

FOR LEASE - WAREHOUSE/CRANE/OUTSIDE STG.

4400 STATE RTE. 4

FAIRFIELD, OH 45014



19,000 - 350,000 SF AVAILABLE

LEASE RATE: \$6.50/SF GROSS

Warehouse

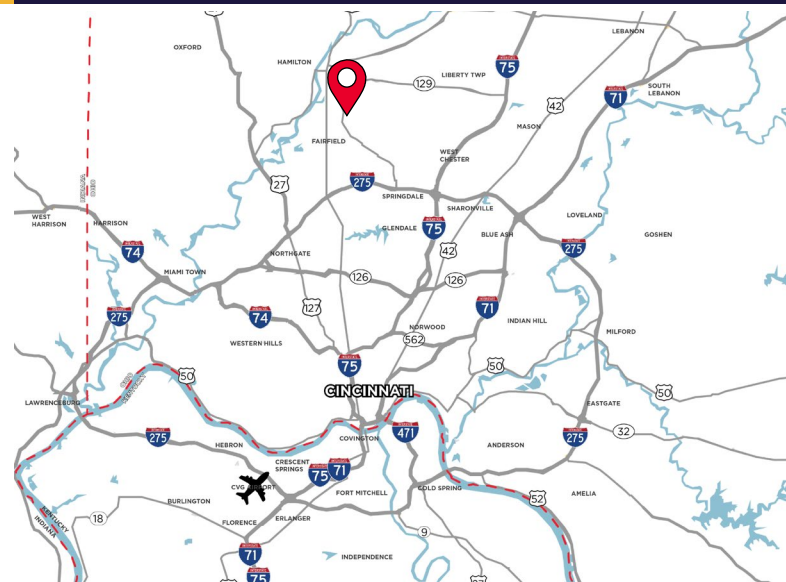
- 66,800 SF - 171,240 SF
- Docks & Drive-ins
- 14' - 20' Clear Height

Crane Bays

- 19,200 - 211,000 SF
- 19,200 SF/Crane Bay
- 10 - 30 Ton Cranes
- Drive Through Access

Outside Storage

- 5.1 Acres
- Gravel
- Fenced



For more information, contact:

TOM MCCORMICK, SIOR, CCIM
+1 513 763 3025
tom.mccormick@cushwake.com

BEN MCNAB
+1 513 763 3019
ben.mcnab@cushwake.com

LINDSAY HARTMANN
+1 513 322 0898
lindsay.hartmann@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

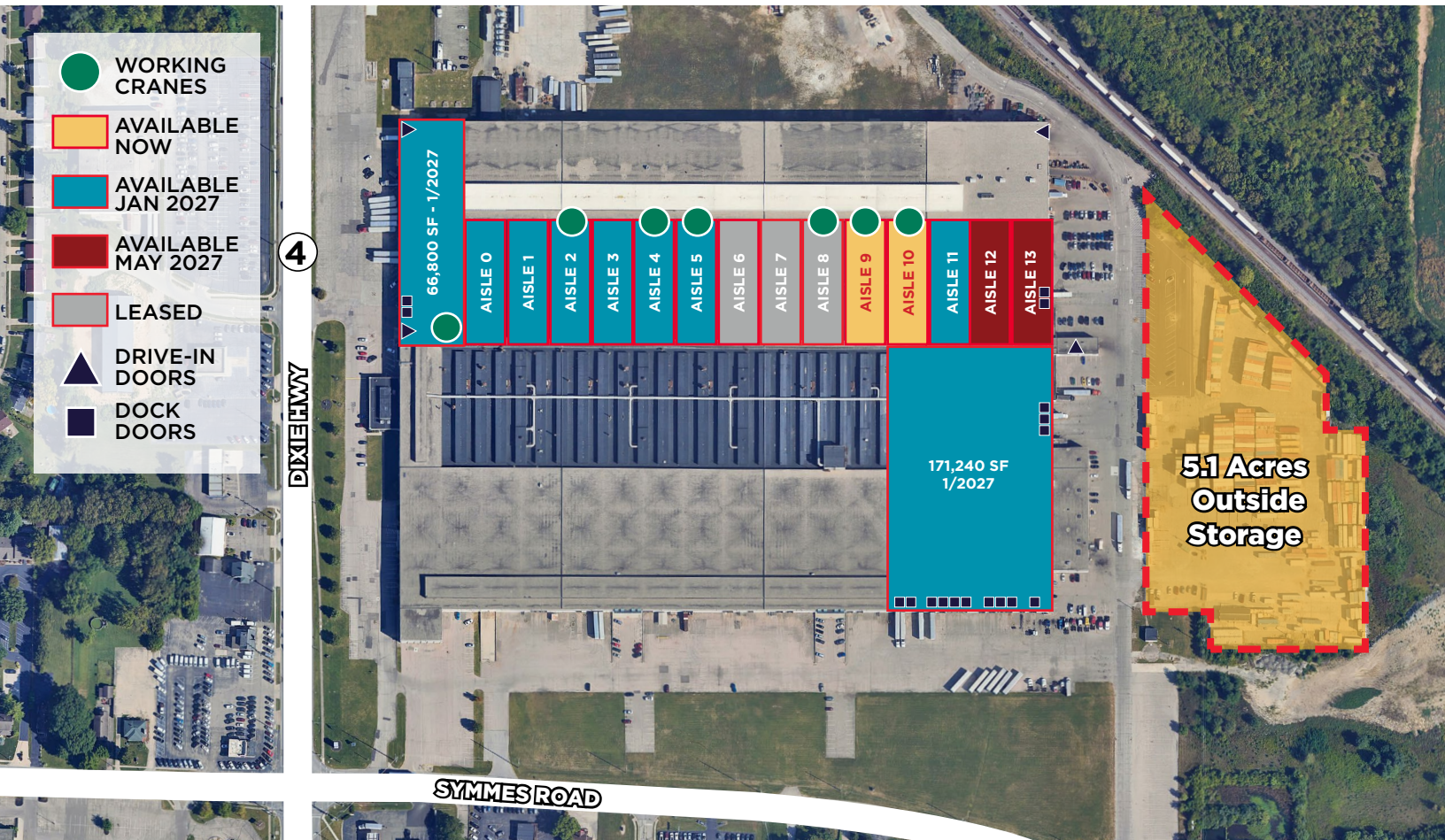
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AVAILABLE SPACES



Space Type	Aisle	Square Feet/ Acres	Office Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
H AISLE	0 - 5	115,200	0	19,200	0/1	10-30 TON	\$6.50/SF
H AISLE	9, 10	38,400	0	19,200	0/1	10-30 TON	\$6.50/SF
H AISLE	11	19,200	0	19,200	0/1	None	\$6.50/SF
EAST SIDE MFG	12, 13	38,400	3,000	38,400	2/1	None	\$6.50/SF
NW WAREHOUSE		66,800	1,500	66,800	2/2	10-30 TON	\$6.50/SF
SE WAREHOUSE		171,240	2,000	171,240	13/1	None	\$6.50/SF
OUTSIDE STORAGE		5.1 AC					\$2,300/month

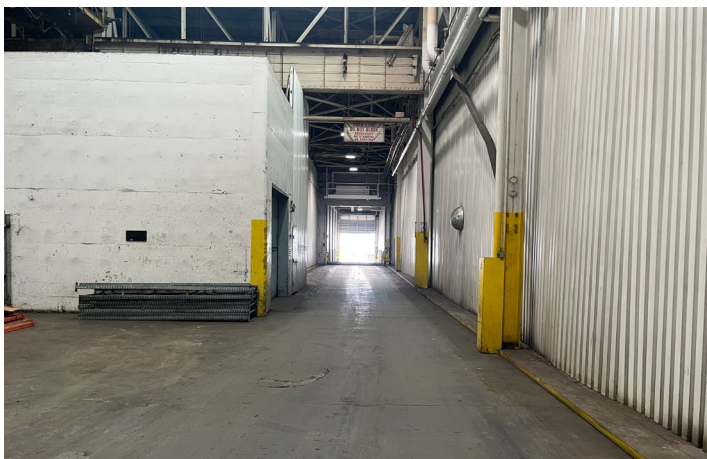
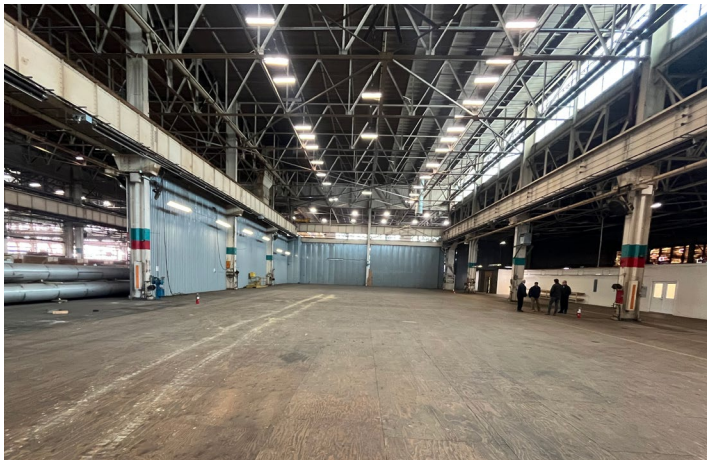
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PHOTOS



CRANE SPACE

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

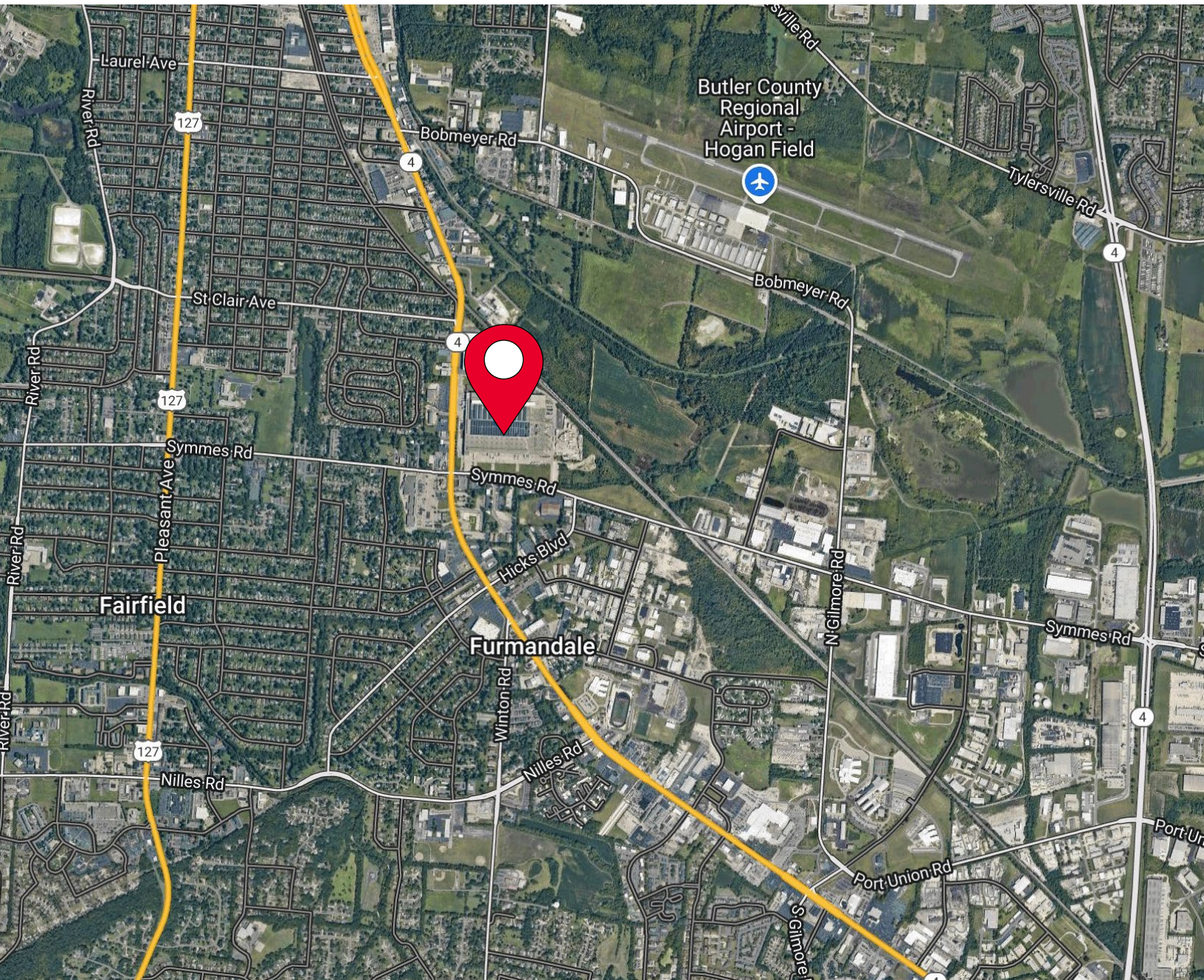
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AERIAL LOCATION



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