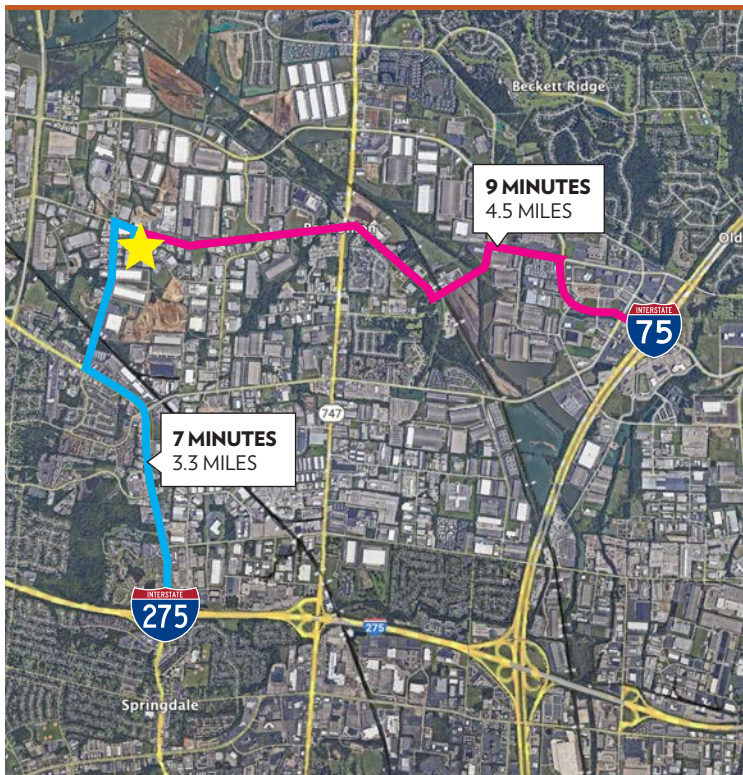




Thunderbird Land
2.43 acres

THUNDERBIRD LANE AT PORT UNION ROAD - FAIRFIELD, OH 45014
INDUSTRIAL LAND SITE AVAILABLE



PROPERTY HIGHLIGHTS

- Owner will build-to-suit and/or lease
- Tax abatement/incentives available
- Zoned M-2 General Industrial
- Duke Energy - gas & electric
- All utilities underground or at rear of property
- Design/Build capabilities
- Located in City of Fairfield within minutes to I-275 and I-75

 **CLICK HERE FOR AERIAL VIDEO**

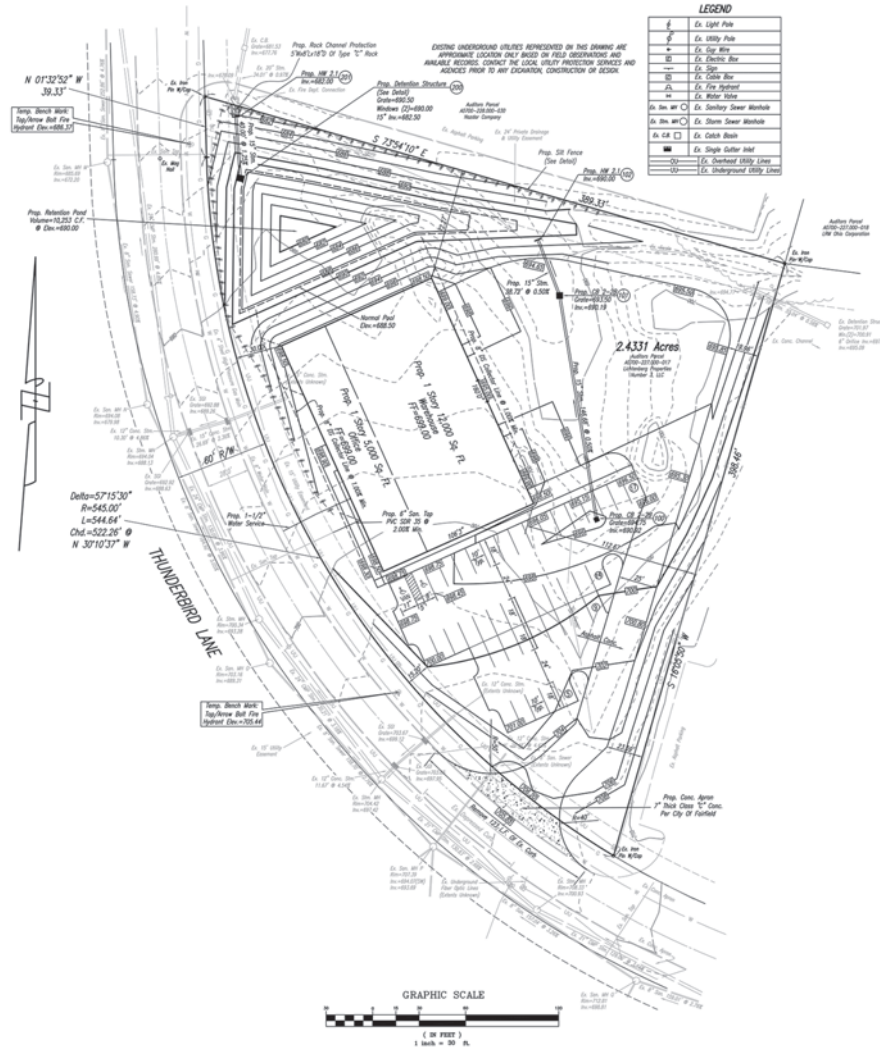
INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

THUNDERBIRD LANE FAIRFIELD, OH

SITE PLAN



Total SqFt:	17,000 (Expandable)
Warehouse SqFt:	12,000
Office SqFt:	5,000
Acreage:	2.43
Column Spacing:	TBD
Car Parking:	40+ spaces (expandable)
Truck Court:	130' (60' concrete and asphalt)
Clear Height:	20'+

Roof:	Metal
Sprinkler:	Wet, ordinary hazard
Construction:	Metal or precast concrete
Electric:	400 amp, 480V, 3-phase
Lighting:	T8 high-bays
Docks:	2 - 9' x 10' w/ standard mechanical dock levelers and dock seals
Drive-in Doors:	1 - 12' x 14'

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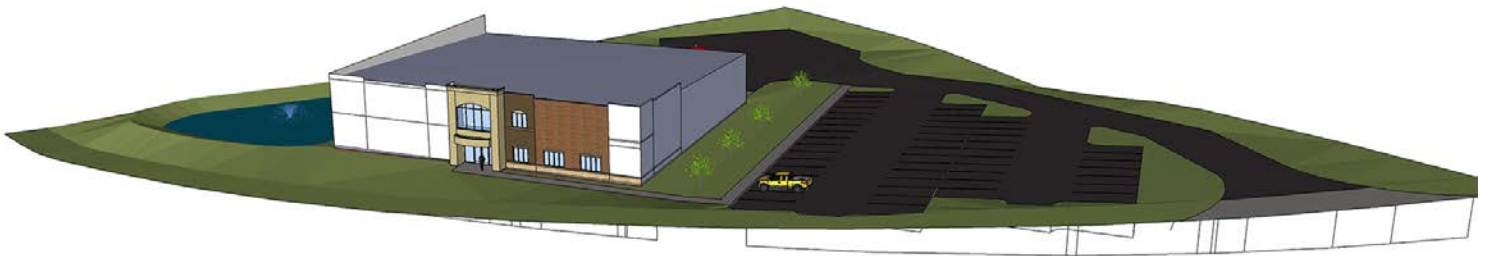
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THUNDERBIRD LANE FAIRFIELD, OH

RENDERING



AERIAL



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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THUNDERBIRD LANE FAIRFIELD, OH

PROPERTY PHOTOS



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