

**FOR LEASE**

# 4400 STATE RTE. 4

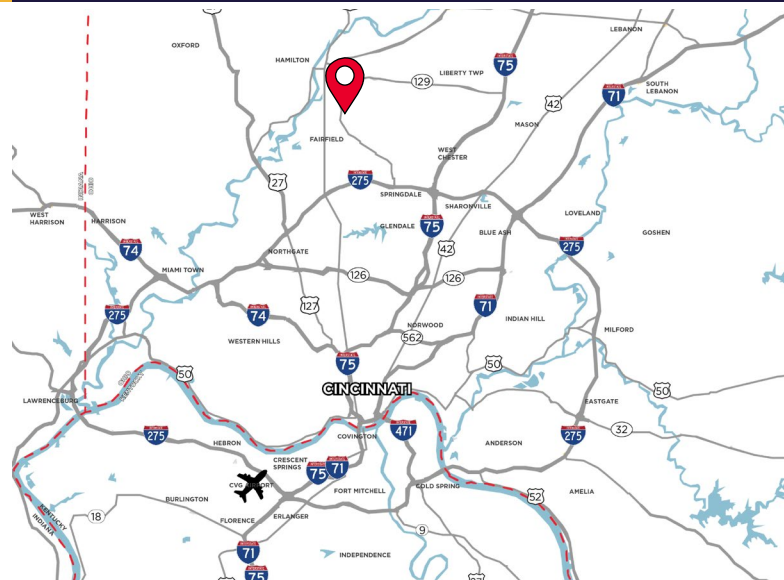
FAIRFIELD, OH 45014



## CRANE/MANUFACTURING/IOS

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

- 19,200 - 153,600 Crane Bay SF
- 19,200 SF/Bay
- 38,400 End Unit SF
  - 4,000 SF Office
  - 2 Dock Doors
- 5.1 Acres of Outside Storage
- Contiguous Crane Bays Include:
  - 19,200 SF
  - 38,400 SF
  - 57,600 SF
- LED Lights
- 30' Clear
- Drive-in Access
- Cranes



**For more information, contact:**

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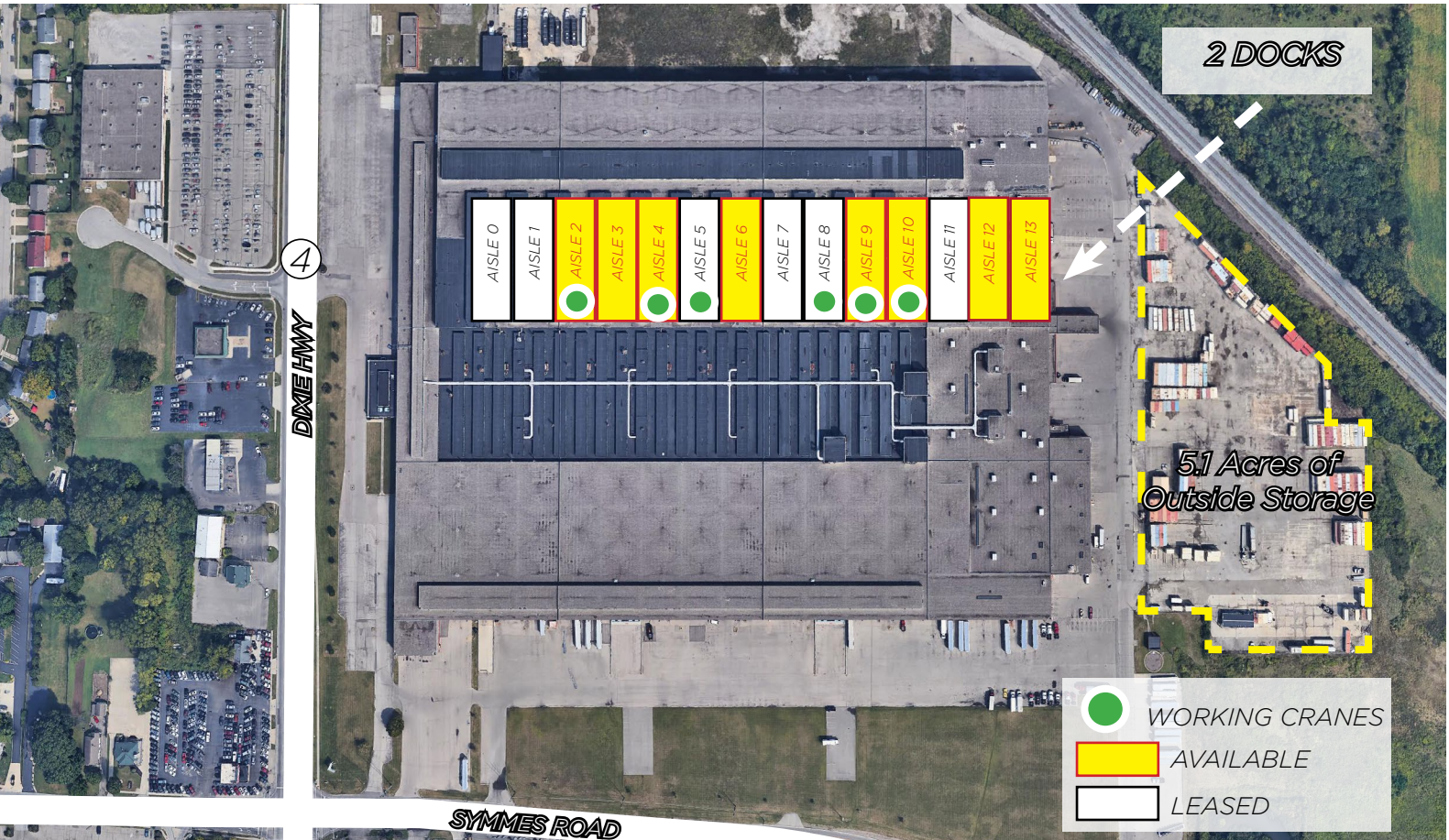
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## AVAILABLE SPACES



### ALL AVAILABLE SPACES

| Type                                  | Aisle   | Square Feet/<br>Acres | Office Square<br>Feet | Min Square<br>Feet | DO/DI | Cranes    | Gross Rate    |
|---------------------------------------|---------|-----------------------|-----------------------|--------------------|-------|-----------|---------------|
| SPACES                                | 2, 3, 4 | 76,800                | 0                     | 19,200             | O/Y   | 10-3 TON  | \$6.50/sf     |
| SPACES                                | 6       | 19,200                | 0                     | 19,200             | O/Y   | 10-30 TON | \$6.50/sf     |
| SPACES                                | 9, 10   | 38,400                | 0                     | 19,200             | O/Y   | 10-30 TON | \$6.50/sf     |
| SPACES<br>(2 Docks Included)          | 12, 13  | 38,400                | 3,000                 | 38,400             | 2/Y   | None      | \$6.50/sf     |
| OUTSIDE STORAGE<br>(Available 6/1/26) | N/A     | 5.1                   | N/A                   | N/A                | N/A   | N/A       | \$2,300/month |

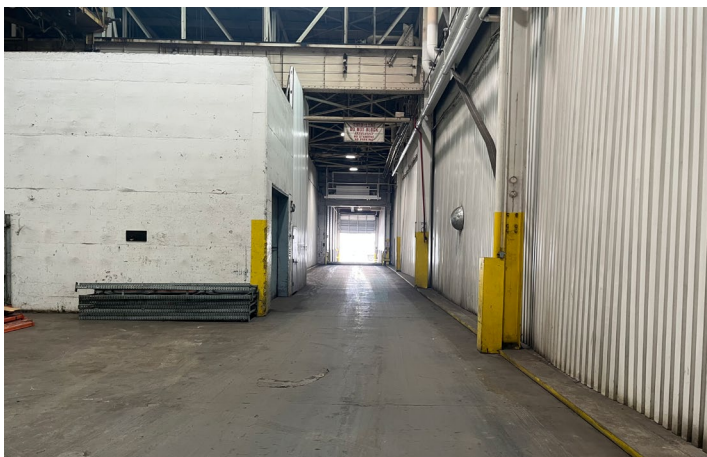
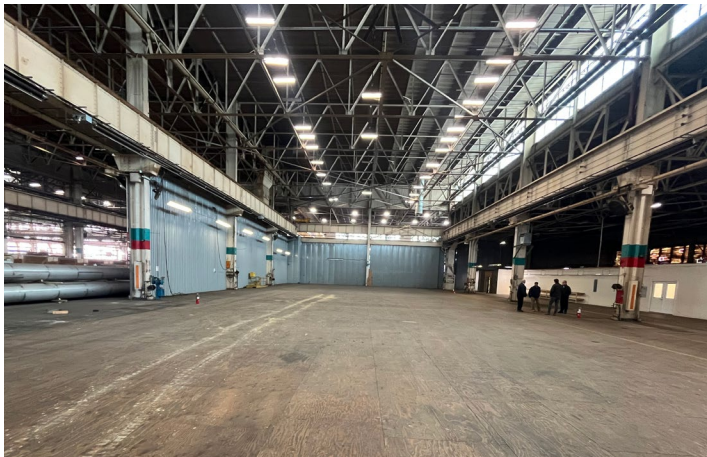
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## PHOTOS



### CRANE SPACE

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

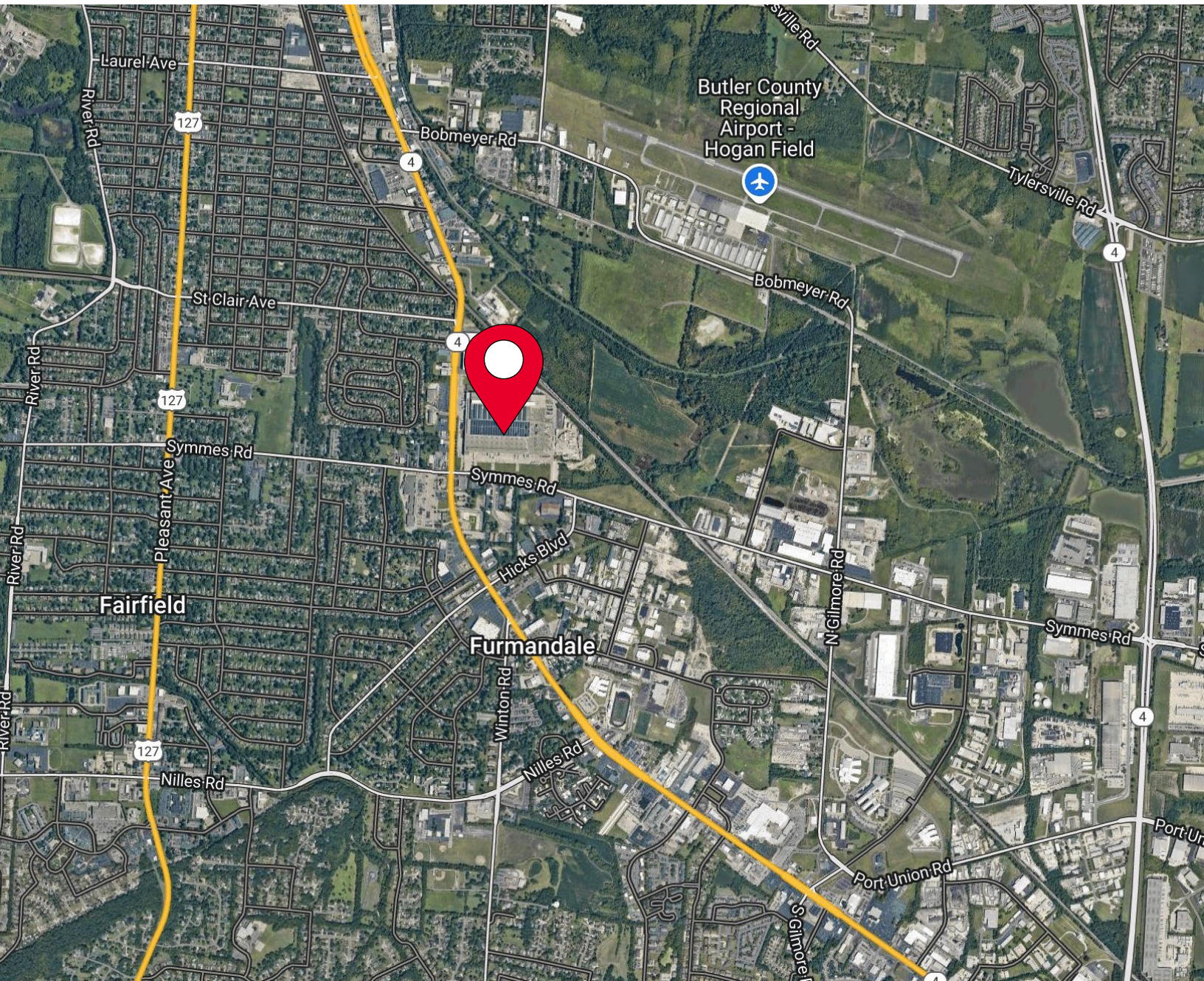
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## AERIAL LOCATION



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