



# BOBMEYER RD.

FAIRFIELD, OH 45014



AVAILABLE FOR SALE OR LEASE

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## PROPERTY HIGHLIGHTS



**12,000 - 30,000 SqFt**

- Class A New Construction located in Fairfield
- Minutes to I-75 at SR-63 (Monroe) and SR 122 (Middletown)
- Spaces divisible to 3,000 SqFt – 30,000 SqFt with potential for outdoor storage yards
- Pre-engineered metal buildings and fully insulated
- Construction services by JTF Construction, Inc.
- M-2 General Industrial Zoning
- Site is pad / shovel ready for development and all utilities onsite.
- Planned speculative construction starting Q1 2026
- Potential incentives with City of Fairfield
- Lease Rates: \$8.95/SqFt NNN - \$12.50/SqFt NNN + approximately \$2.00/SqFt OpEx/CAM. Outdoor storage +/- \$4,000/month NNN per acre.



**CLICK HERE FOR AERIAL VIDEO**

INFO@SQFTCOMMERCIAL.COM  
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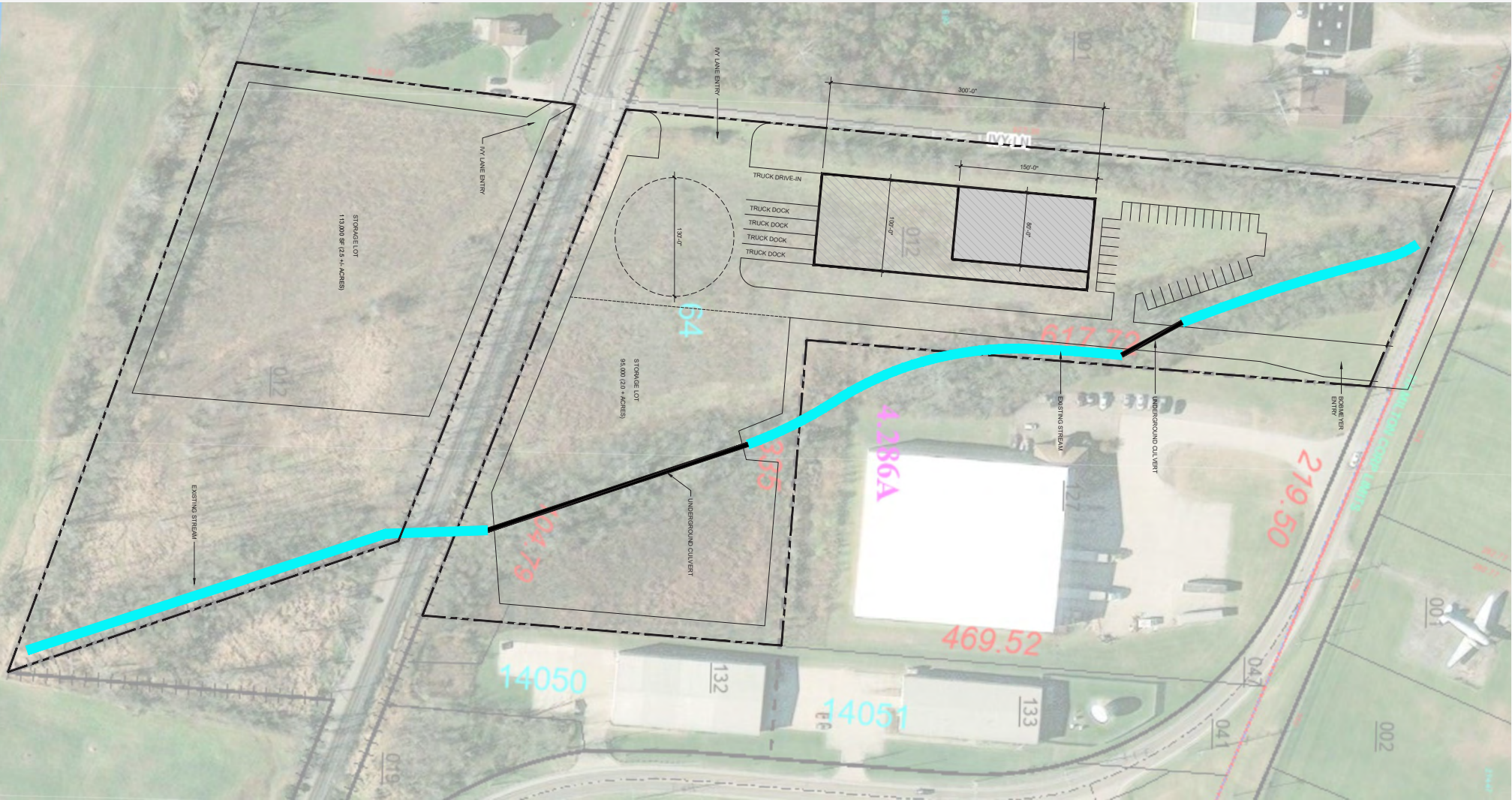
## PROPERTY DETAILS

Total SqFt:	12,000 - 30,000
Office SqFt:	To Suit
Acreage:	11.65 acres
Clear Height:	22'-24'
Year Built:	2025/2026
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:	One (1) per bay, additional to suit
Drive-in door:	One (1) per bay, additional to suit
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase, 400 amps. Additional to suit
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 (30) spaces per building, additional to suit
Restrooms:	To Suit
Butler County Parcel ID:	A0700004000012 and A0700004000012T



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**SAMPLE SITE PLAN**





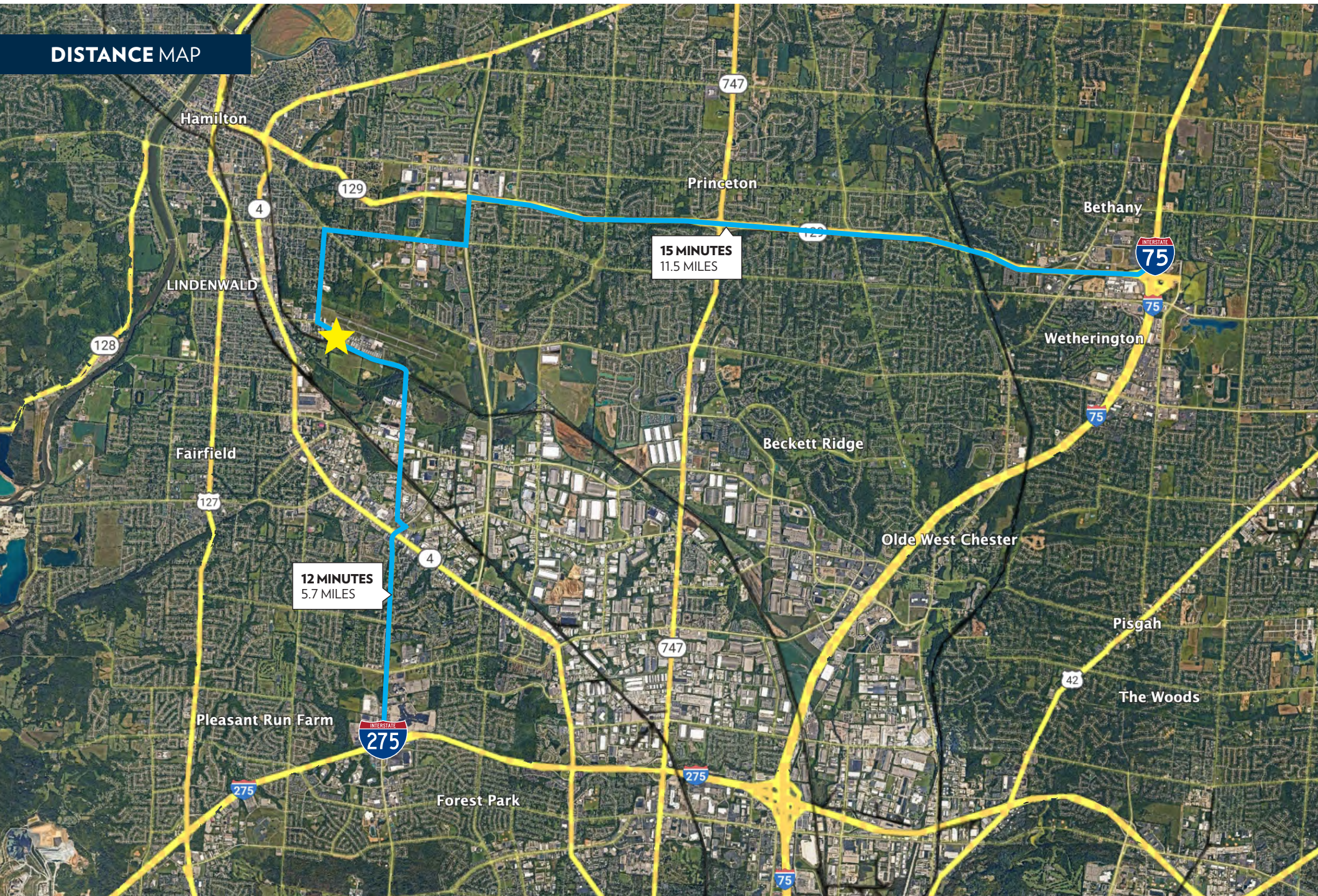
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## DISTANCE MAP





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## RENDERINGS





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PARCEL OUTLINE





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