



# TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

**INDUSTRIAL BUILD TO SUIT LAND SITE  
AVAILABLE FOR LEASE**

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9381 SEWARD RD. FAIRFIELD, OH 45014

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

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## PROPERTY HIGHLIGHTS

### 12,000 SqFt

- Class A New Construction located in City of Fairfield
- Minutes to I-75 at Union Centre Blvd. and I-275 at Seward and Route 4 (Dixie Highway)
- Construction Commencing Q2 2025 and substantial completion Q2 2026
- 12,000 SqFt building with outdoor storage yard & trailer parking area
- Fully insulated pre-engineered metal building
- Additional Docks and Drive-in Doors To Suit
- Potential property tax abatement and incentives with City of Fairfield
- Construction services by JTF Construction, Inc.
- \$20,000/month absolute NNN

 [CLICK HERE FOR RENDERING VIDEO](#)  
[CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

Total SqFt:	12,000 (150' x 80')
Office SqFt:	To Suit
Acreage:	2 Acres
Clear Height:	24'
Year Built:	2025
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	Two (2) 9' x 10' Dock Doors with Seals/Shelters and 30K LB Mechanical Pit Levelers
Drive-in door:	Two (2) 16' x 16' Drive-in Doors with Motorized Openers
Sprinkler:	None
Electrical Service:	480/277 volt, 3-phase, 400 amps
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty-Five (35) Striped Spaces
Restrooms:	To Suit
Butler County Parcel ID:	A0700186000005



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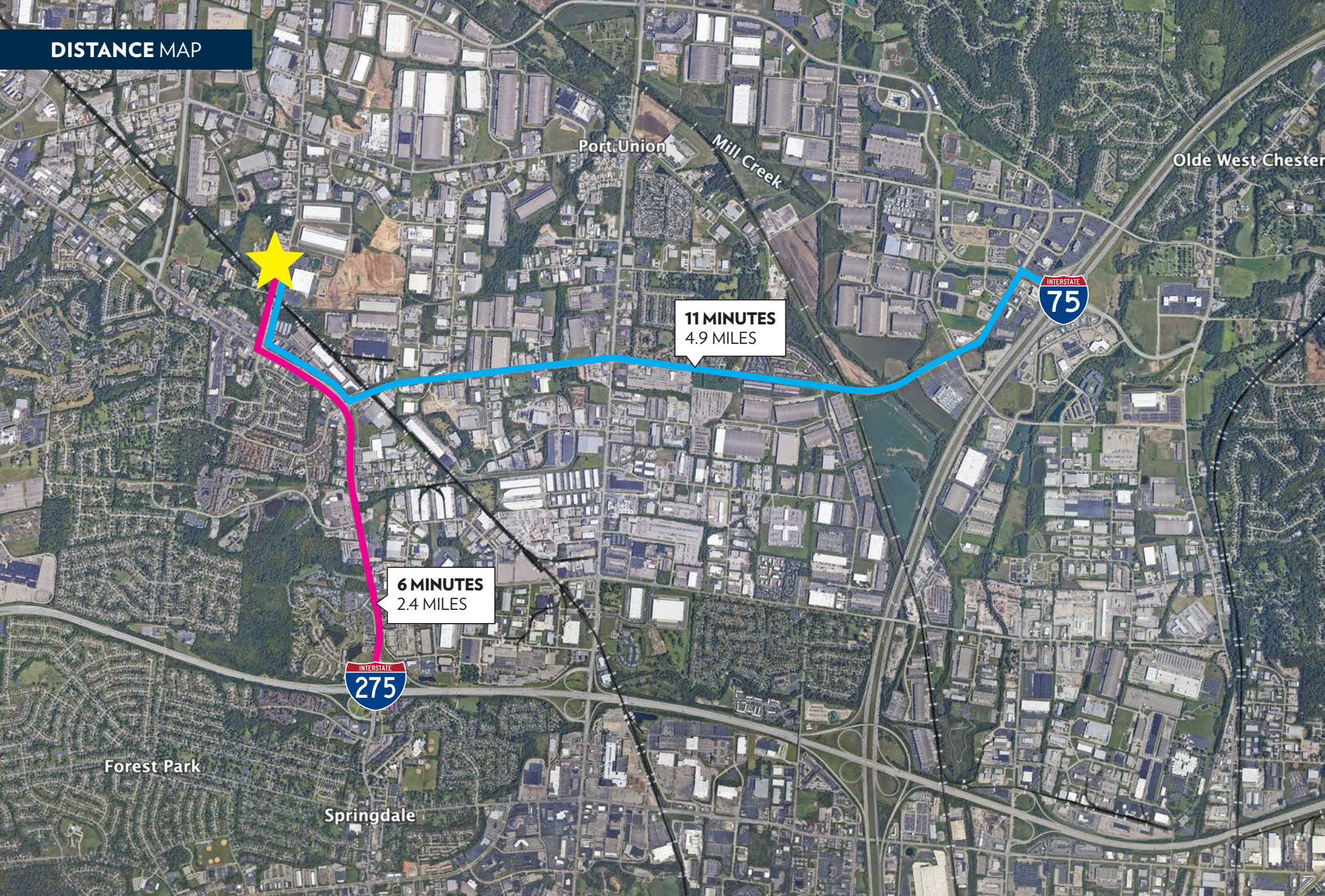
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## DISTANCE MAP



11 MINUTES  
4.9 MILES

6 MINUTES  
2.4 MILES

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PARCEL OUTLINE



2 ACRE SITE WITH FRONTAGE ON SEWARD RD.