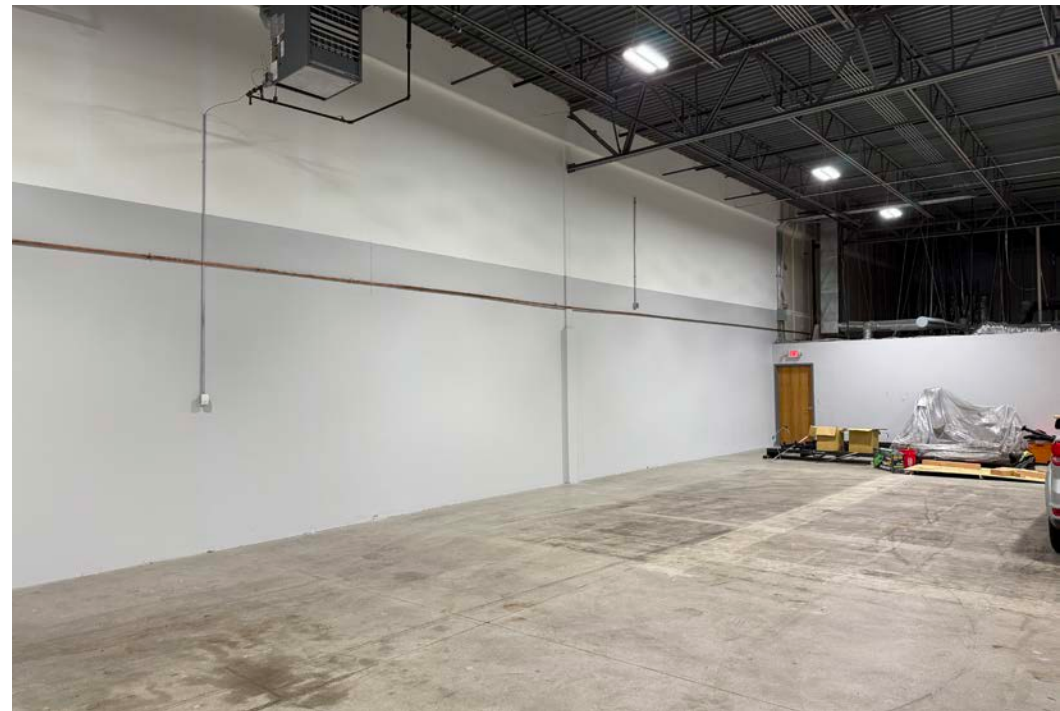
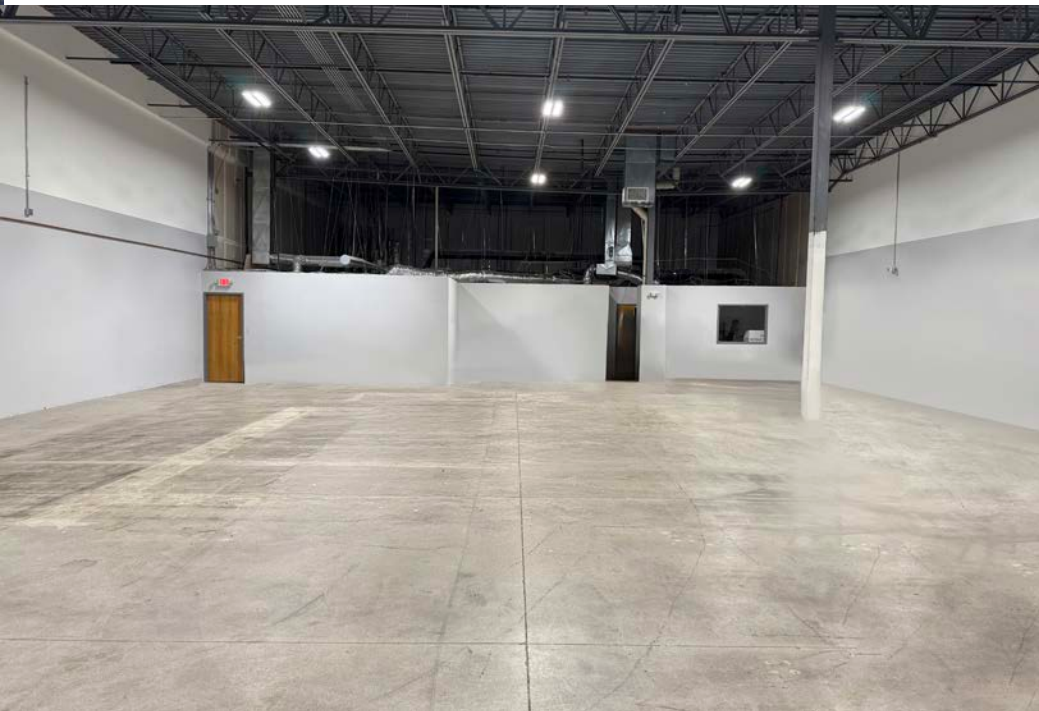
DISTANCE MAP



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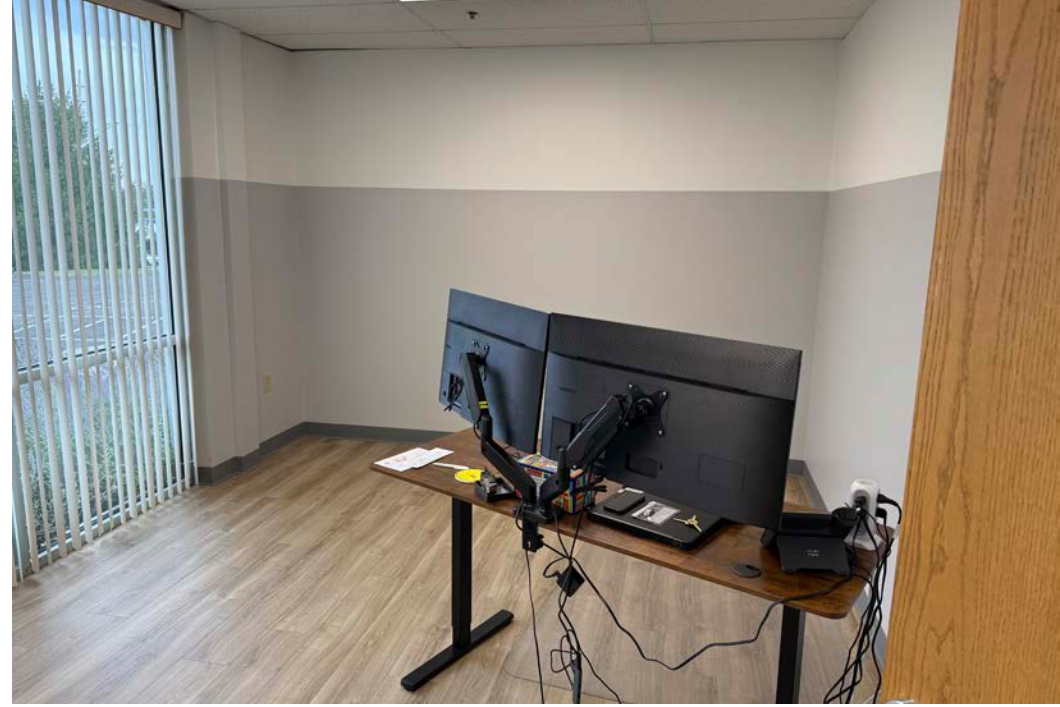
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