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For Lease

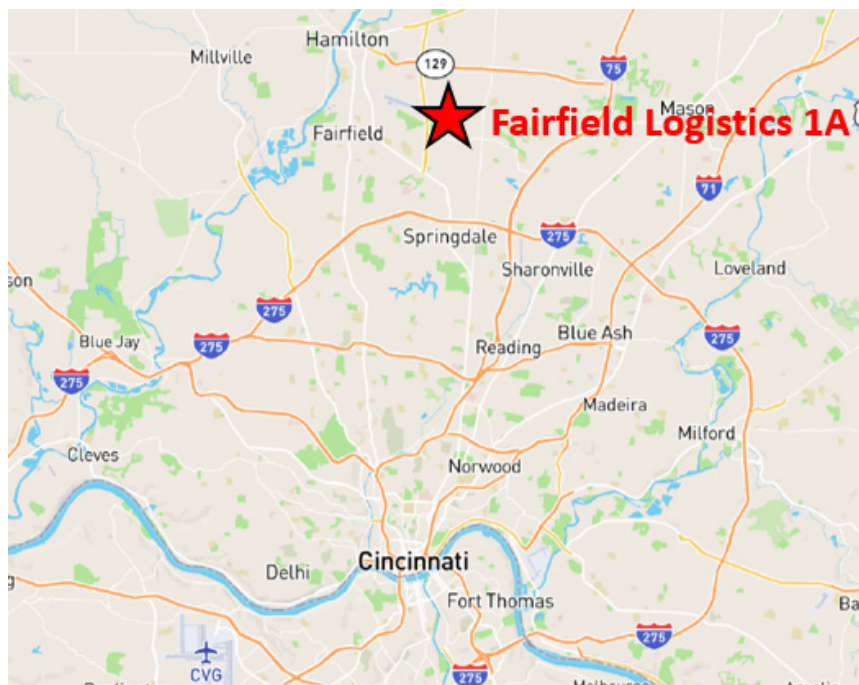
Fairfield Logistics Building 1A
8200 Seward Road
Fairfield OH 45011

218,755 SF Available - 10-year Tax Abatement offered via TIF Reimbursement



BUILDING HIGHLIGHTS

- 501,350 SF with office
- 218,755 SF Available,
~3,373 SF Spec Office
- 570' deep X 864' wide
- 40' clear height
- Approximate 56' x 50' bay spacing, 60' speed bay at docks, 31,920 SF full demising bay
- 32 docks available
 - 8 with levelers and seals
- 2 drive-in doors
- M-1 and M-2 Zoning per Fairfield TWP
- 145 vehicle/car parking spaces
- 47 truck/trailer parking spaces
- Floor 8" unreinforced slab
- **10-year tax abatement offered via TIF Reimbursement**

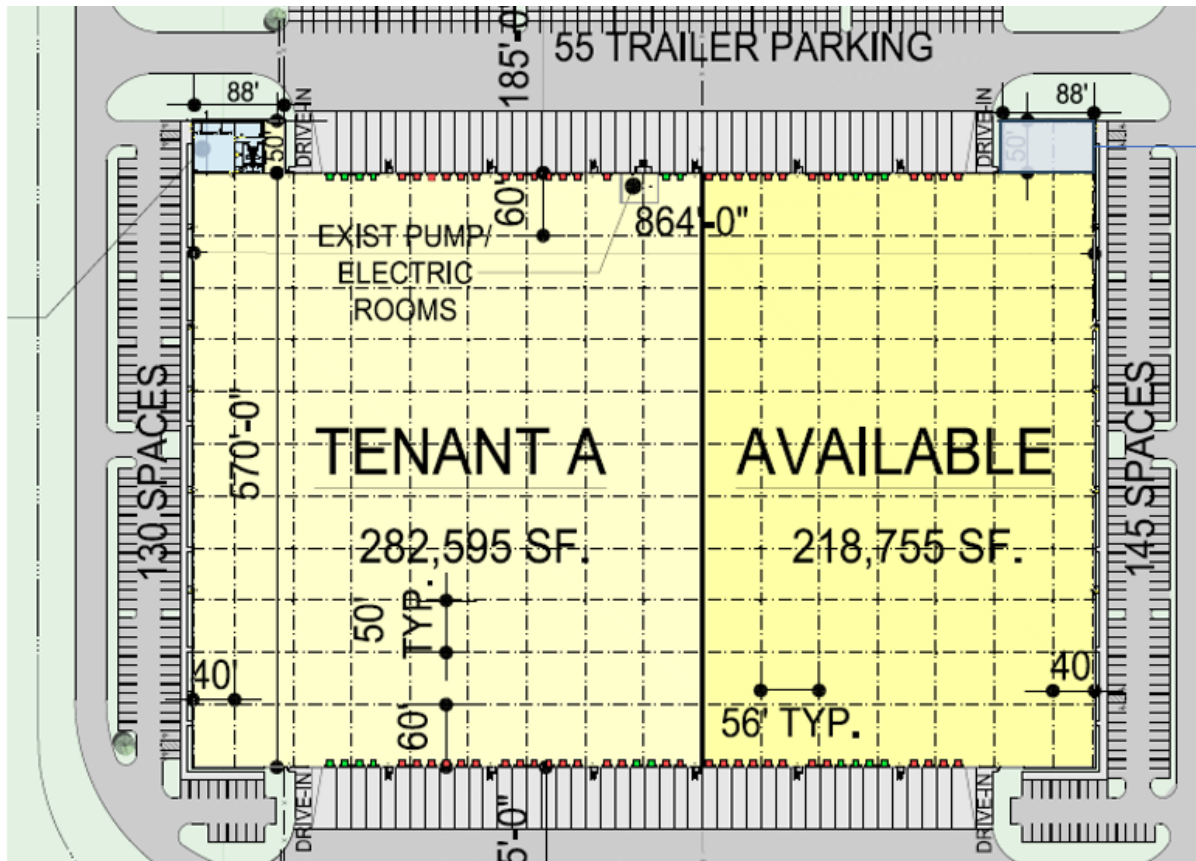


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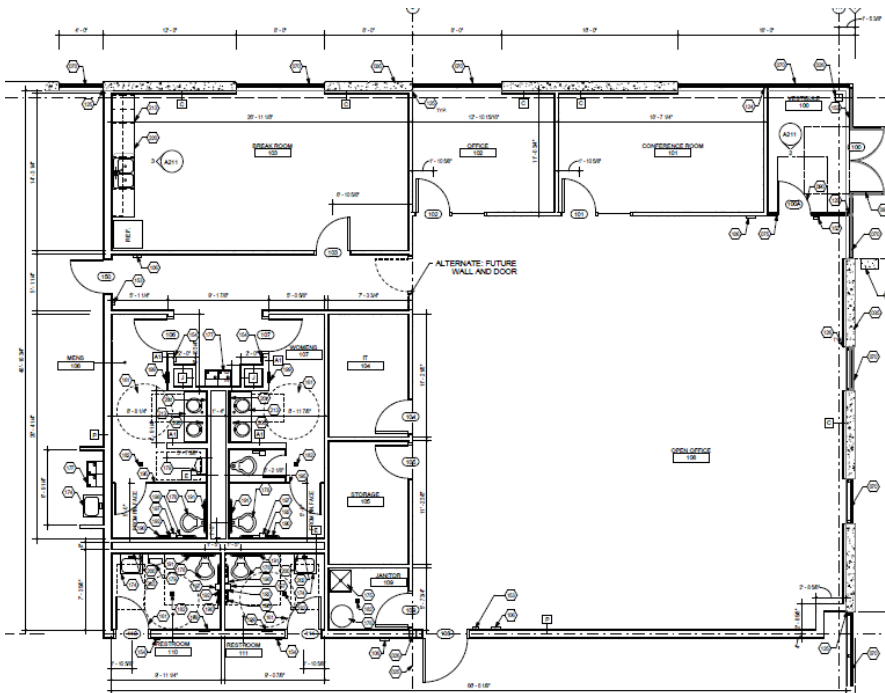


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Fairfield Logistics Building 1A



Make
Ready
Office
(Plan Below)



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For more information on this
opportunity, please contact:

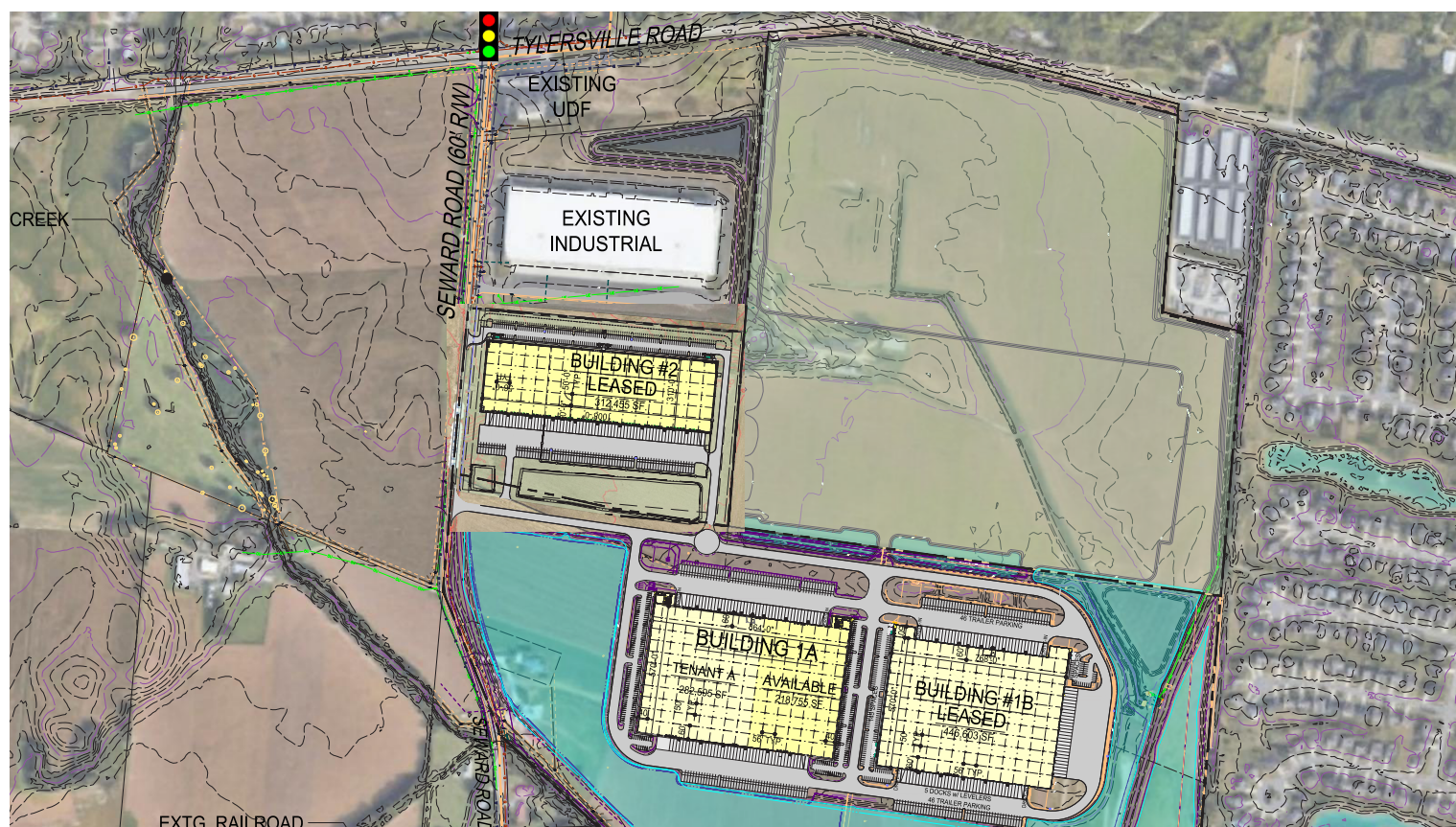
CBRE

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Fairfield Logistics Building 1A



Fairfield Logistics is a master planned logistics campus strategically located in Fairfield Township, offering easy access to interstate highways I-275, I-75 and I-74.

Located in the heart of Cincinnati's largest industrial submarket (79.4 million SF), the park's location allows companies to draw from high quality, competitively priced labor pools from the surrounding municipalities in addition to a number of amenities.

Situated within a 2-day access window to nearly 60% of the US population, the region offers several options for transportation as well as significant logistics cost savings.

With sites available to accommodate occupiers from 100,000 SF up to 600,000 SF, Fairfield Logistics is an ideal location for local, regional and national distribution users.



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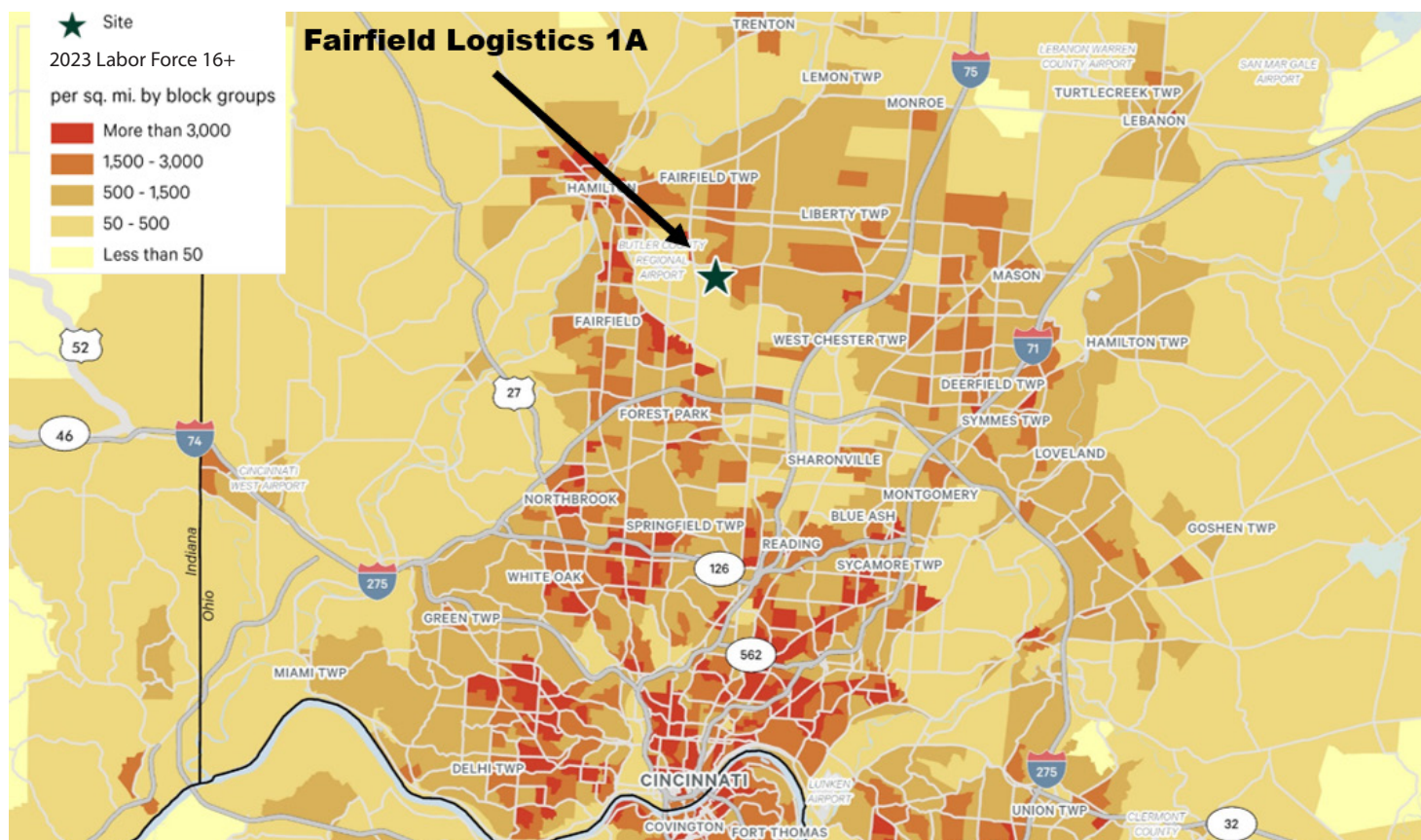
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Fairfield Logistics Building 1A



METRO AREA

I-75.....	5 miles
I-275	4.5 miles
I-71.....	13 miles
I-675 (Dayton).....	33 miles
Crossroads of America	
I-70 at I-75.....	45 miles

AIR

Cincinnati Int'l.....	36 miles
Dayton Int'l.....	50 miles
DHL Super Cargo Hub	
at CVG.....	36 miles
Prime Air Hub at CVG.....	36 miles

GROUND

FedEx Ground.....	4 miles
UPS.....	10 miles

INTERMODAL

CSX.....	23 miles
Norfolk Southern.....	23 miles



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