



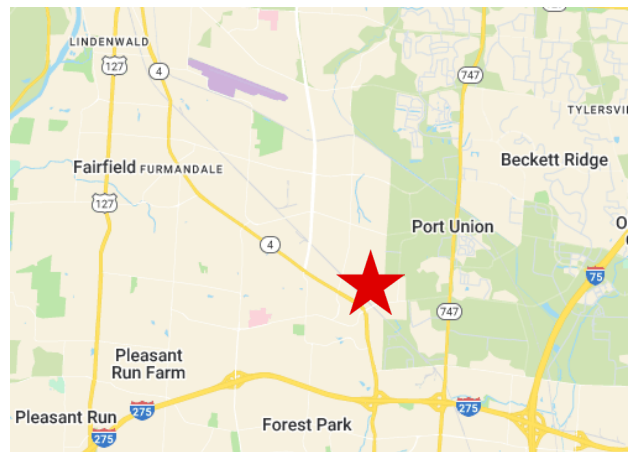
FOR SALE

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

Location	City of Fairfield Butler County	Loading	1 Dock with pit leveler, 3 drive-in doors (2 motorized)
Total Building Size	±30,130 SF	Sprinklers	None
Office Size	±925 SF (Front office) ±1,184 SF (Shop office) ±736 SF (Tech center)	Heat	Gas unit heaters
Warehouse Size	±27,285 SF	Office Air Conditioning	Front Office: needs replacement Shop Office: needs repair
Land	±1.56 Acres	Floor Drain	Yes
Zoning	M-2	Exhaust	Yes
Access to Expressways	Route 4 to I-275	Lighting	LED
Year Built	1982; expanded in 1983	Outside Security Lighting	Yes
Construction	Pre-engineered metal system with block, brick, metal wainscot	Electrical Service	Heavy power; 2,000+ amps, 480V, 3-phase
Building Dimensions	295'10" x 120'	Gas	Duke Energy
Column Spacing	30'x25'±	Sewer	City
Floor	Concrete; some with epoxy	Water	City
Roof	Metal	Auditor's Information	A0700182000006 A0700182000007
Ceiling Height	11.5'-14'11" low bay 20-23' hi-bay	Auditor's Market Value	\$839,730
Parking	Up to 51 spaces, 15 east side, 4 in front, 32 west side along fence	Annual Taxes	\$19,430 (\$0.69/SF)
Restrooms	5 Total; 2 office, 1 warehouse, 1 shop office, 1 tech center	Sale Price	\$1,900,000