



8490 SEWARD RD.
FAIRFIELD, OH 45014

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



40,000 SqFt

- Freestanding building located in City of Fairfield minutes to I-75, I-275, and SR-129
- Multiple docks and drive-in doors with ability for expansion
- Clear span warehouse area
- Secure/fenced truck court and outdoor storage area (expandable)
- Available Q4 2025
- Sale Price: Negotiable
- Lease Rate: Negotiable



CLICK HERE FOR AERIAL VIDEO

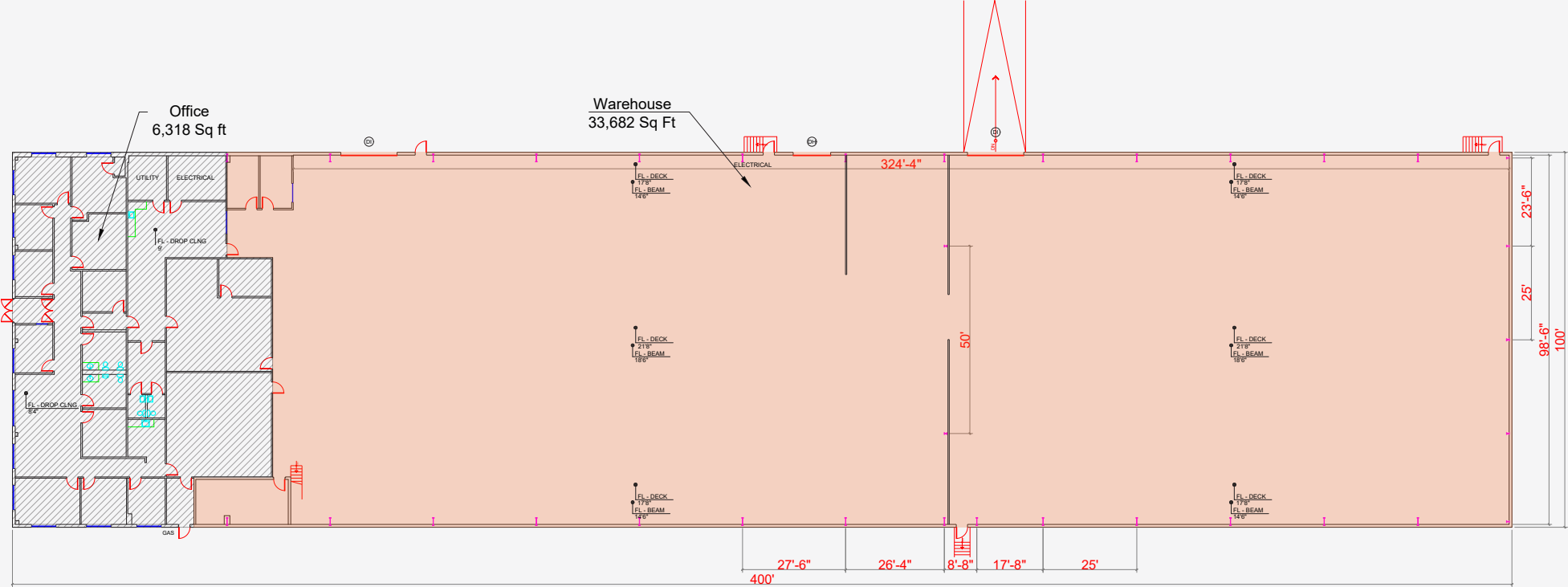
INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
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PROPERTY DETAILS

Total SqFt:	40,000
Warehouse SqFt:	33,682
Office SqFt:	6,318
Acreage:	3.5060 acres
Clear Height:	14'6"-18'6"
Year Built:	2006 (25K SqFt) & 2013 (15K SqFt)
Type Construction:	Metal - Fully insulated
Lighting:	T-8's with motor sensors
Column Spacing:	Clear span
Dock door:	One (1) 10'x10' with mechanical pit leveler and seal
Drive-in door:	Two (2) - 16'x14' and 14'x14'
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 2,000 amps
Heat:	Natural gas fired unit heaters
Roof:	Metal standing seam
Truck court:	100' asphalt
Parking Lot:	30+ spaces
Restrooms:	Two (2) sets
Butler County Parcel ID's:	A0700150000032

FLOOR PLAN



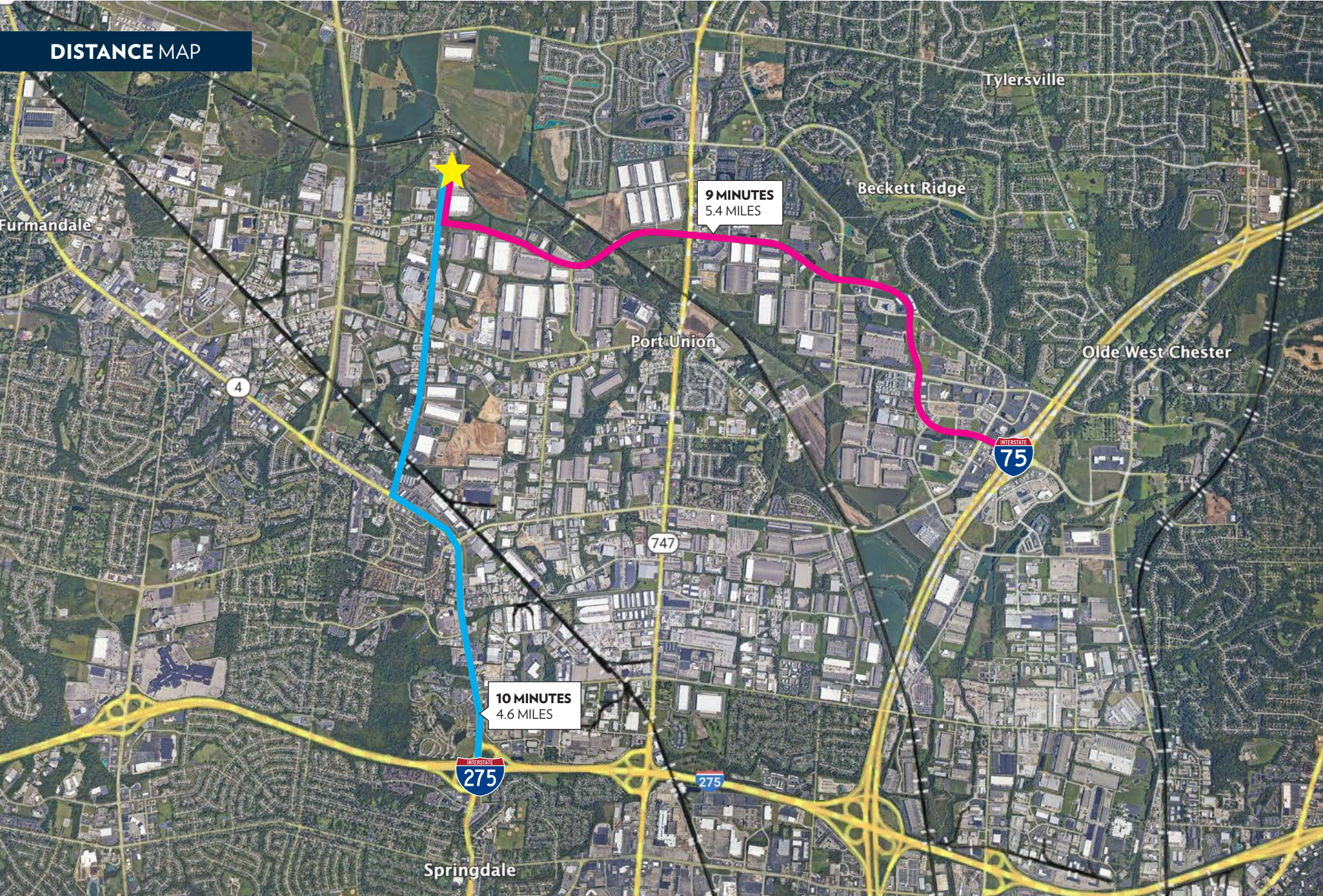
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DISTANCE MAP

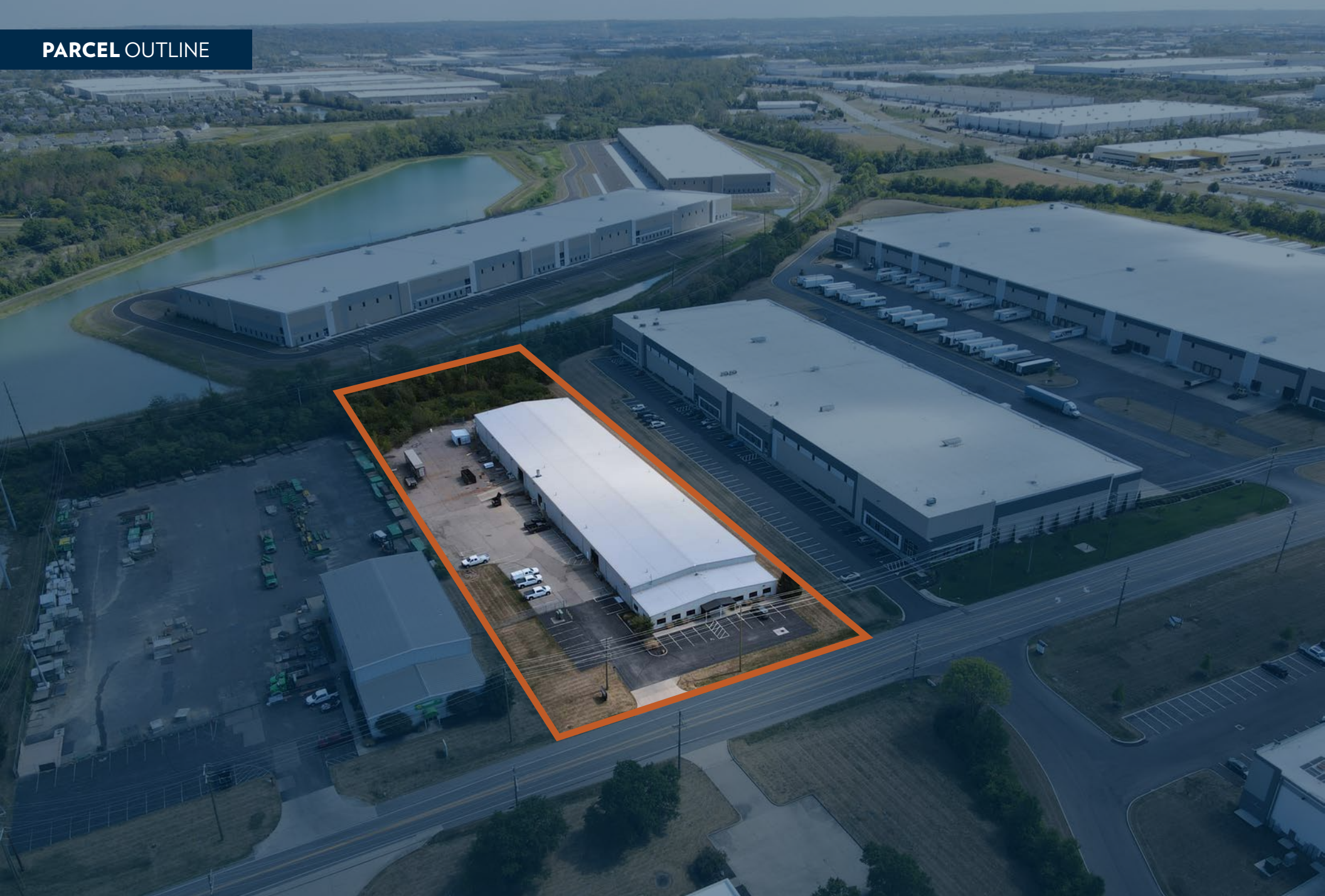


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PARCEL OUTLINE



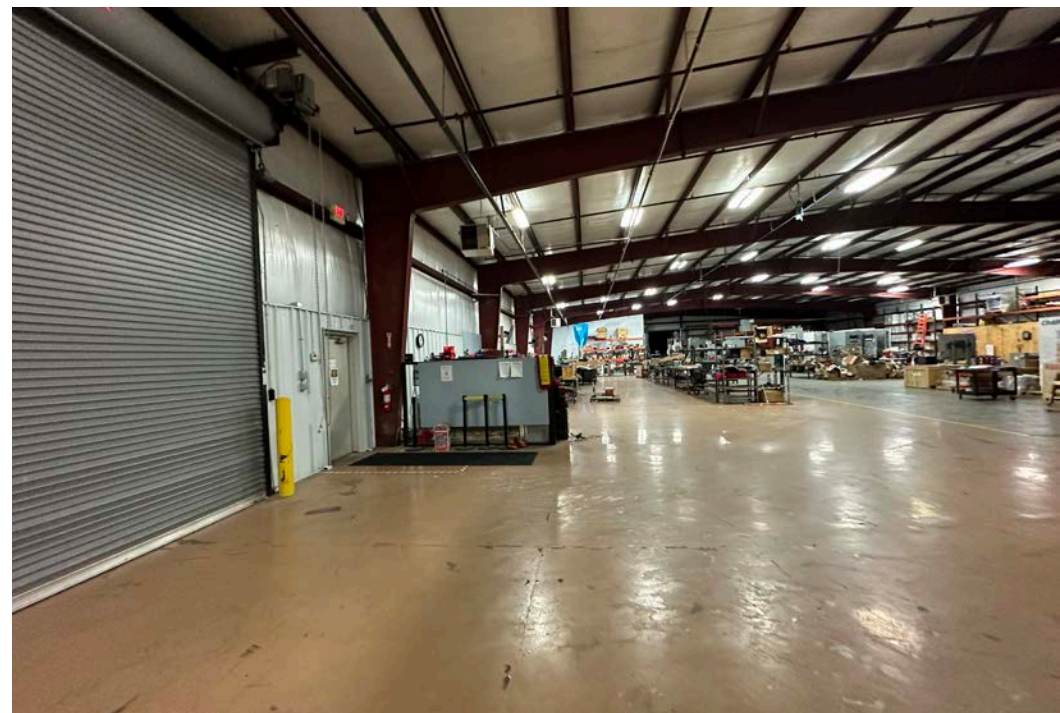
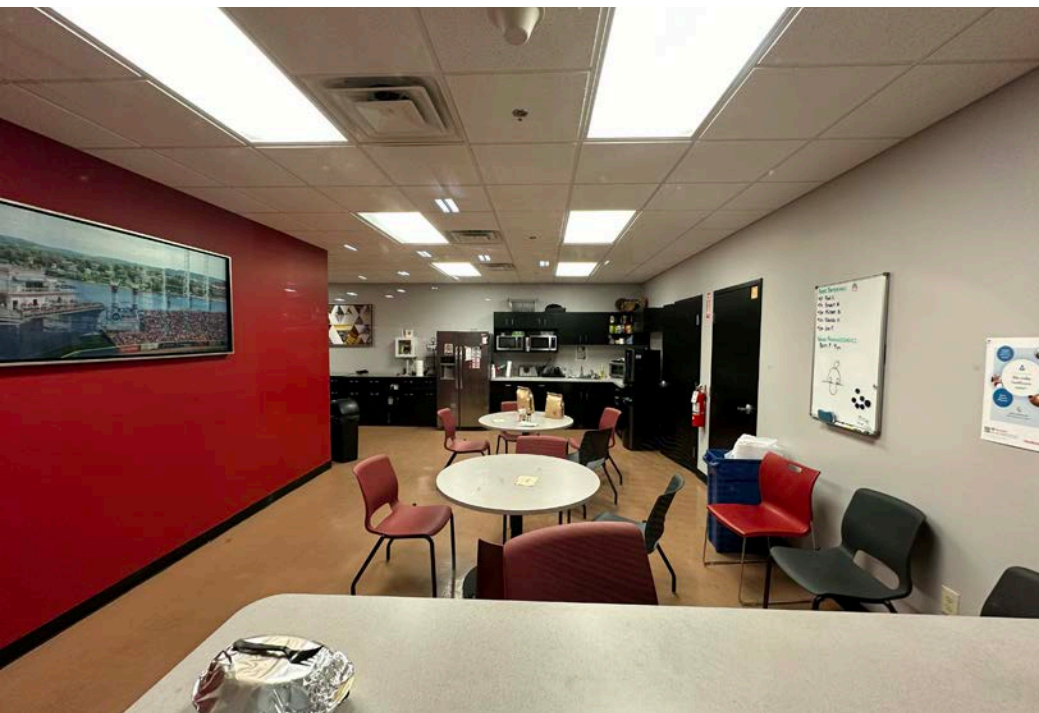
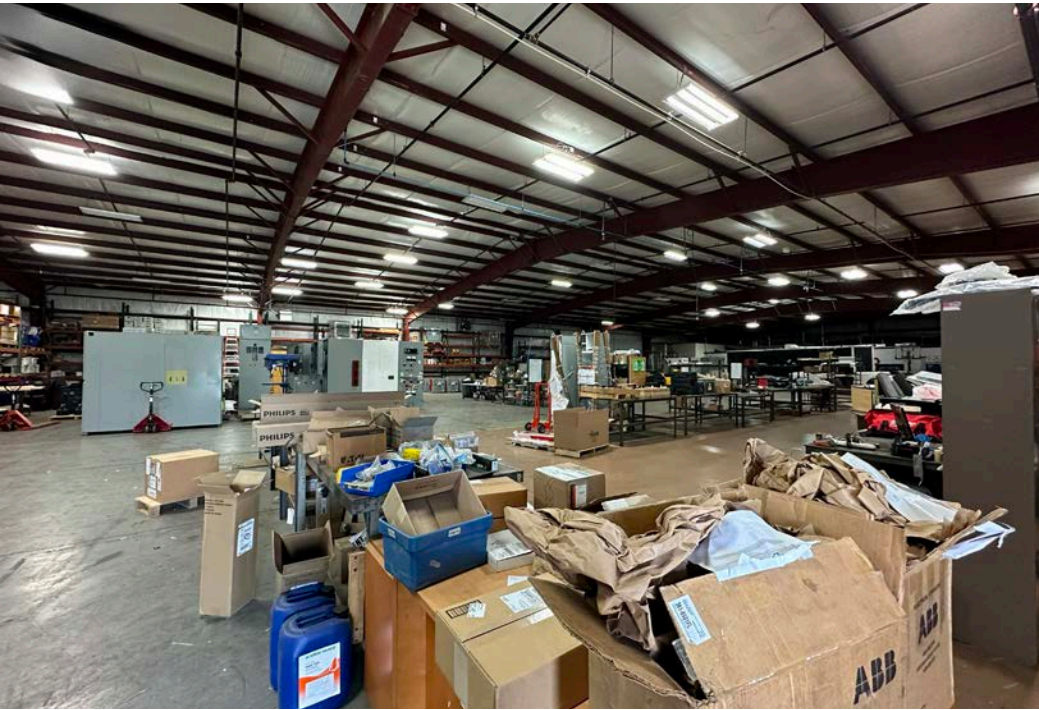
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