

FOR SUBLEASE

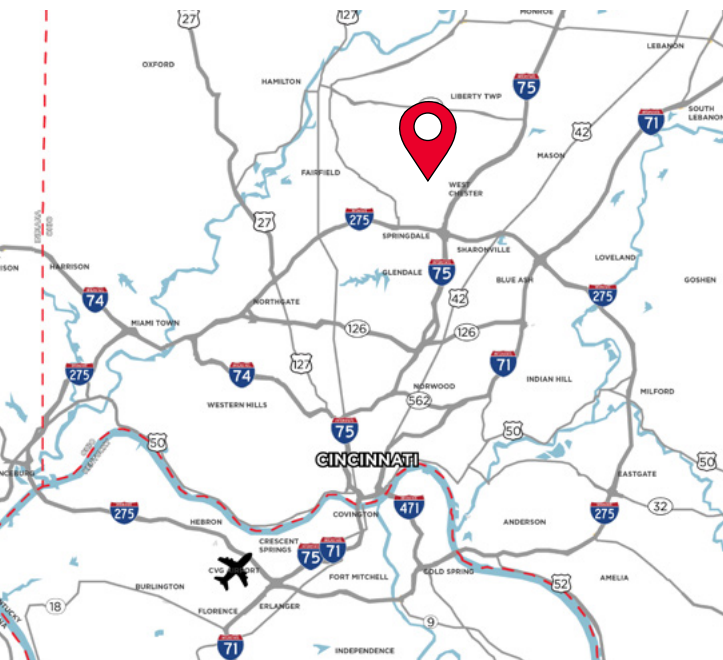
FAIRFIELD COMMERCE CTR

630 COMMERCE CENTER DRIVE
FAIRFIELD, OH 45014

PRICE REDUCED!

MANUFACTURING/DISTRIBUTION

FOR SUBLEASE: \$4.05/psf NNN



PROPERTY HIGHLIGHTS

- 176,800 Total SF (Divisible)
- 2,505 SF Office
- Sublease thru 8/31/2024
- 32' Clear Height
- (18) Dock Doors
- (2) Drive-in Doors
- Located in Northern Cincinnati's premier manufacturing and distribution hub
- Easy accessibility to I-275 & I-75

For more information, contact:

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FOR SUBLEASE FAIRFIELD COMMERCE CENTER

630 COMMERCE CENTER DRIVE, FAIRFIELD, OH

BUILDING SPECIFICATIONS

SUBLEASE: \$4.05/PSF NNN

LOCATION	Fairfield, Ohio, Butler County	SPRINKLERS	ESFR
BUILDING SIZE	176,800 SF (260' x 680')	DOCK DOORS	(18) 9'x10' with seals, bumpers & levelers
OFFICE SIZE	2,505 SF	DRIVE-IN DOORS	(2) 12'x14'
WAREHOUSE SIZE	174,295 SF	ELECTRIC	1200 amps
CONSTRUCTION	Pre-cast Concrete	PARKING	136 Auto Spaces (Expandable)
CLEAR HEIGHT	32'	ELECTRIC/GAS	www.duke-energy.com
FLOORS	Concrete	WATER/SEWER	www.butlercountyohio.org
ROOF	White TPO	TELEPHONE	www.cincinnati-bell.com
LIGHTING	LED with Motion Sensors	DATA	www.spectrum.com

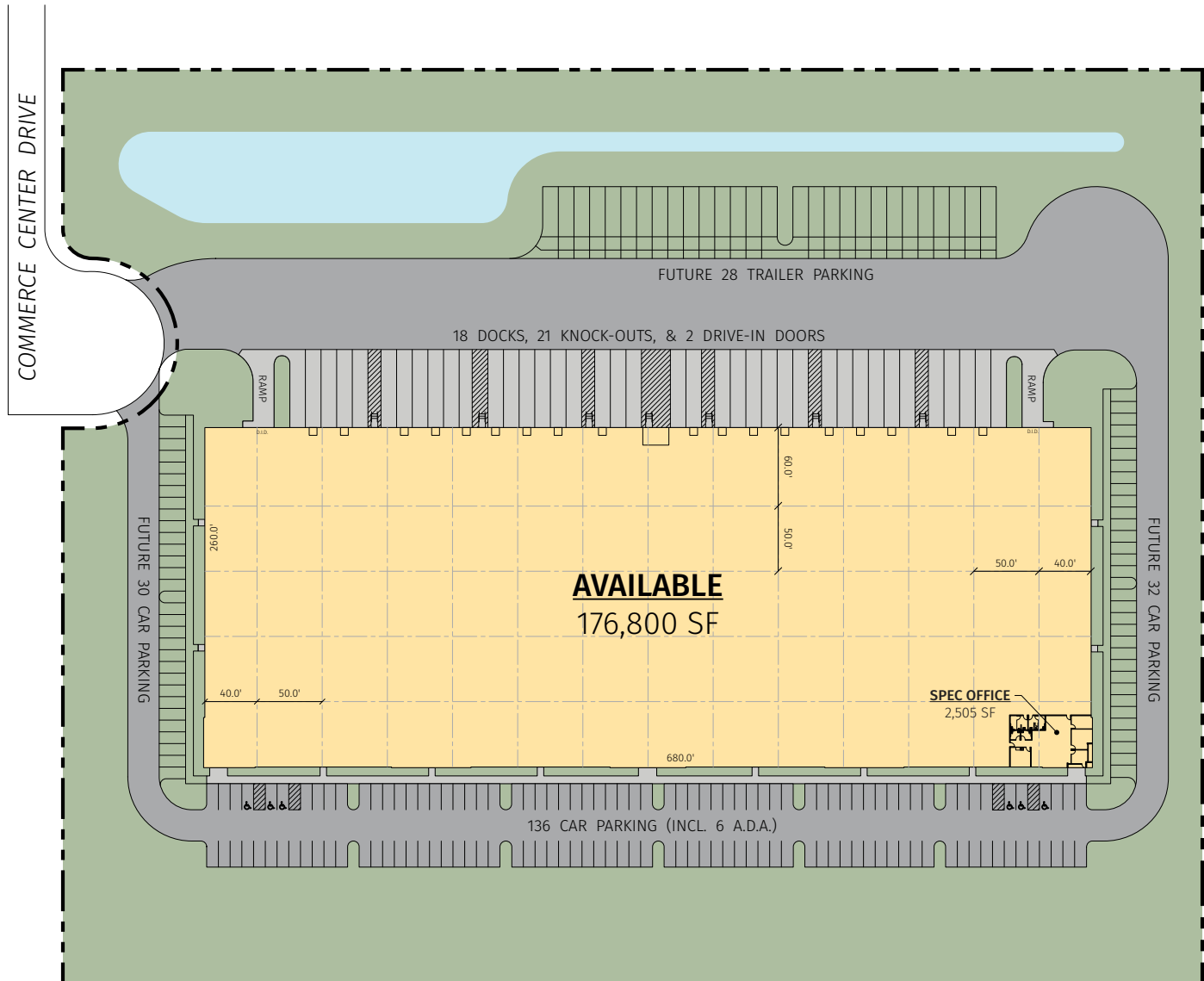


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FLOOR PLAN



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BUILDING PHOTOS

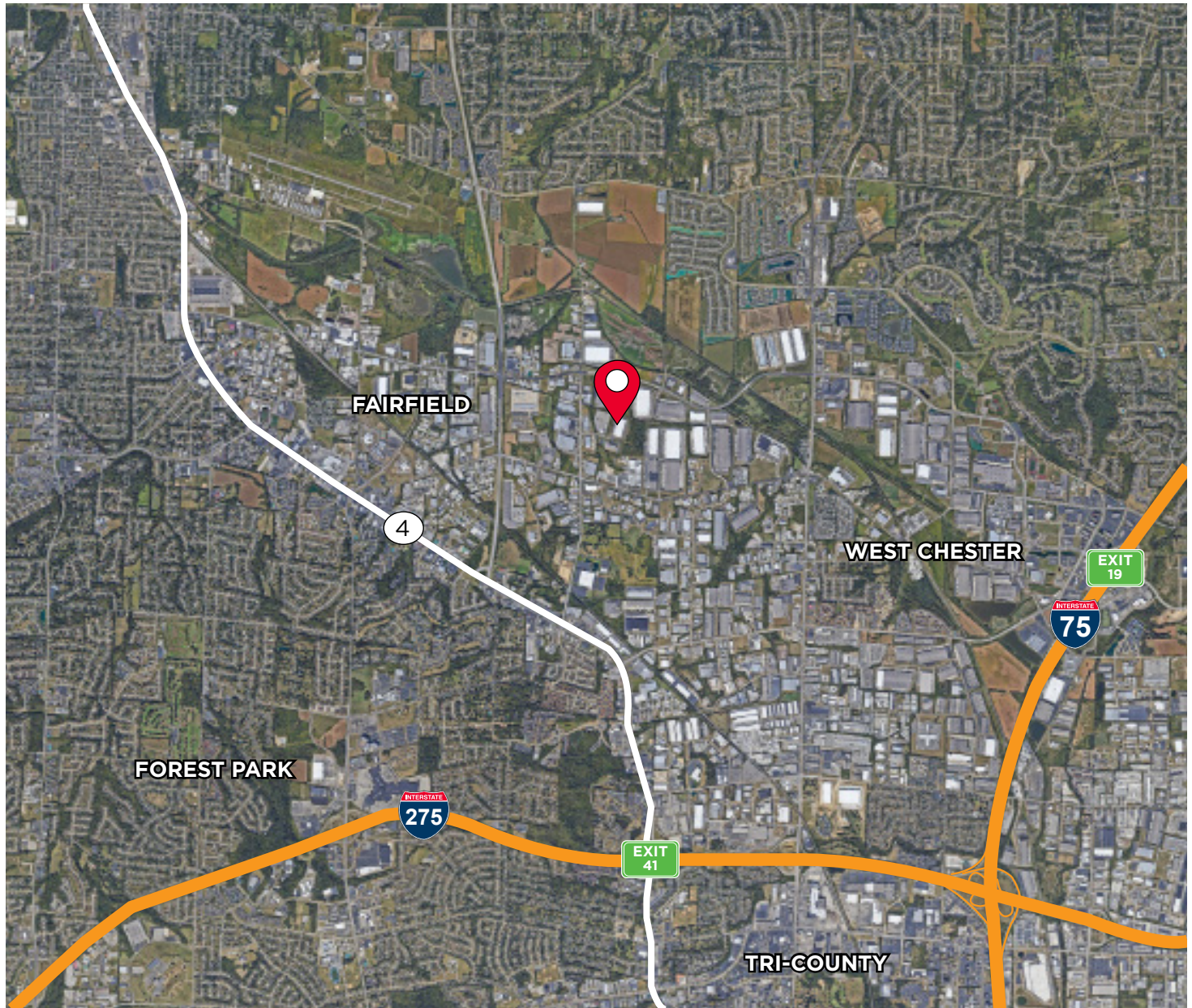


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AERIAL LOCATION



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