



SqFt
COMMERCIAL

130 DONALD DR. FAIRFIELD, OH 45014

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS



7,200 Total SqFt

- Free-standing building located in City of Fairfield minutes to I-75, I-275, and SR-129
- Former automotive tint shop with drive thru capability
- 13' clear height with three (3) drive-in doors (additional can be added)
- Sale Price: \$695,000 (\$97/SqFt)

[CLICK HERE FOR AERIAL VIDEO](#)

[CLICK HERE FOR THE 360° TOUR](#)

PROPERTY DETAILS

Total SqFt:	7,200 (60'x120')
Warehouse SqFt:	6,410
Office SqFt:	790
Acreage:	0.4591 acres
Clear Height:	13'
Year Built:	1980
Type Construction:	Concrete block and steel
Lighting:	T-5's
Column Spacing:	Clear span with one masonry wall running down drive-thru area
Dock door:	None
Drive-in door:	Three (3): 10'x10', 16'x10', and 12'x10'
Sprinkler:	None
Electrical Service:	Three (3) panels each 120/208 volt, 3-phase, 150 amps
Heat:	Natural gas fired unit heaters
Roof:	Rubber membrane
Parking Lot:	Concrete/asphalt
Restrooms:	Two (2) singles in office and One (1) single in warehouse
Assessed Valuation:	\$299,550
Annual Property Taxes:	\$6,160/year
Butler County Parcel ID's:	A0700103000019 and A0700103000019T

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PARCEL OUTLINE



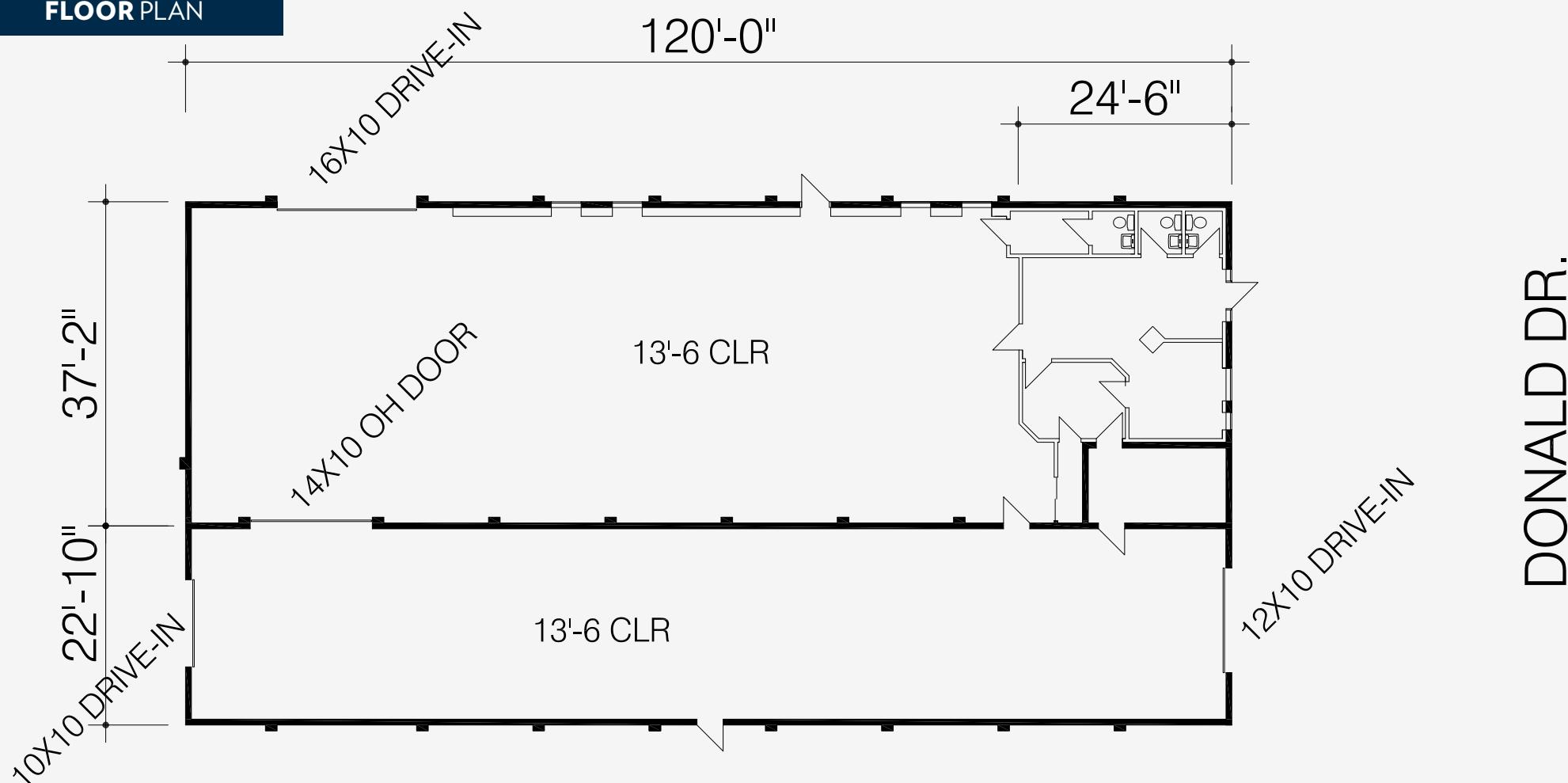
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FLOOR PLAN



5	15	30
OFFICE	790 SF	
WAREHOUSE	6,410 SF	
TOTAL	7,200 SF	

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

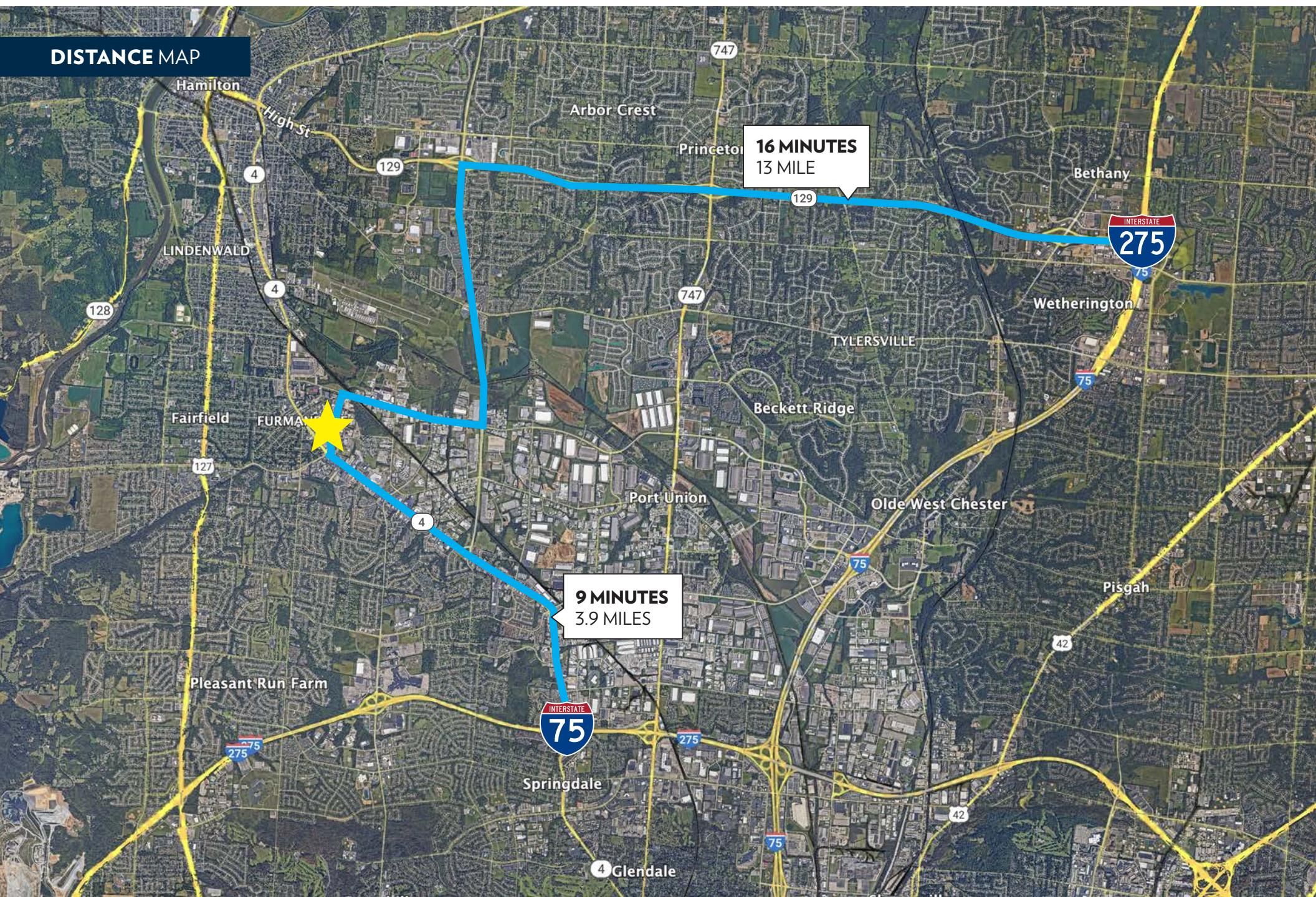
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DISTANCE MAP



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