

PRICE REDUCED TO \$2,400,000!

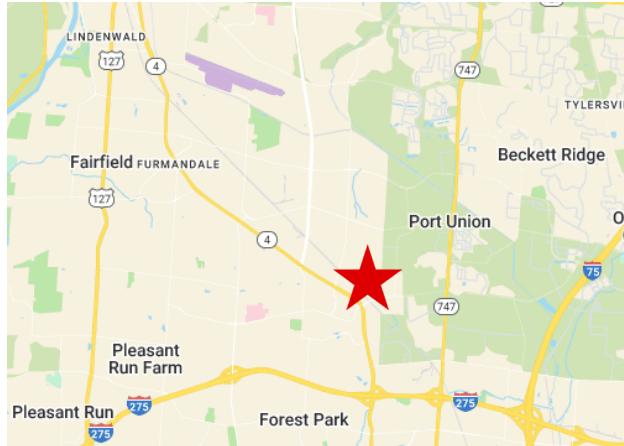
FOR SALE

## 275 Northpointe Drive

275 Northpointe Drive  
Fairfield, OH 45014

### Property Highlights

- For Sale
- ±30,130 SF free-standing industrial building
- ±2,845 SF Office Total (3 locations)
- 1 Loading dock with pit leveler
- 3 Drive-in doors
- 20-23' hi-bay, 11.5'-14'11" low bay
- Heavy power; 2,000+ amps, 480V



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## BUILDING SPECIFICATIONS

<b>Location</b>	City of Fairfield Butler County	<b>Loading</b>	1 Dock with pit leveler, 3 drive-in doors (2 motorized)
<b>Total Building Size</b>	±30,130 SF	<b>Sprinklers</b>	None
<b>Office Size</b>	±925 SF (Front office) ±1,184 SF (Shop office) ±736 SF (Tech center)	<b>Heat</b>	Gas unit heaters
<b>Warehouse Size</b>	±27,285 SF	<b>Office Air Conditioning</b>	Front Office: needs replacement Shop Office: needs repair
<b>Land</b>	±1.56 Acres	<b>Floor Drain</b>	Yes
<b>Zoning</b>	M-2	<b>Exhaust</b>	Yes
<b>Access to Expressways</b>	Route 4 to I-275	<b>Lighting</b>	LED
<b>Year Built</b>	1982; expanded in 1983	<b>Outside Security Lighting</b>	Yes
<b>Construction</b>	Pre-engineered metal system with block, brick, metal wainscot	<b>Electrical Service</b>	Heavy power; 2,000+ amps, 480V, 3-phase
<b>Building Dimensions</b>	295'10" x 120'	<b>Gas</b>	Duke Energy
<b>Column Spacing</b>	30'x25'±	<b>Sewer</b>	City
<b>Floor</b>	Concrete; some with epoxy	<b>Water</b>	City
<b>Roof</b>	Metal	<b>Auditor's Information</b>	A0700182000006 A0700182000007
<b>Ceiling Height</b>	11.5'-14'11" low bay 20-23' hi-bay	<b>Auditor's Market Value</b>	\$839,730
<b>Parking</b>	Up to 51 spaces, 15 east side, 4 in front, 32 west side along fence	<b>Annual Taxes</b>	\$19,430 (\$0.69/SF)
<b>Restrooms</b>	5 Total; 2 office, 1 warehouse, 1 shop office, 1 tech center	<b>Sale Price</b>	\$2,400,000