



4211 & 4221 MUHLHAUSER RD.

FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



8,000 SqFt - 11,200 SqFt

- Located in City of Fairfield minutes to I-275 and I-75
- 8,000 SqFt – 11,200 SqFt (full building) available
- Three (3) oversized grade level doors
- Secure fenced and gated yard space + parking area
- Available Q4 2024
- Lease Rate: \$12.00/SqFt NNN + \$2.00/SqFt OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	11,200 (140'x80')
Warehouse SqFt:	11,150
Office SqFt:	None/To Suit (500 SqFt)
Acreage:	Approximately 1.25 acres
Clear Height:	16'-20'
Year Built:	2020
Type Construction:	PEMB - Fully insulated
Lighting:	LED's
Column Spacing:	20'x40'
Dock door:	None - To Suit
Drive-in door:	Three (3); 2-12'x16' and 1-12'x12'
Sprinkler:	None
Electrical Service:	3-phase and +/- 200-amps
Heat:	Natural gas-fired unit heaters
Roof:	Standing seam metal
Truck court:	Concrete and gravel
Parking Lot:	Approximately twenty-five (25)
Restrooms:	One (1) single - Additional To Suit

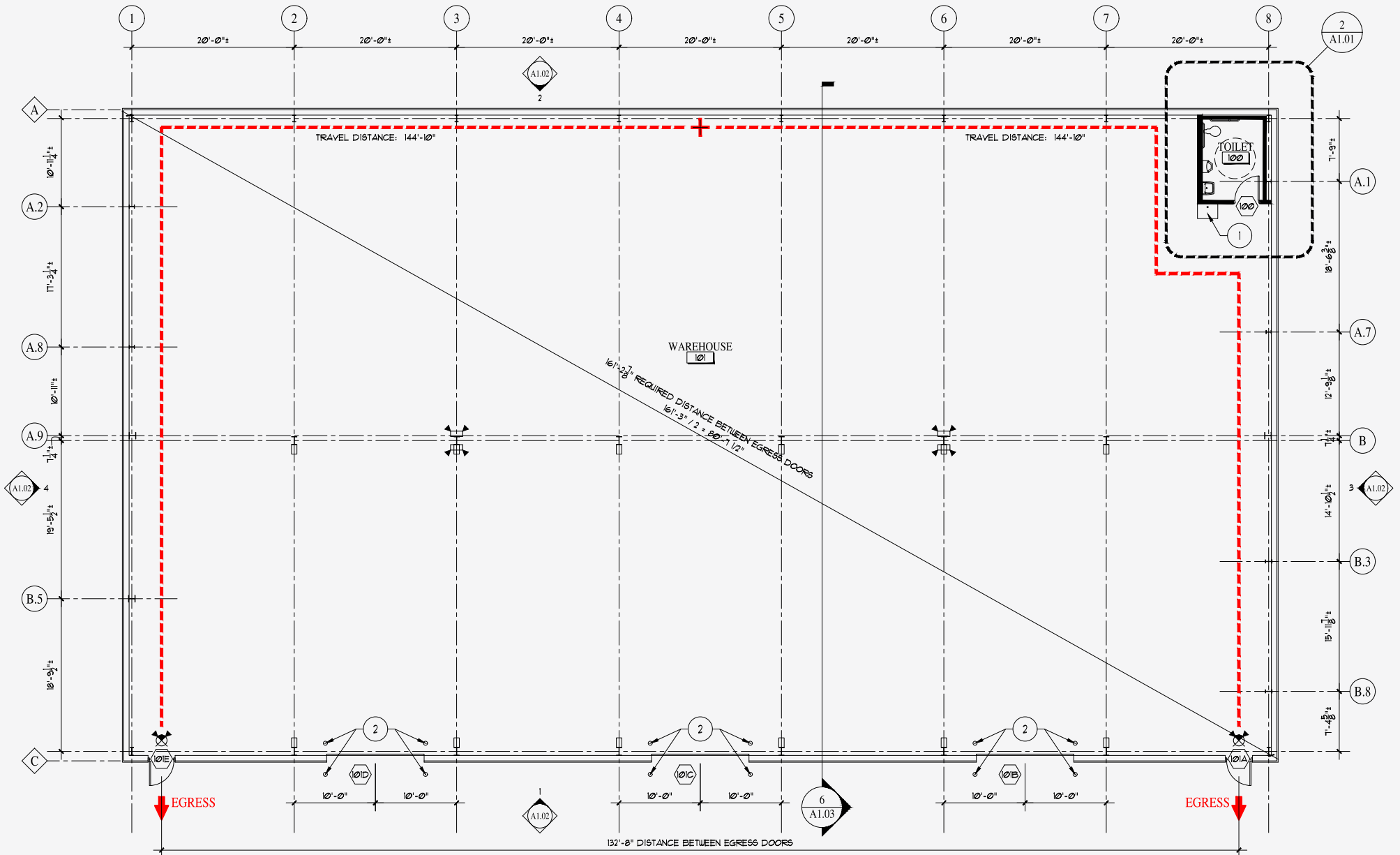
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FLOOR PLAN



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SITE PLAN



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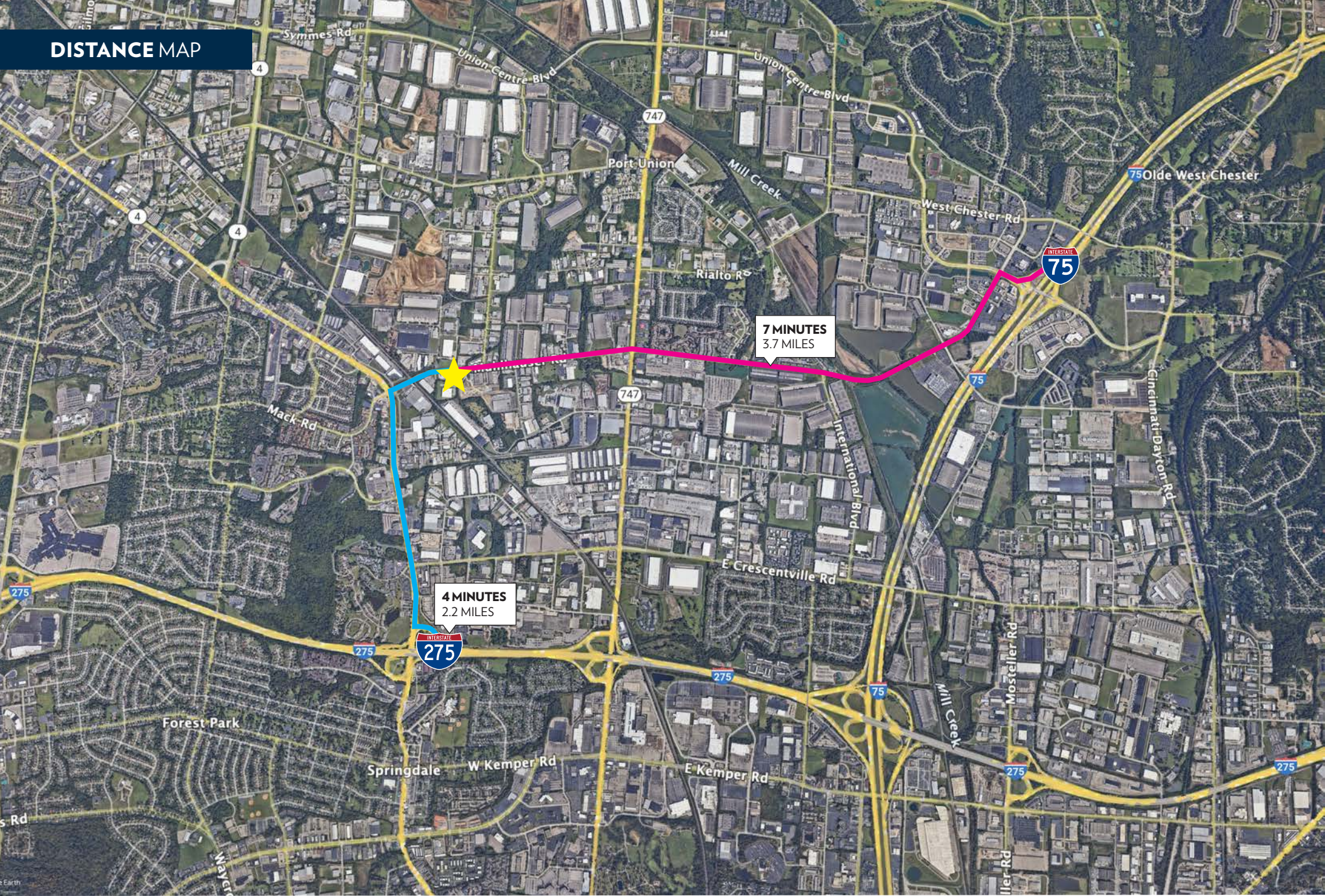
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DISTANCE MAP



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PARCEL OUTLINE



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