



## 575 QUALITY BLVD. FAIRFIELD, OH 45014

AVAILABLE FOR LEASE OR SALE



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### PROPERTY HIGHLIGHTS



**69,866 Total SqFt**

- Located in City of Fairfield minutes to I-275 at SR4 & 747, I-75 at Union Centre, and SR-129 at 747
- Former Color Resolutions and Flint Ink manufacturing facility
- 2,000 SF H Use group with Blast walls/doors Class 1 + Div 1 & Div 2
- 2,400 SF depressed 12" slab for containment area.
- Heavy power; 480-volt, 3-phase, +/- 2,500-amps
- Cross docked loading – Fourteen (14) docks
- Potential building expansion or +/- 3-acres outdoor storage
- Multiple exhaust fans throughout warehouse area
- Recent Building Improvements:
  - Roof Replacement
  - Exterior Building Painting
  - Parking Lot Resurface/ Striping
  - Interior warehouse retrofit/ clean-up and white-box
- Available Immediately
- Lease Rate: \$8.25/SF NNN + \$1.73/SF
- Sale Price: Negotiable

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## PROPERTY DETAILS

<b>Total SqFt:</b>	69,866
<b>Warehouse SqFt:</b>	46,375
<b>Office/Lab SqFt:</b>	23,545
<b>Mezzanine SqFt:</b>	1,040 (not included in building footprint)
<b>Expansion SqFt:</b>	Up to 47,834
<b>Acreage:</b>	11.959 acres
<b>Clear Height:</b>	22'-23'
<b>Year Built:</b>	2003
<b>Type Construction:</b>	Pre-cast concrete with 8" concrete floors 4,000 PSI with 6" crushed limestone
<b>Lighting:</b>	T-5's
<b>Column Spacing:</b>	39' x 44'
<b>Dock door:</b>	Fourteen (14) - 9'x10' (Cross-docked); Ten (10) w/ air-powered levelers with 40,000 lbs capacity.
<b>Drive-in door:</b>	Three (3) - 12'x14', 10'x10', 10'x10'

<b>Sprinkler:</b>	Wet system; Ordinary hazard in office/lab .20 GPM/SF, H Use Area extra hazard .40 GPM/SF, and Warehouse, Tank Farm, and Process Areas Class 3 commodity .38GPM/SF
<b>Electrical Service:</b>	480-volt, 3-phase, 2,500 amps
<b>Heat:</b>	Natural gas make-up air units
<b>Roof:</b>	Ballasted rubber membrane; replaced in 2024
<b>Truck court:</b>	Heavy duty asphalt and concrete
<b>Parking Lot:</b>	100+ spaces
<b>Restrooms:</b>	One (1) set in office and One (1) in warehouse area with including men's locker room with multiple showers. One (1) single in warehouse shipping office + One (1) single in private office
<b>Butler County Parcel ID:</b>	A0700151000053 and A0700151000053T

## PARCEL OUTLINE



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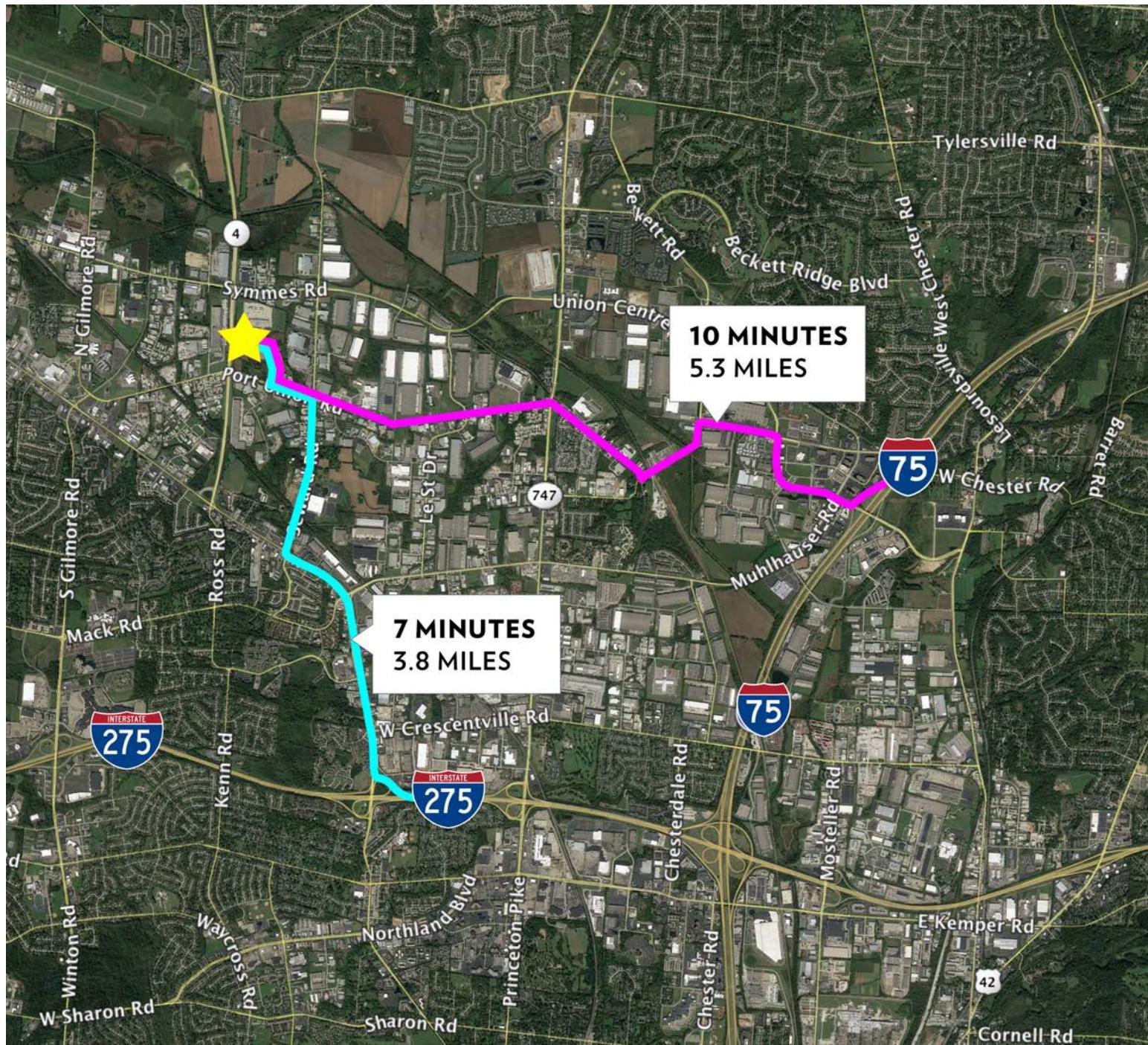
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## DISTANCE MAP



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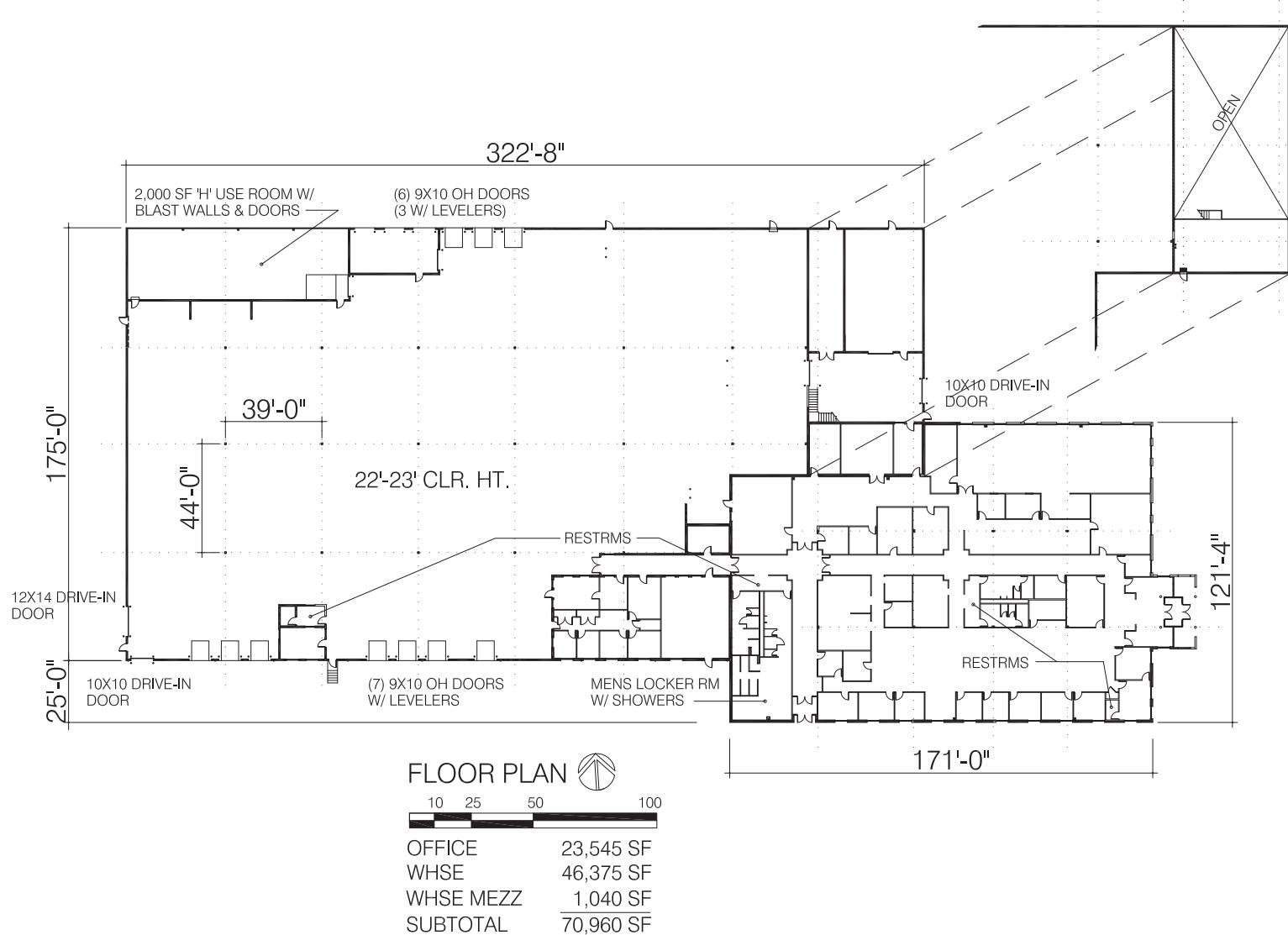
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## FLOOR PLAN



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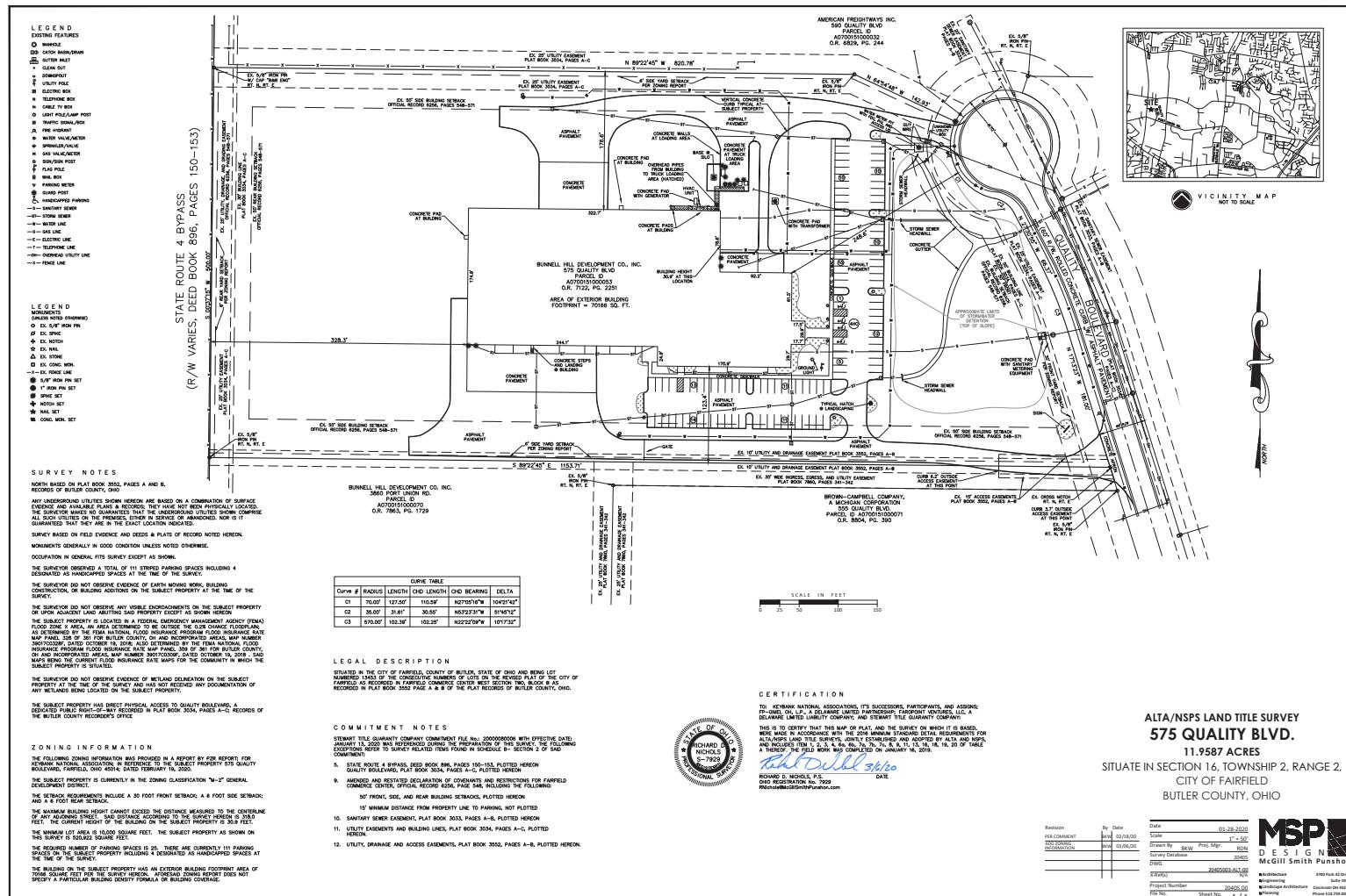
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## ALTA SURVEY



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**BUILDING EXPANSION / OUTDOOR STORAGE AREA**



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**PROPERTY PHOTOS**



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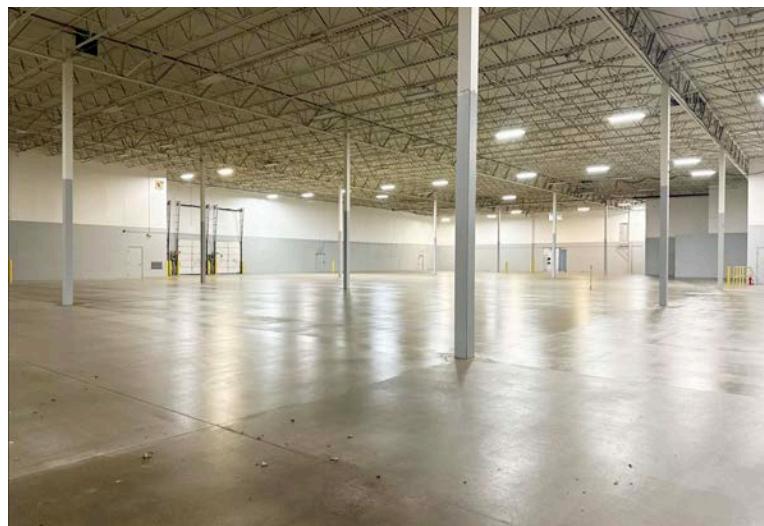
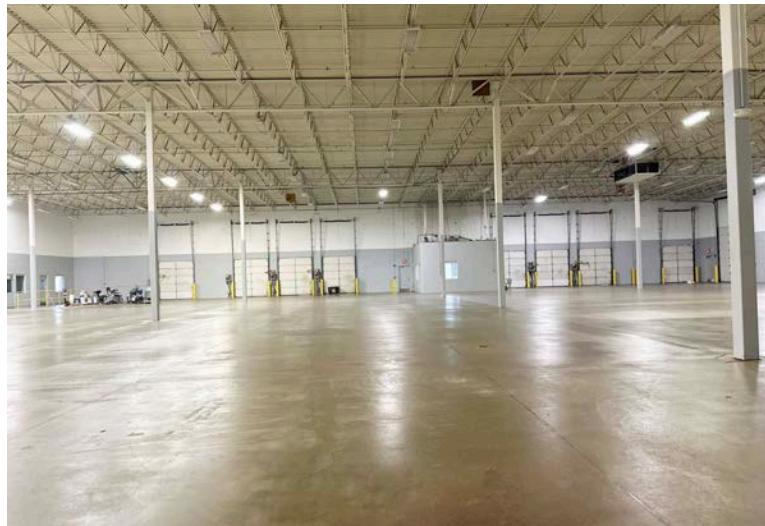
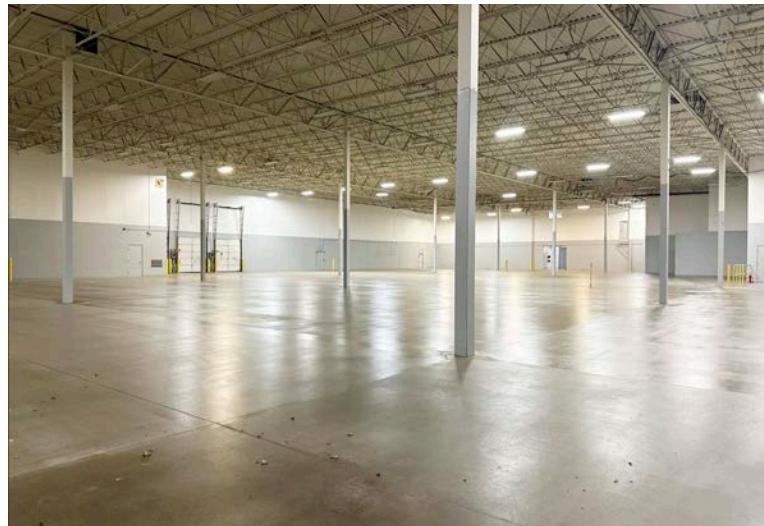
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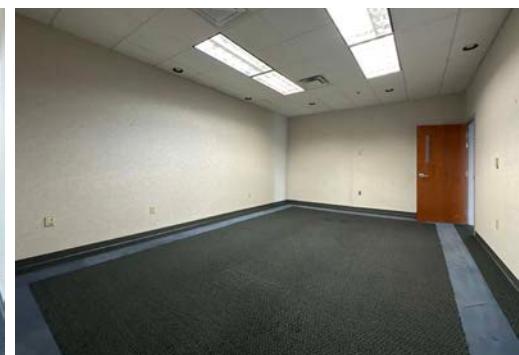
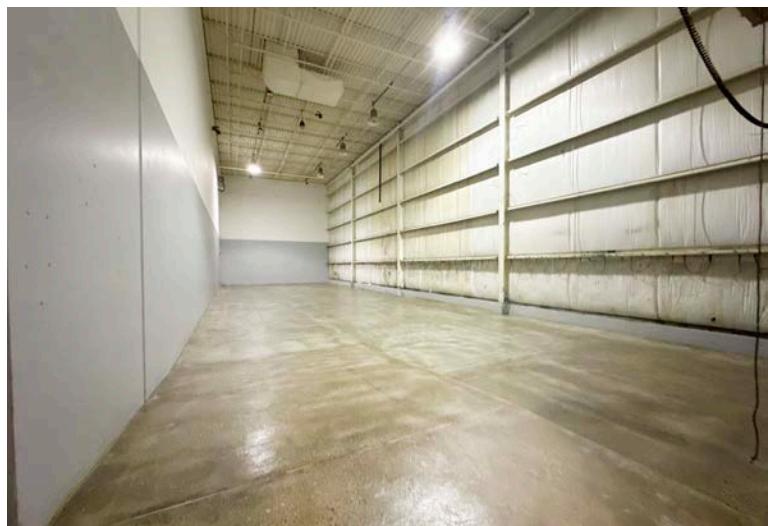
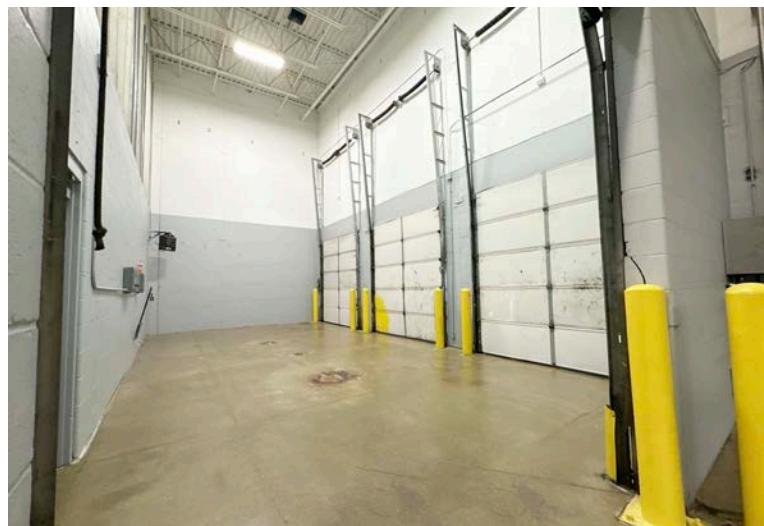
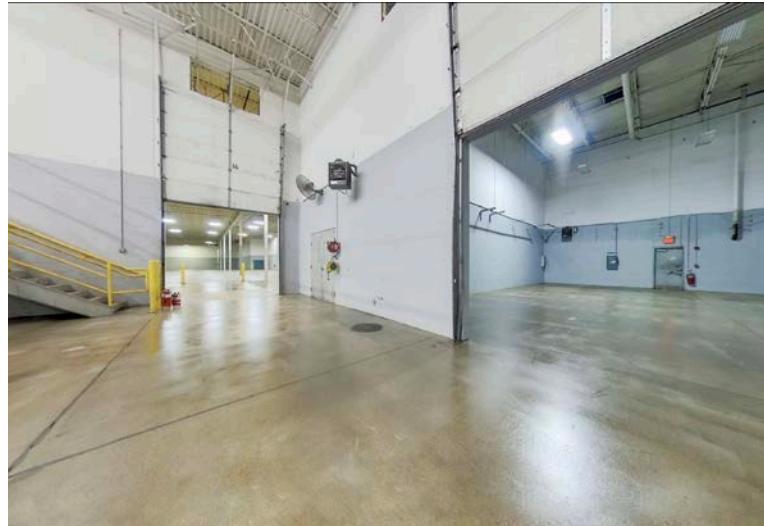
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