

Sublease Rate: \$6.95/SF
Full Service Gross



Industrial Space For Sublease

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300 Distribution Circle Fairfield, OH 45014

Building Specifications

- **Total SF:** 22,000 SF +/-
- **Office SF:** 1,500 SF +/-
- **Docks:** 2 Docks
- **Clear Height:** 23' 7"
- **Warehouse heat:** Gas forced air
- **Lighting:** LED
- **Column Spacing:** 40' x 50'
- **Construction:** Pre-Cast Concrete
- **Zoning:** M-2
- **Year Built:** 1987
- **Lease Rate:** \$6.95/SF All in gross/Full Service

Available Feb 1, 2024 –

Short Term Leases Considered;

Preferred Term: 6 Month Minimum

15 Month Maximum, or possibly longer

