

# TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INDUSTRIAL BUILD TO SUIT LAND SITE  
AVAILABLE FOR LEASE

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9381 SEWARD RD. FAIRFIELD, OH 45014

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(513) 843-1600

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## PROPERTY HIGHLIGHTS

### 12,000 SqFt

- Class A New Construction located in City of Fairfield
- Minutes to I-75 at Union Centre Blvd. and I-275 at Seward and Route 4 (Dixie Highway)
- Construction Commencing Q2 2025 and substantial completion Q2 2026
- 12,000 SqFt building with outdoor storage yard & trailer parking area
- Fully insulated pre-engineered metal building
- Additional Docks and Drive-in Doors To Suit
- Potential property tax abatement and incentives with City of Fairfield
- Construction services by JTF Construction, Inc.
- \$20,000/month absolute NNN



[CLICK HERE FOR RENDERING VIDEO](#)

[CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	12,000 (150' x 80')
Office SqFt:	To Suit
Acreage:	2 Acres
Clear Height:	24'
Year Built:	2025
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	Two (2) 9' x 10' Dock Doors with Seals/Shelters and 30K LB Mechanical Pit Levelers
Drive-in door:	Two (2) 16' x 16' Drive-in Doors with Motorized Openers
Sprinkler:	None
Electrical Service:	480/277 volt, 3-phase, 400 amps
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty-Five (35) Striped Spaces
Restrooms:	To Suit
Butler County Parcel ID:	A0700186000005

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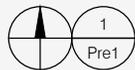
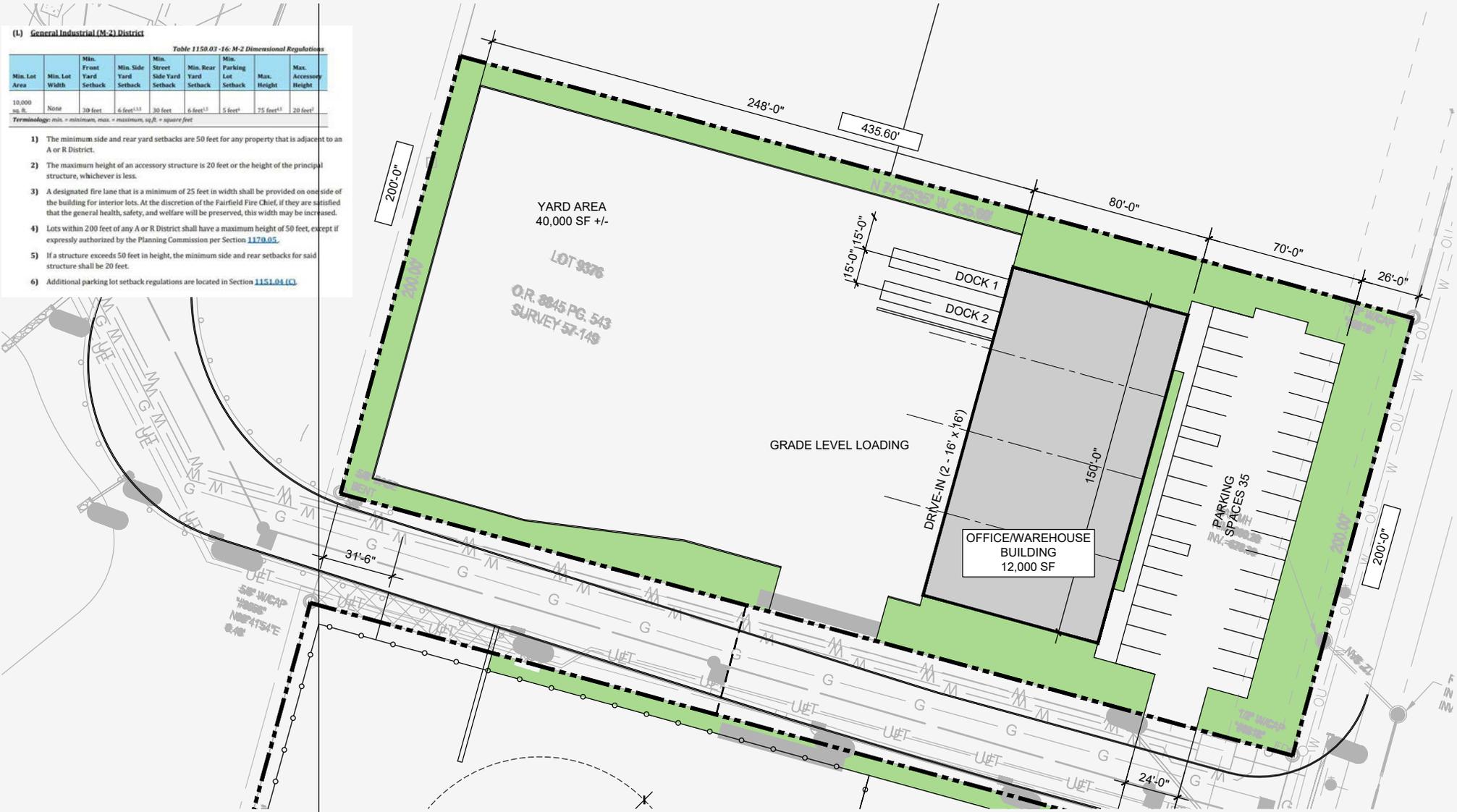
(1) General Industrial (M-2) District

Table 1150.03-16: M-2 Dimensional Regulations

Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Street Side Yard Setback	Min. Rear Yard Setback	Min. Parking Lot Setback	Max. Height	Max. Accessory Height
10,000 sq. ft.	None	10 feet	6 feet <sup>1,2</sup>	10 feet	6 feet <sup>1,3</sup>	5 feet <sup>1,3</sup>	75 feet <sup>1,3</sup>	20 feet <sup>1</sup>

Terminology: min. = minimum, max. = maximum, sq.ft. = square feet

- 1) The minimum side and rear yard setbacks are 50 feet for any property that is adjacent to an A or R District.
- 2) The maximum height of an accessory structure is 20 feet or the height of the principal structure, whichever is less.
- 3) A designated fire lane that is a minimum of 25 feet in width shall be provided on one side of the building for interior lots. At the discretion of the Fairfield Fire Chief, if they are satisfied that the general health, safety, and welfare will be preserved, this width may be increased.
- 4) Lots within 200 feet of any A or R District shall have a maximum height of 50 feet, except if expressly authorized by the Planning Commission per Section 1170.05.
- 5) If a structure exceeds 50 feet in height, the minimum side and rear setbacks for said structure shall be 20 feet.
- 6) Additional parking lot setback regulations are located in Section 1151.01(G).



1 SITE LAYOUT PLAN

Pre1 SCALE: 1" = 40'-0"

SPEC OFFICE/WAREHOUSE BUILDING

SEWARD ROAD  
FAIRFIELD, OHIO

NOVEMBER 11, 2024 SCALE: 1" = 40'-0"

SITE LAYOUT PLAN

SHEET NO:

Pre1

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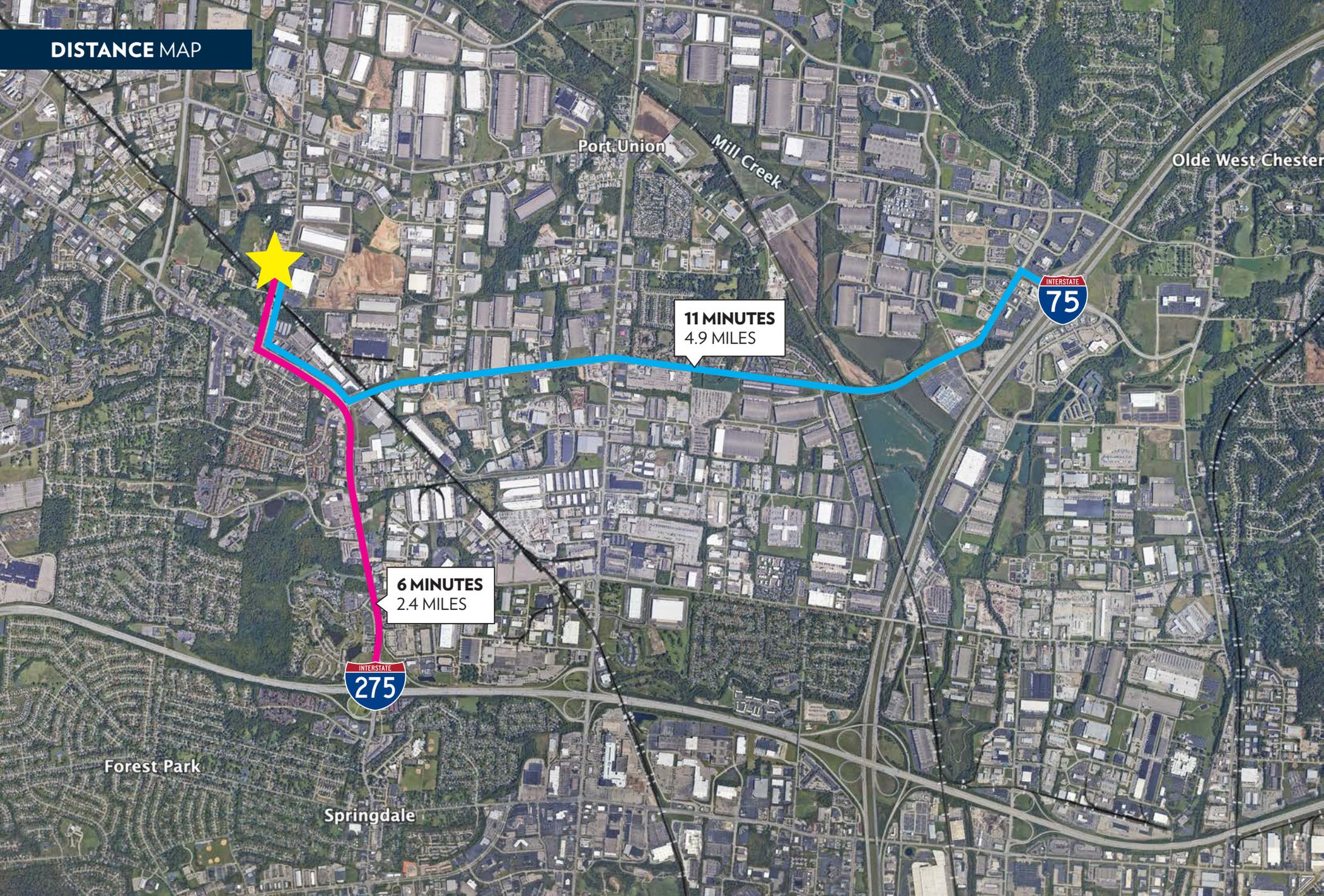
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## DISTANCE MAP



11 MINUTES  
4.9 MILES

6 MINUTES  
2.4 MILES



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PARCEL OUTLINE



2 ACRE SITE WITH FRONTAGE ON SEWARD RD.