

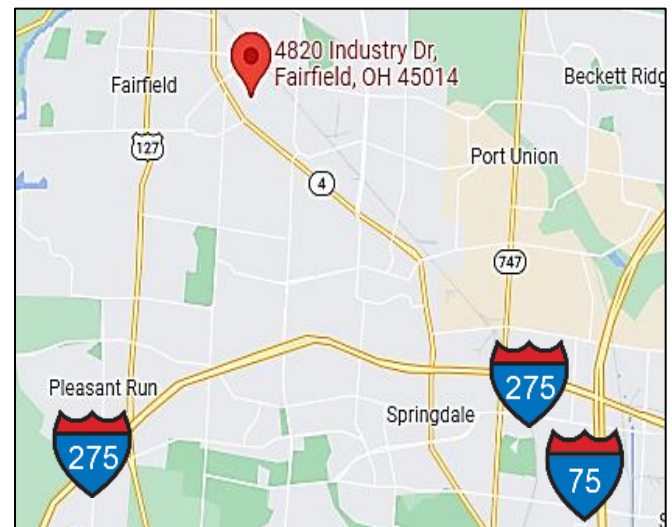
4820 Industry Drive
Fairfield, Ohio 45014

NEW LISTING
Office/Warehouse Space
For Lease



PROPERTY FEATURES:

- ❖ 28,056 SF Total Multi-Tenant Building
- ❖ 11,241 SF available for lease; office: 1,810 SF; warehouse #1: 911 SF; warehouse #2: 6,020 SF; interior dock doors: 5,000 SF
- ❖ Newly renovated in 2015
- ❖ One (1) drive-in door (18' x 13'10")
- ❖ Two (2) interior docks
- ❖ 1.68 acres
- ❖ Available November 1, 2022
- ❖ Lease Rate: \$6.00 PSF Gross



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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Property Specifications

LOCATION:	4820 Industry Drive Fairfield, Ohio (Butler County)
AVAILABLE SQUARE FOOTAGE:	11,241 SF Office: 1,810 SF Warehouse #1: 911 SF SF Warehouse #2: 6,020 SF Interior Dock Doors: 5,000 SF
LAND:	1.686 Acres
ZONING:	Industrial
YEAR BUILT/RENOVATED:	1981 / 2015
CONSTRUCTION:	Concrete block
INTERIOR DRIVE-IN DOOR:	One (1) 18' x 13'10" – Shared
INTERIOR TRUCK DOCKS:	Two (2)
CEILING HEIGHT:	18'+
PARKING:	Paved parking in front and rear
LIGHTING:	New T-5
ROOF:	Metal Deck / Rubber Membrane (new roof installed 2015)
FLOOR:	Concrete
SECURITY SYSTEM:	Yes
HEATING & AIR-CONDITIONING:	Gas-fired unit heaters installed 2016
ELECTRIC:	240 Volt/3-Phase installed in 2016
LEASE RATE:	\$6.00 PSF Gross (Available November 1, 2022)

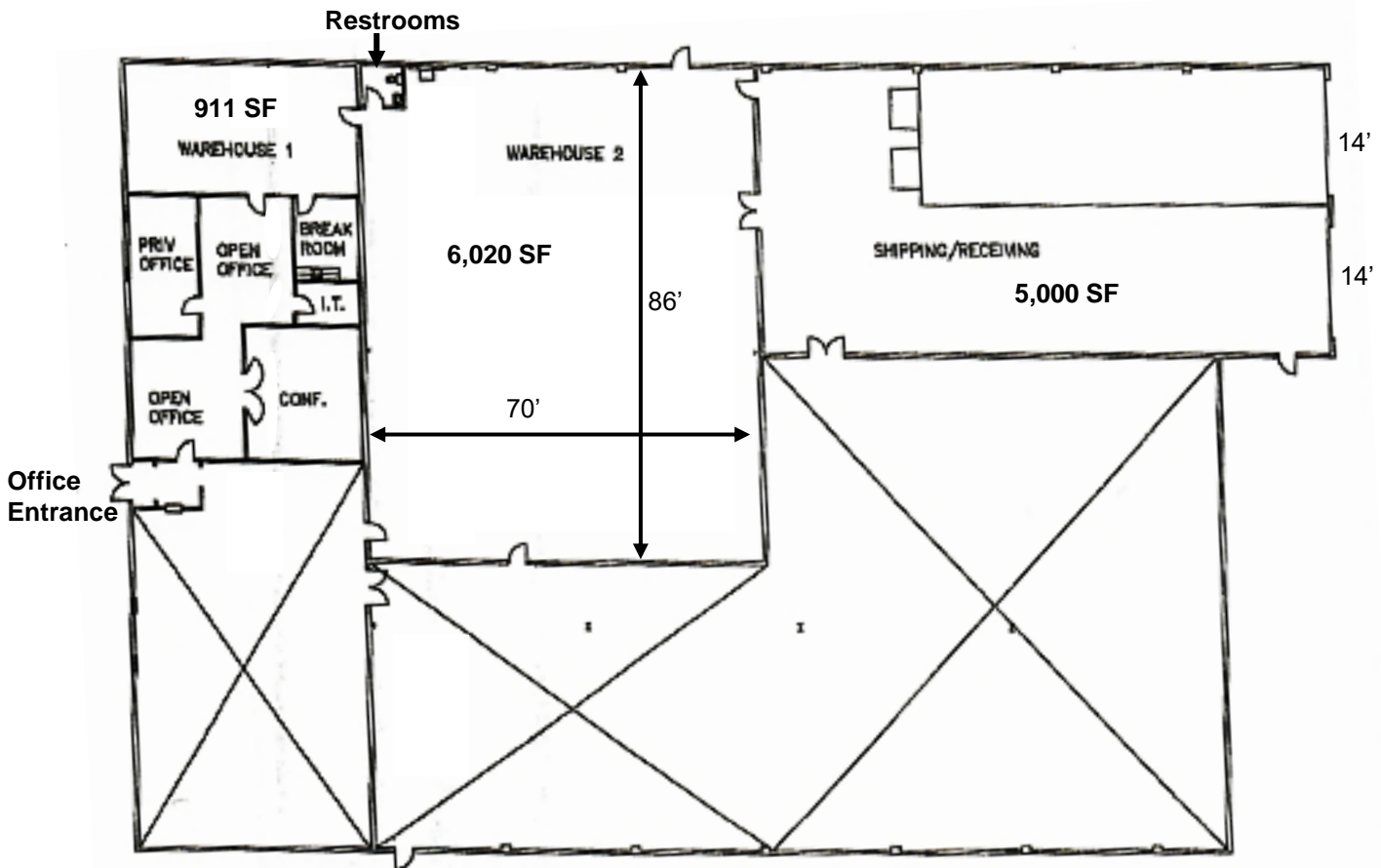


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Floor Plan



Office Space: 1,810 SF



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