

Industrial | For Lease

CBRE



FAIRFIELD

TRADE CENTER



Building 2: +/- 26,967 SF Available Now

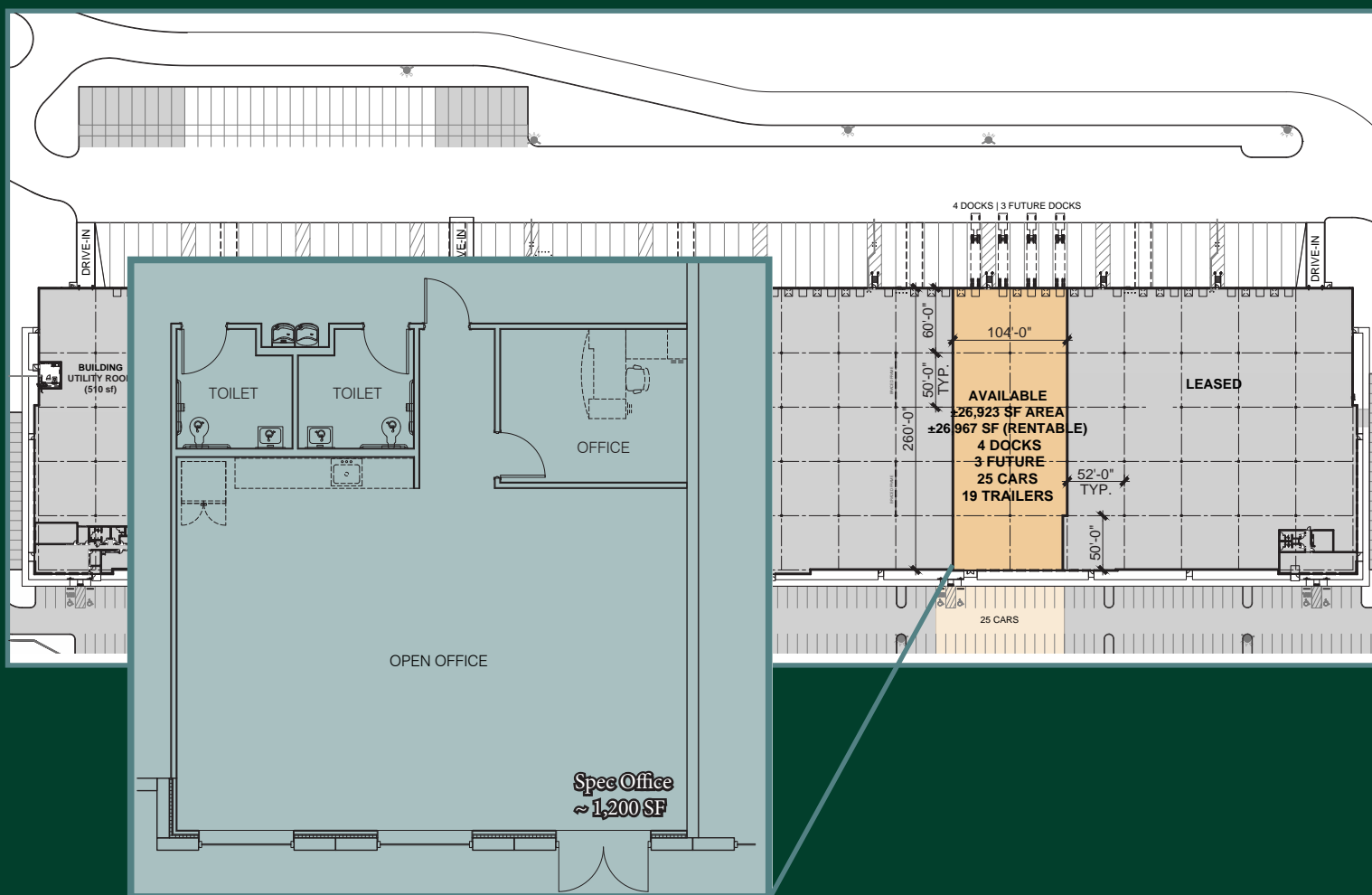
8407 Firebird Drive, Fairfield, OH 45011 | **PERFORMANCE BASED TAX ABATEMENT AVAILABLE**

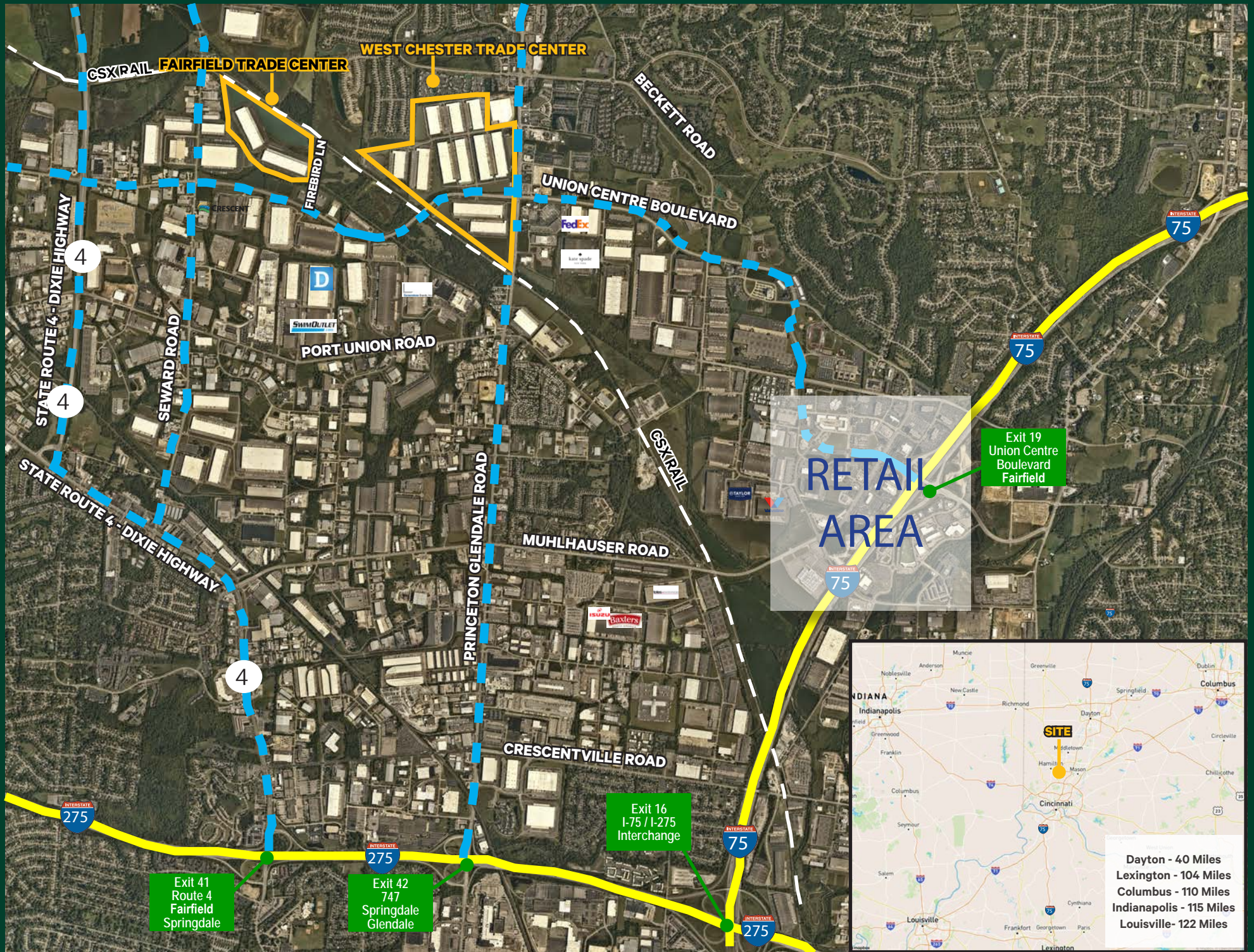


Building 2 - 8407 Firebird Dr.

314K 36' 2024

Building Size	+/- 313,833 SF
Available SF	+/- 26,967 SF
Office SF	~ 1,200 SF
Building Dimensions	260' x 1196'
Building Configuration	Rear-load
Column Bay Spacing	52' x 50' Loading Bay 52' x 60'
Power	800 amps 480V 3 phase
Clear Height	36'
Available Dock Doors	4 Docks 3 Future
Available Parking	25 Cars 19 Trailers
Fire Protection	ESFR
Lighting	LED w/motion sensors, 30 FC; 30" AFF
Construction	Tilt-Wall Concrete
Floor Slab	7" non-reinforced concrete, 4000 PSI.
Truck Court	130'
HVAC	50°F at -0°F, 0.25 ACH





Fairfield Trade Center
Fairfield, OH

For Lease



Park is located in Ohio's City of Fairfield, (northern Cincinnati) featuring superior labor diversity & costs, and affordable housing.



Excellent Midwest location for local, regional and national distribution & e-commerce support.



The Park's location in pro-business Butler County, Ohio is within a 2-day drive of 60% of the United States population.



Additional incentives may be available through Jobs Ohio and City of Fairfield



With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.

Contact Us:

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