



**COLDWELL BANKER
COMMERCIAL**
HERITAGE

Jamie Wilson
REAL ESTATE GROUP

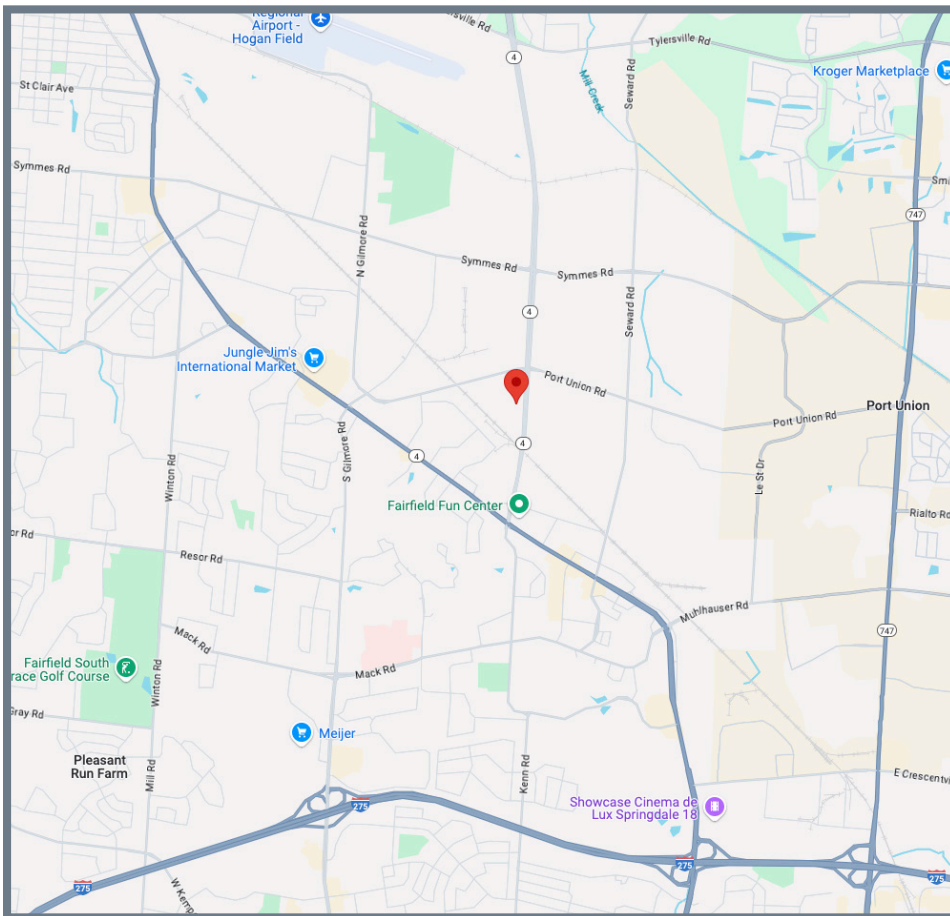
FOR LEASE
INDUSTRIAL SPACE



INDUSTRIAL SUBLEASE/RENOVATED OFFICE

3217 PROFIT DRIVE
FAIRFIELD, OHIO 45014

LEASE RATE:
\$10 PSF
INCLUDING TAXES



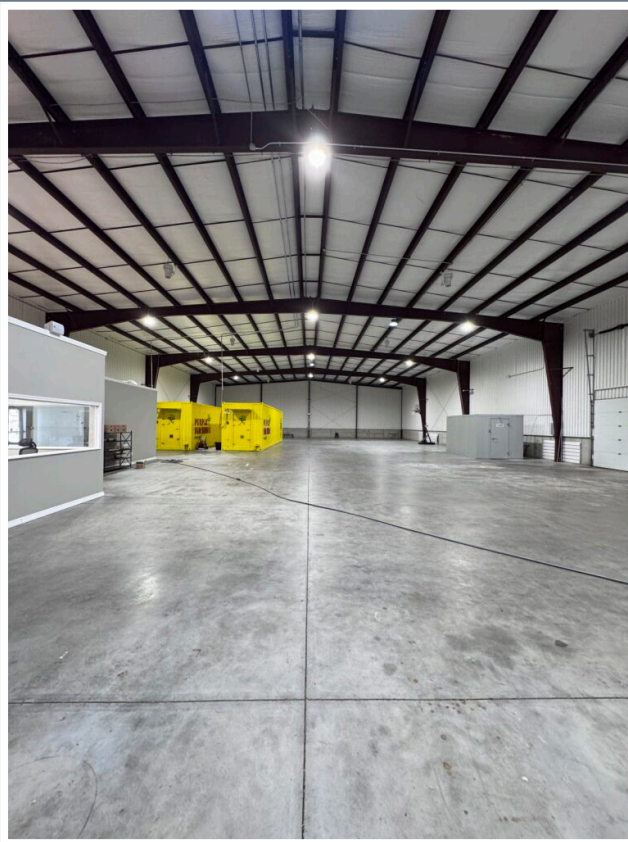
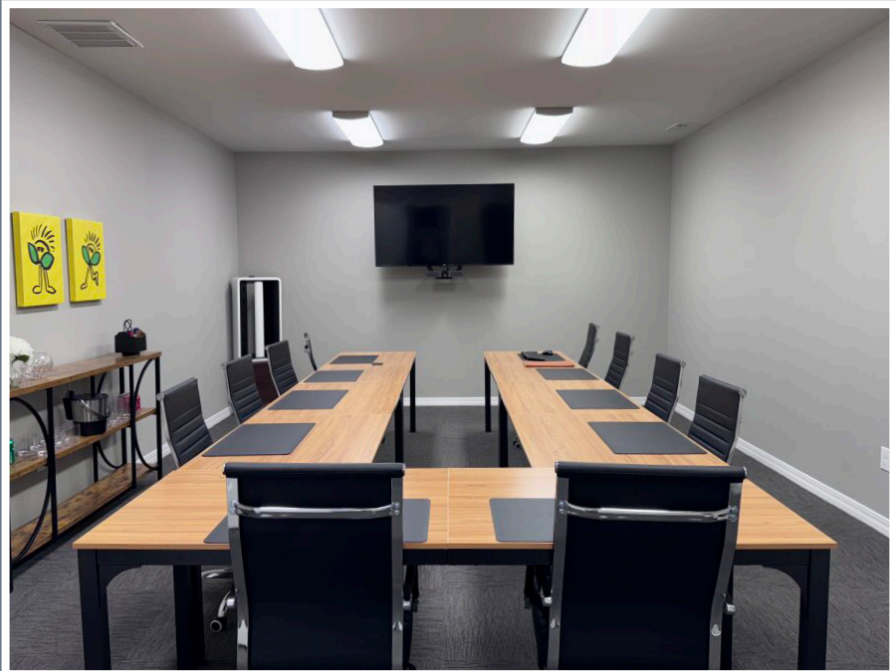
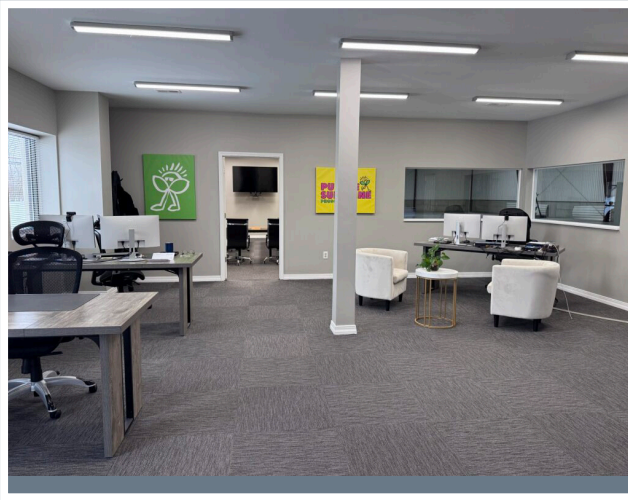
Property Highlights

- 12,000 SF Total for Lease: 10,650 SF warehouse + 1,350 SF renovated office
- 12,000 sf Total Lease
- 10,650 sf Warehouse
- 1,350 sf completely renovated office space
- Conference room
- Immaculate facility
- Easy Access to I-75 and I-275
- One drive in door (14'x12')
- 12 new stratification fans for temperature balancing
- 12+ parking spaces
- Sublease through January 2029



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