

FAIRFIELD, OH 45014





### WAREHOUSE/MANUFACTURING

- 38,400 SF Available (Aisles 12 & 13)
- ±3,000 SF Office
- (2) Dock Doors
- (1) Drive-in Door
- 19,200 SF @ 30'
- 19,200 SF @ 20'
- LED Lights
- Expandable to 96,000 SF

## **LEASE RATE: \$6.50/SF GROSS**



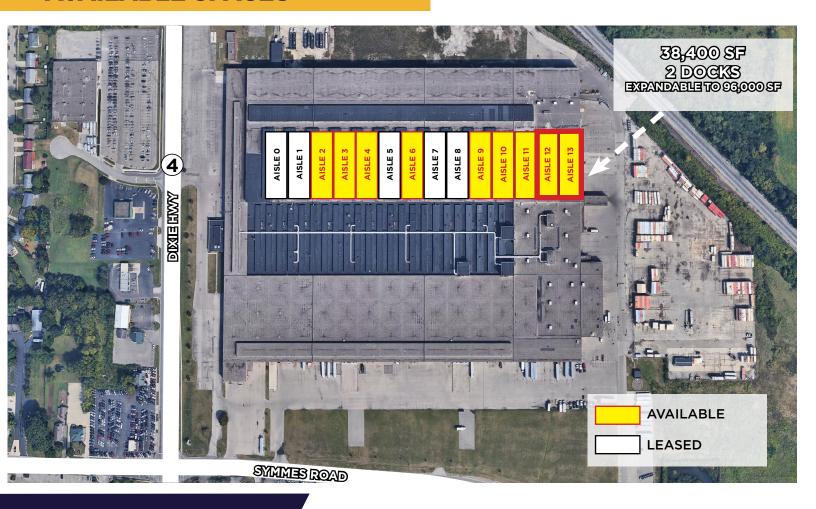
For more information, contact:







### **AVAILABLE SPACES**



#### **ALL AVAILABLE SPACES**

Type	Aisle	Square Feet	Office Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
SPACES (Available 1/1/25)	2, 3, 4	76,800	0	19,200	O/Y	10-3 TON	\$6.50/sf
SPACES (Available 1/1/25)	6	19,200	0	19,200	O/Y	10-30 TON	\$6.50/sf
SPACES (Available 1/1/25)	9, 10, 11	57,600	0	19,200	O/Y	10-30 TON	\$6.50/sf
SPACES (Available 1/1/25)	12, 13	38,400	3,000	38,400	2/Y	None	\$6.50/sf



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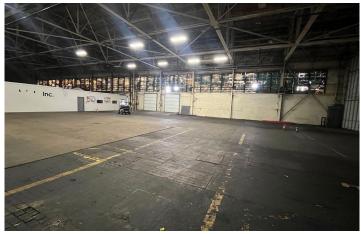


### **PHOTOS**

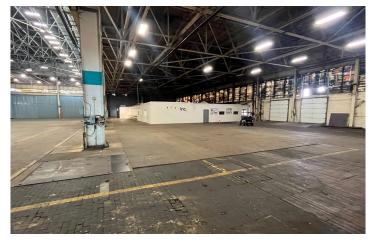










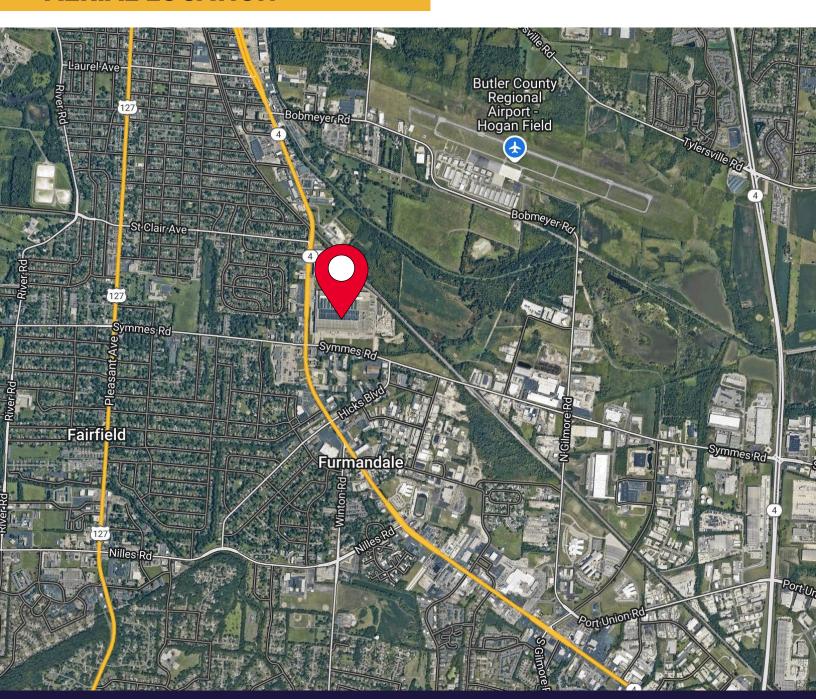




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### **AERIAL LOCATION**



For more information, contact:

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