

4981 Factory Drive  
Fairfield, OH 45014

For Lease

JUNGLE JIM'S  
International Market



Fairfield High School



Factory Drive

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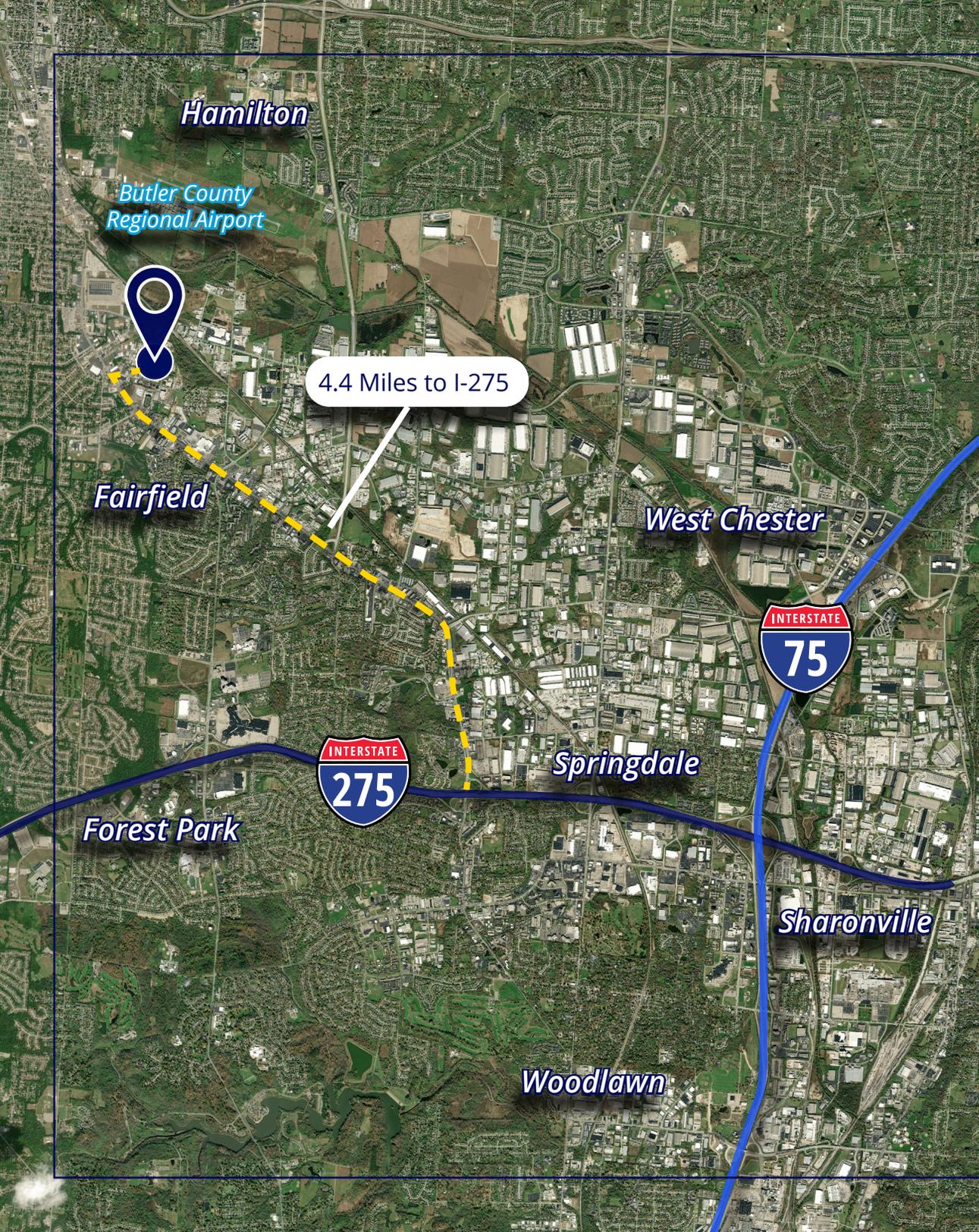
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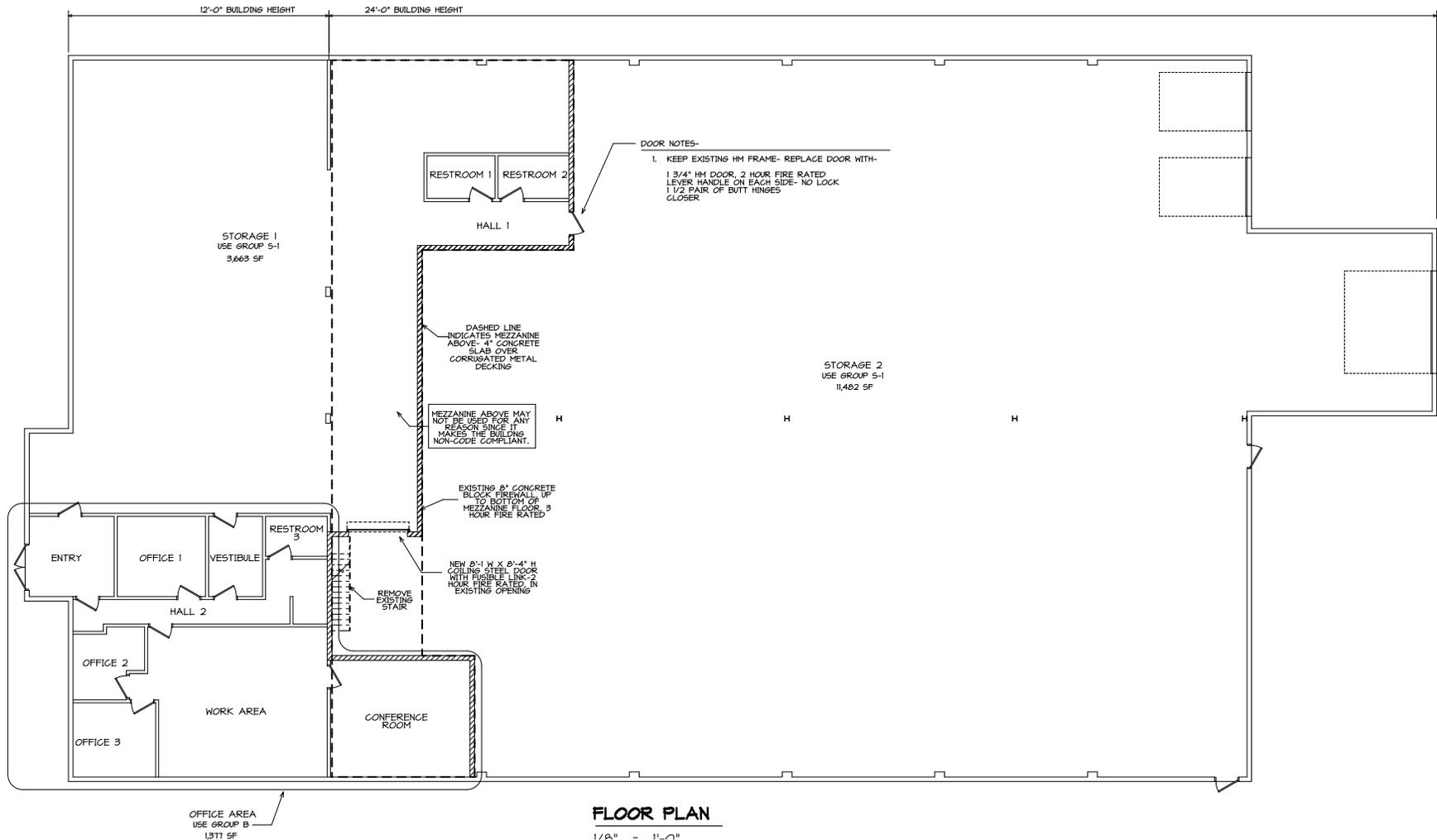
**Lease Rate: \$7.95/SF NNN**  
**OPEX: \$1.91/SF NNN**

## PROPERTY HIGHLIGHTS

Total SF	17,032 SF
Office SF	1,500 SF
Municipality	Fairfield
Zoning	M-2
Electricity	240V/400 AMP
Acreage	1.41 Acres
Year Built	1978   Renovated in 2022
Clear Height	20'
Column Spacing	42' x 48'
Docks	Two (9'8" x 8")
Drive-ins	One (13'7" x 14')
Construction	Masonry
Notes	New Roof - 2022
Available	April 1, 2026







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