



575 QUALITY BLVD. FAIRFIELD, OH 45014
AVAILABLE FOR LEASE OR SALE



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PROPERTY HIGHLIGHTS



69,866 Total SqFt

- Located in City of Fairfield minutes to I-275 at SR4 & 747, I-75 at Union Centre, and SR-129 at 747
- Former Color Resolutions and Flint Ink manufacturing facility
- 2,000 SF H Use group with Blast walls/doors Class 1 + Div 1 & Div 2
- 2,400 SF depressed 12" slab for containment area.
- Heavy power; 480-volt, 3-phase, +/- 2,500-amps
- Cross docked loading – Fourteen (14) docks
- Potential building expansion or +/- 3-acres outdoor storage
- Multiple exhaust fans throughout warehouse area
- Recent Building Improvements:
 - Roof Replacement
 - Exterior Building Painting
 - Parking Lot Resurface/Striping
 - Interior warehouse retrofit/clean-up and white-box
- Available Immediately
- Lease Rate: Negotiable
- Sale Price: Negotiable

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FAIRFIELD, OH

PROPERTY DETAILS

Total SqFt:	69,866
Warehouse SqFt:	46,375
Office/Lab SqFt:	23,545
Mezzanine SqFt:	1,040 (not included in building footprint)
Expansion SqFt:	Up to 47,834
Acreage:	11.959 acres
Clear Height:	22'-23'
Year Built:	2003
Type Construction:	Pre-cast concrete with 8" concrete floors 4,000 PSI with 6" crushed limestone
Lighting:	T-5's
Column Spacing:	39' x 44'
Dock door:	Fourteen (14) - 9'x10' (Cross-docked); Ten (10) w/ air-powered levelers with 40,000 lbs capacity.
Drive-in door:	Three (3) - 12'x14', 10'x10', 10'x10'

Sprinkler:	Wet system; Ordinary hazard in office/lab .20 GPM/SF, H Use Area extra hazard .40 GPM/SF, and Warehouse, Tank Farm, and Process Areas Class 3 commodity .38GPM/SF
Electrical Service:	480-volt, 3-phase, 2,500 amps
Heat:	Natural gas make-up air units
Roof:	Ballasted rubber membrane; replaced in 2024
Truck court:	Heavy duty asphalt and concrete
Parking Lot:	100+ spaces
Restrooms:	One (1) set in office and One (1) in warehouse area with including men's locker room with multiple showers. One (1) single in warehouse shipping office + One (1) single in private office
Butler County Parcel ID:	A0700151000053 and A0700151000053T

PARCEL OUTLINE



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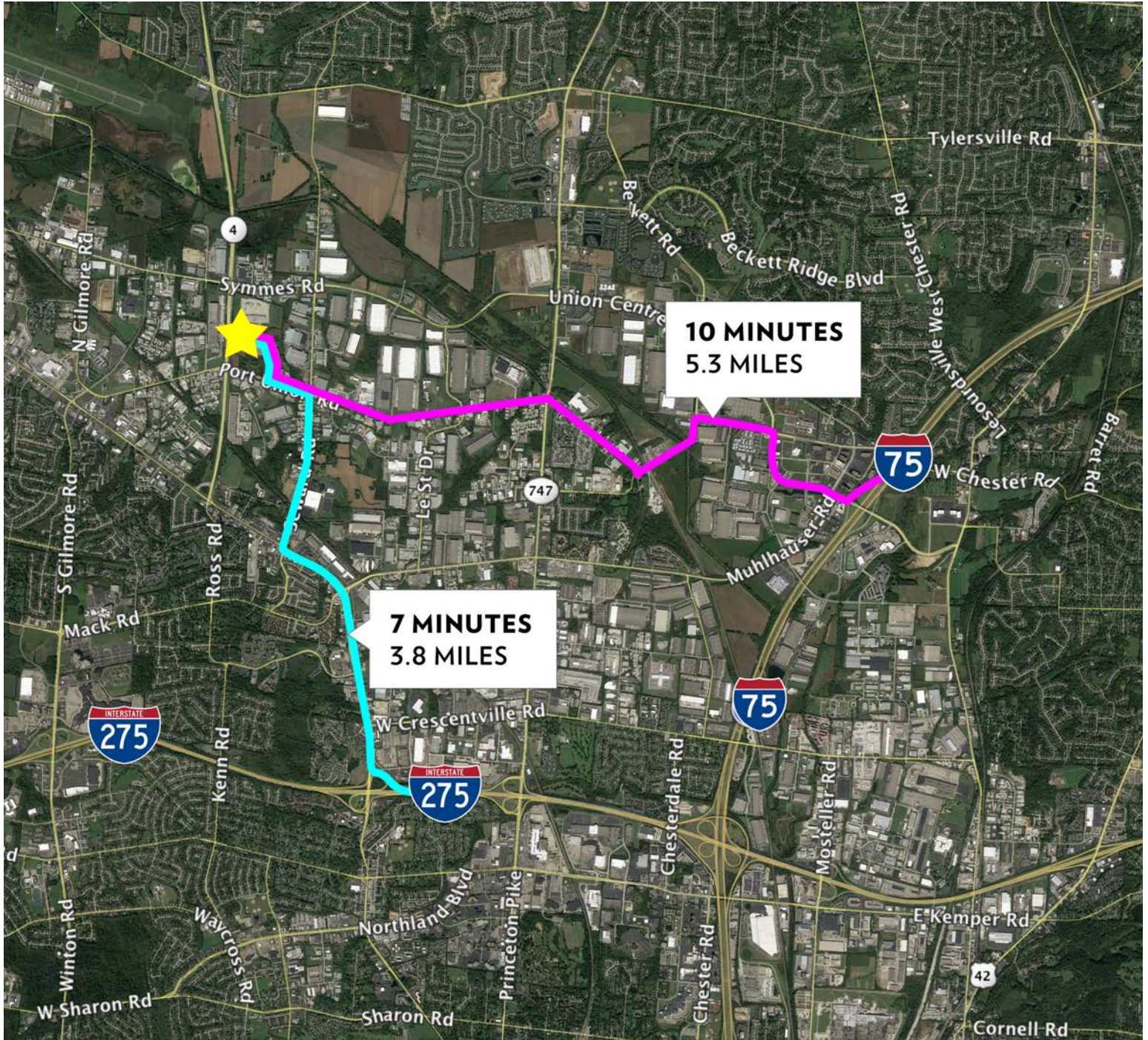
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DISTANCE MAP



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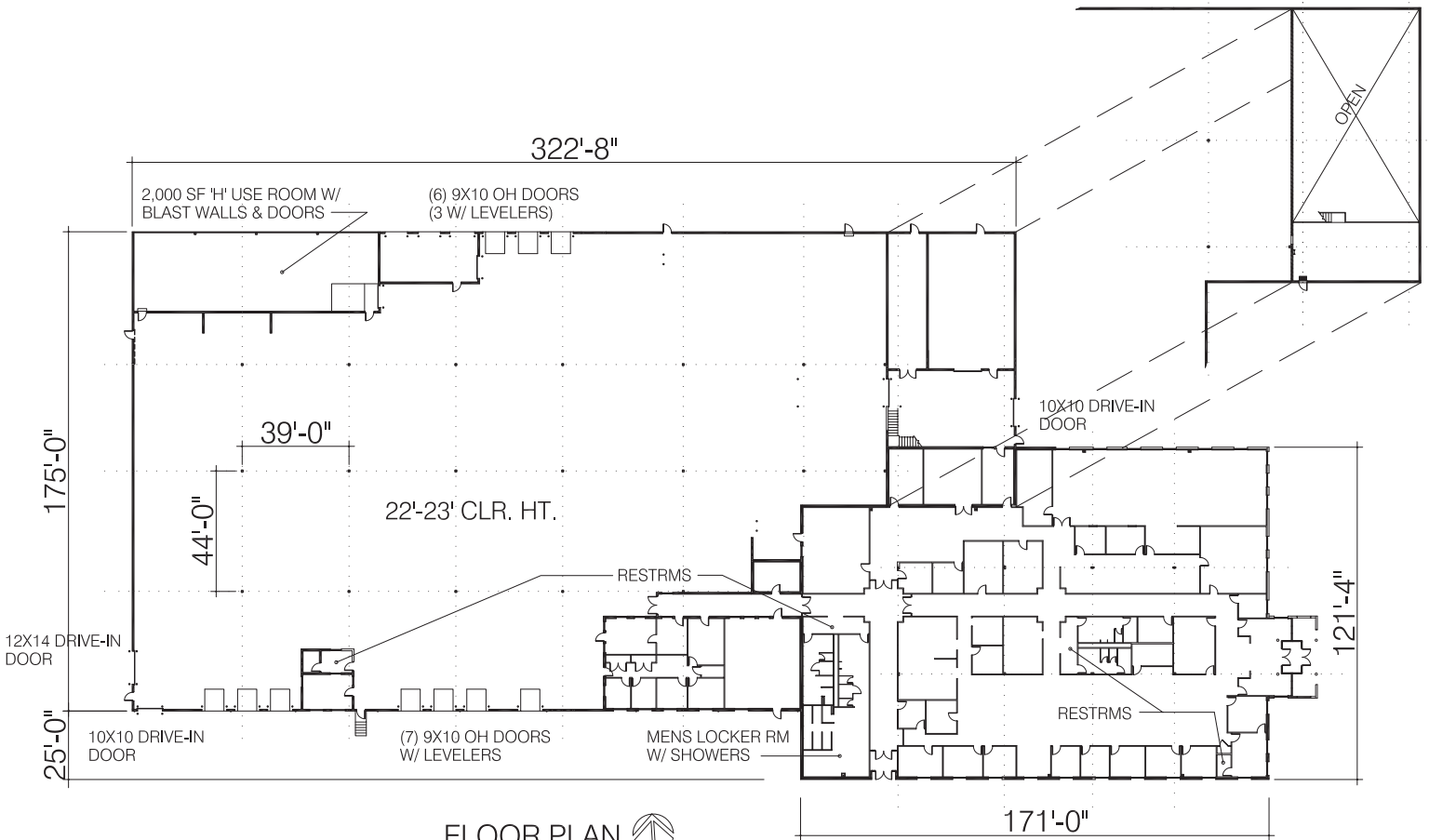
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FLOOR PLAN



FLOOR PLAN 

10 25 50 100

OFFICE	23,545 SF
WHSE	46,375 SF
WHSE MEZZ	1,040 SF
SUBTOTAL	70,960 SF

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BUILDING EXPANSION / OUTDOOR STORAGE AREA



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PROPERTY PHOTOS



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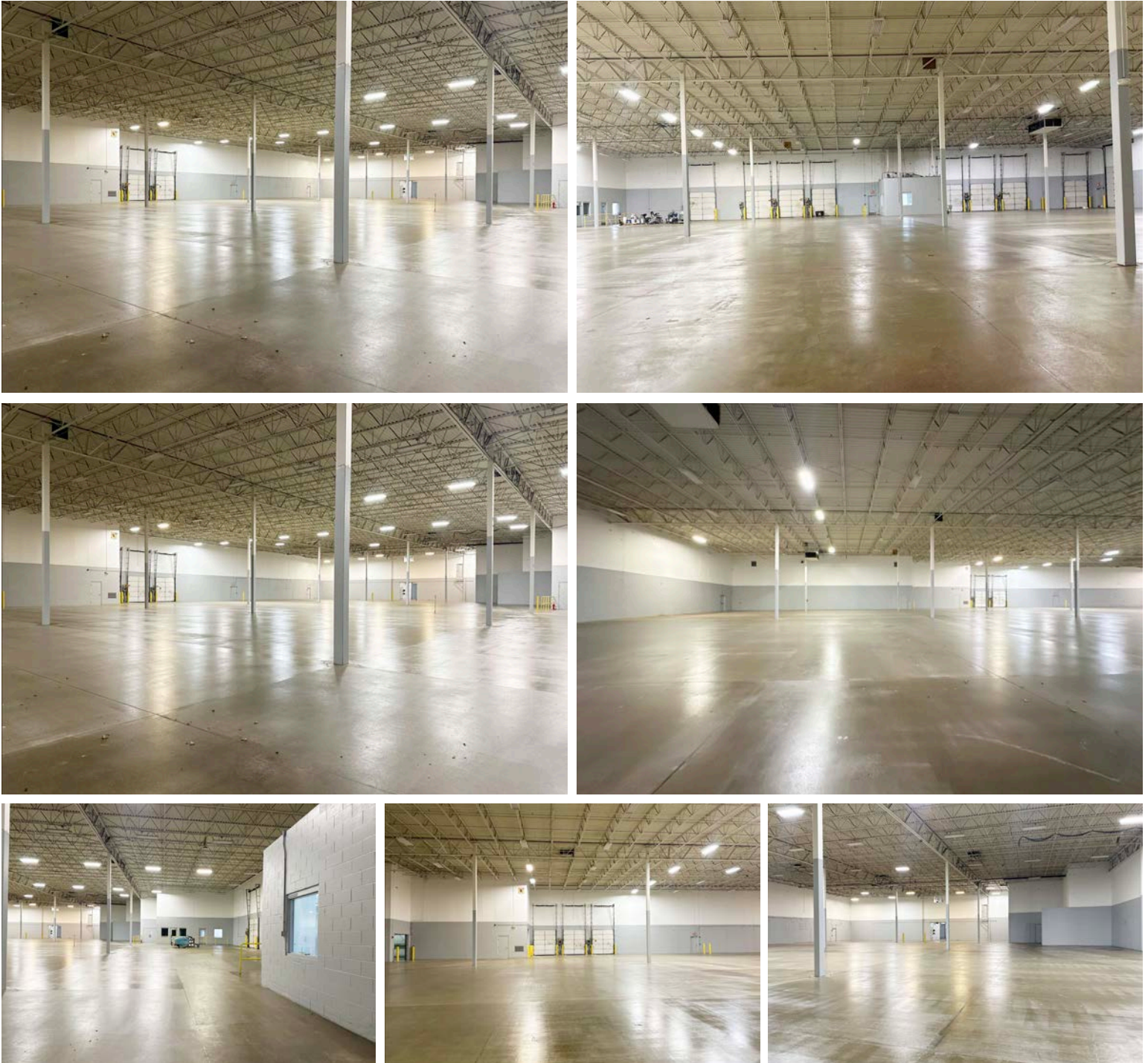
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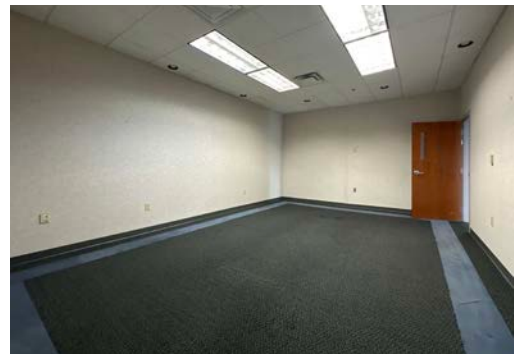
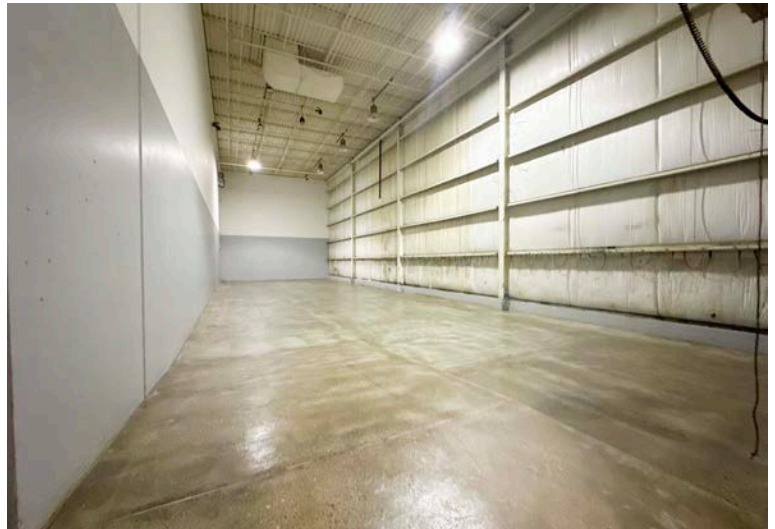
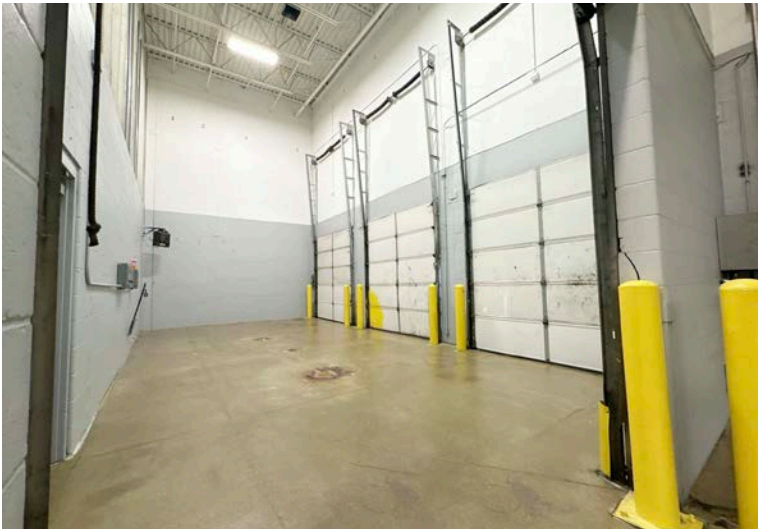
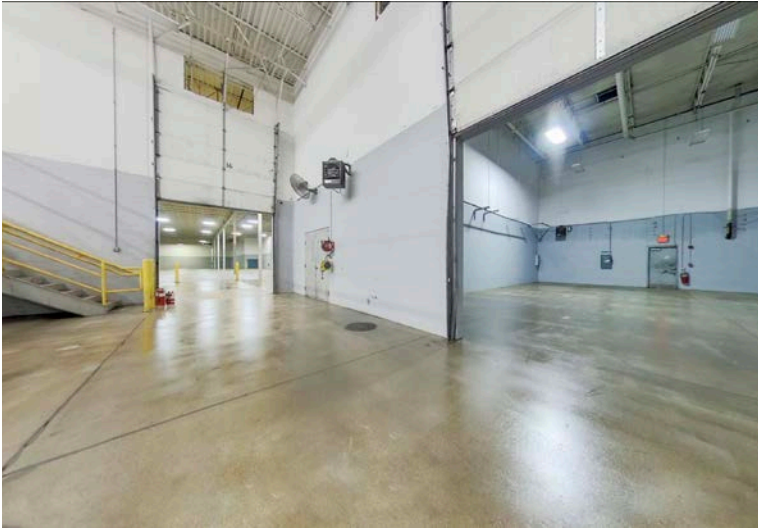
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