

**FOR LEASE**

# 4400 STATE RTE. 4

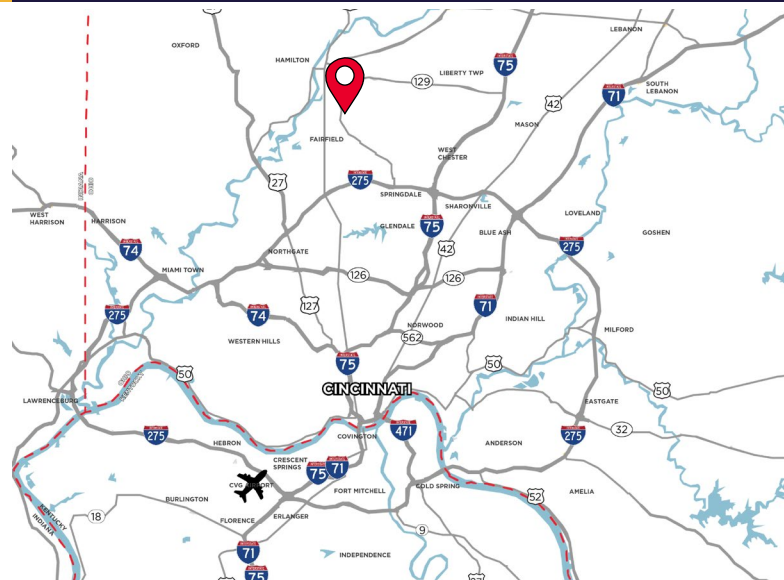
FAIRFIELD, OH 45014



## HIGH BAY/DRIVE-IN

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

- 19,200 - 172,800 SF Available
- 19,200 SF/Bay
- 30' Clear
- Drive-in Access
- Cranes
- Available Units Include:
  - 19,200 SF
  - 38,400 SF
  - 57,600 SF
  - 96,800 SF
- LED Lights



**For more information, contact:**

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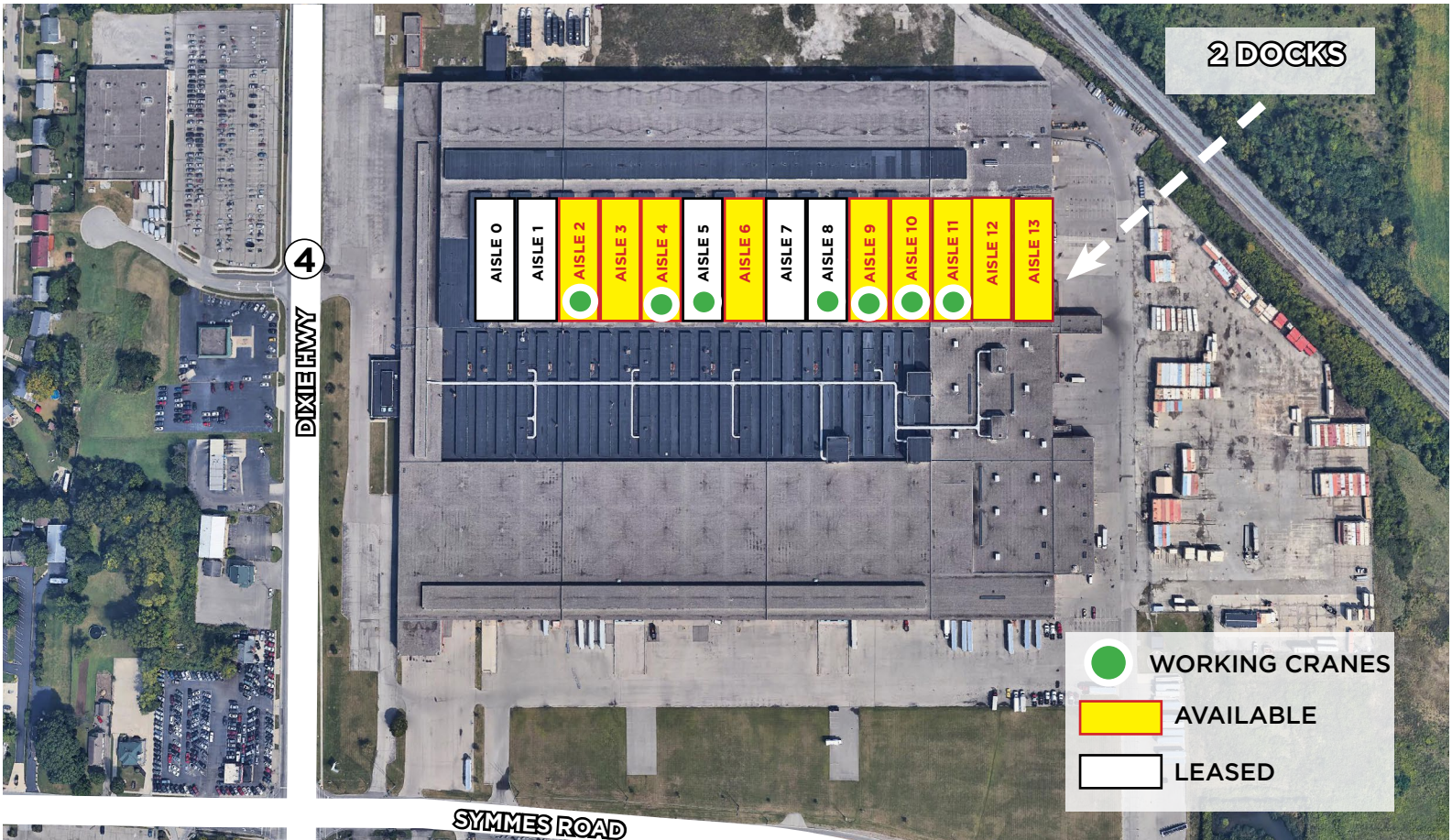
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## AVAILABLE SPACES



## ALL AVAILABLE SPACES

Type	Aisle	Square Feet	Office Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
SPACES (Available 7/1/25)	2, 3, 4	76,800	0	19,200	O/Y	10-3 TON	\$6.50/sf
SPACES (Available 7/1/25)	6	19,200	0	19,200	O/Y	10-30 TON	\$6.50/sf
SPACES (Available 7/1/25)	9, 10, 11	57,600	0	19,200	O/Y	10-30 TON	\$6.50/sf
SPACES (Available Now)	12, 13	38,400	3,000	38,400	2/Y	None	\$6.50/sf

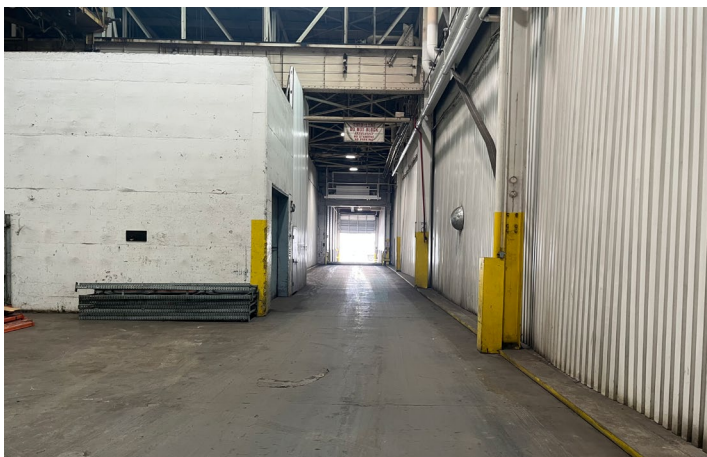
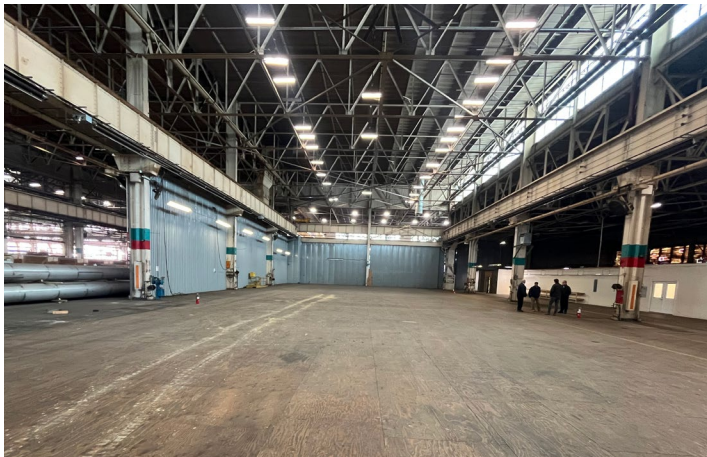
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## PHOTOS



## CRANE SPACE

- 19,200 SF CRANE BAYS
- 100% FLOOR COVERAGE
- INTERIOR DRIVE AISLE
- 10-30 TON CAPACITY

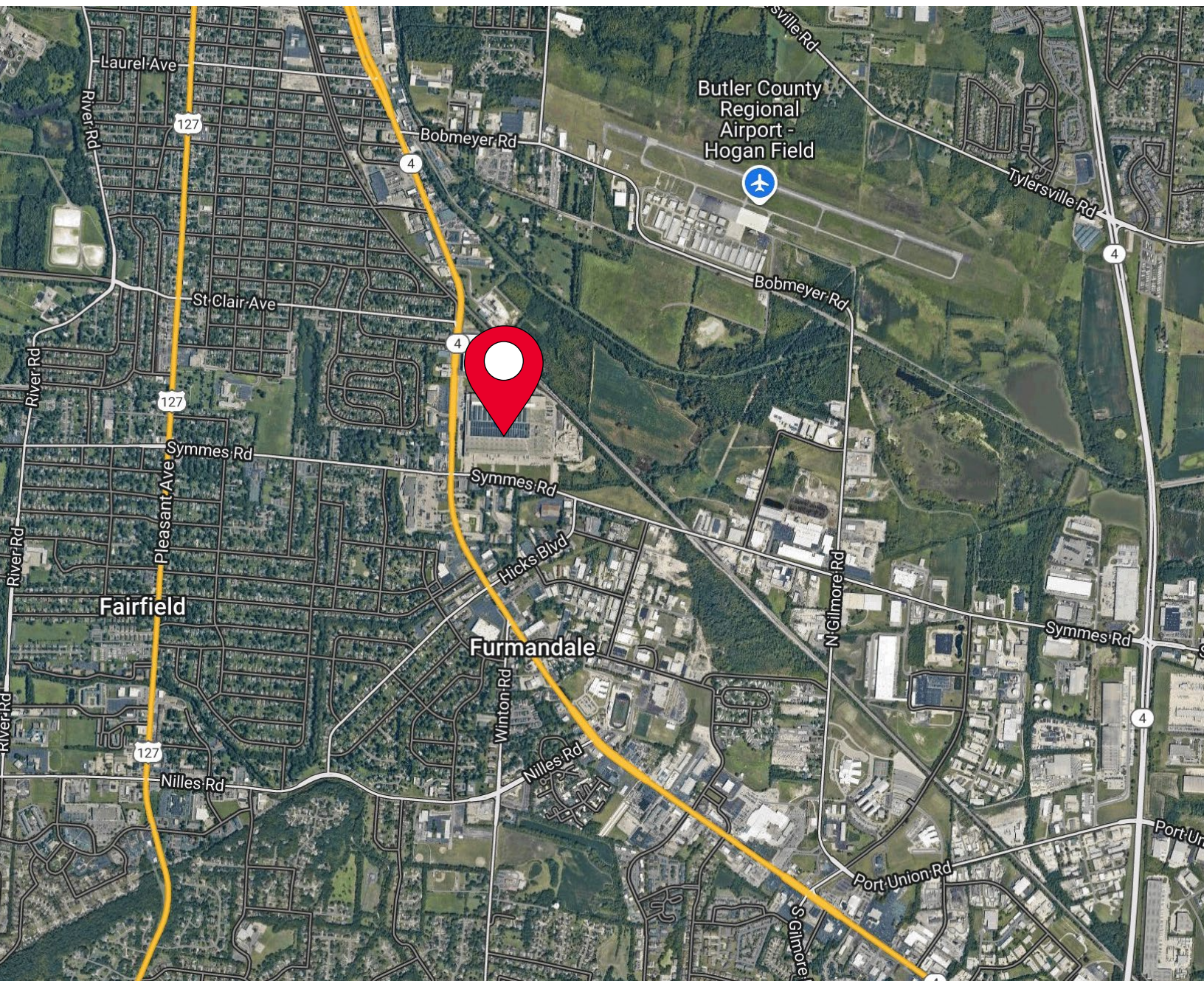
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## AERIAL LOCATION



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