



Fairfield Logistics Center

7940 Seward Road

Fairfield, OH 45011

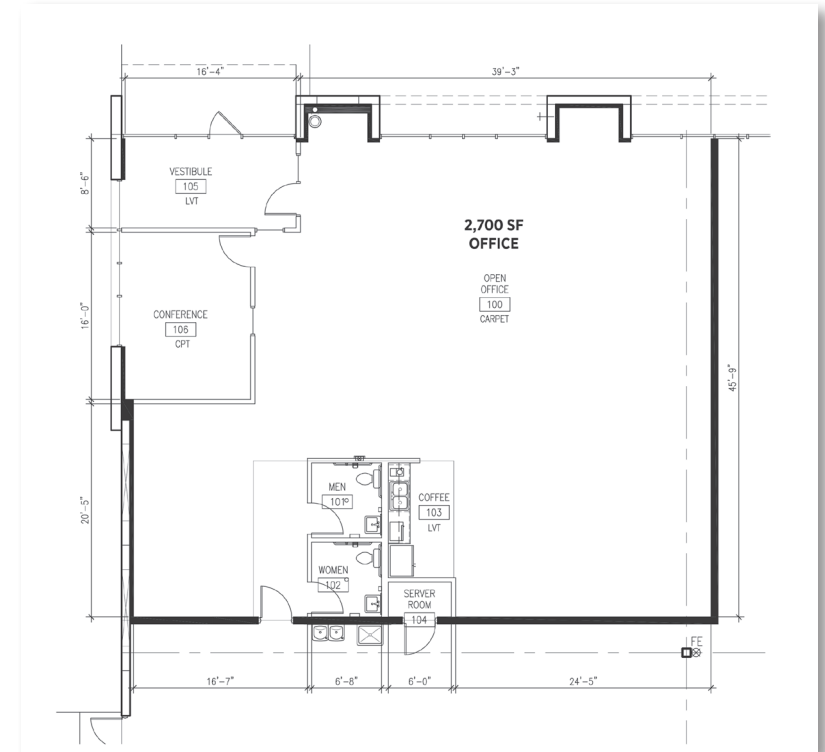
John B. Gartner, III, SIOR
Brokerage Senior Vice President
+1 513 562 2207
john.gartner@colliers.com

Erin M. Casey, GA-C, MICP™
Brokerage Senior Vice President
+1 513 562 2225
erin.casey@colliers.com

Ben Struewing
Duke Realty
+1 614 932 6020
ben.struewing@dukerealty.com

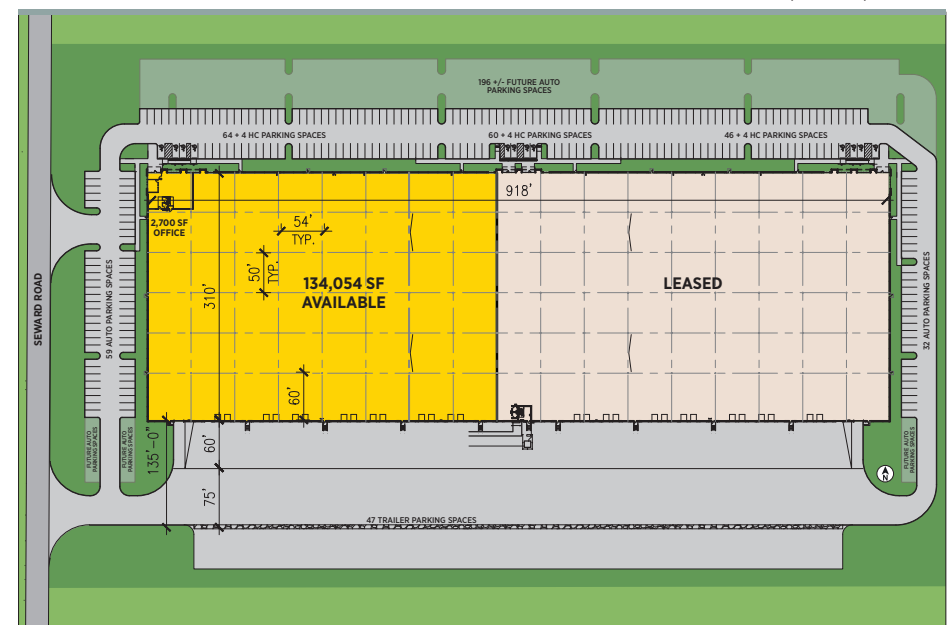
Total Available Space: 134,054 SF

Total Building Area	284,865 SF
Overall Dimensions	310' x 910'
Office Area	2,700 SF
Zoned	M-2
Acres	23.26 acres
Type Construction	8 1/2" thick pre-cast, insulated to R=12.5
Clear Height	32' clear throughout building for flexible rack utilization
Column Spacing	50' x 54' column bay spacing; 60' speed bays
Dock Doors	26 dock doors with seals, lights and Z-Guards (14 equipped with 45,000# mechanical levelers)
Drive-In Doors	1 drive-in
Truck Court	130'-190' depth (with adjacent trailer storage) for easier and additional truck parking
Parking	175 surface parking spaces; 47 future trailer parking spots; Ratio: .96/1,000 SF up to 1.73/1,000 SF
Lighting	LED with motion sensors
Sprinkler System	ESFR
HVAC	80/20 make-up air units; 55° at 0° freeze protection
Floor Thickness	7" concrete slab provides higher concentrated load carrying capacity for racking flexibility and better surface traffic durability
Electric	800 amp, 480V, 3-phase building service
Roofing	Mechanically fastened TPO Roof with R=20 insulation meets upgraded codes and reduces energy costs
Clerestory Windows	Windows above exterior manual doors provide natural light for a better work environment
Painting	Interior side of precast painted white to better reflect light for brighter work environment
Caulking	Floor slab control joints in speed bays filled with MM-80 for better long-term use



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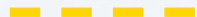
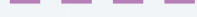
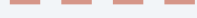


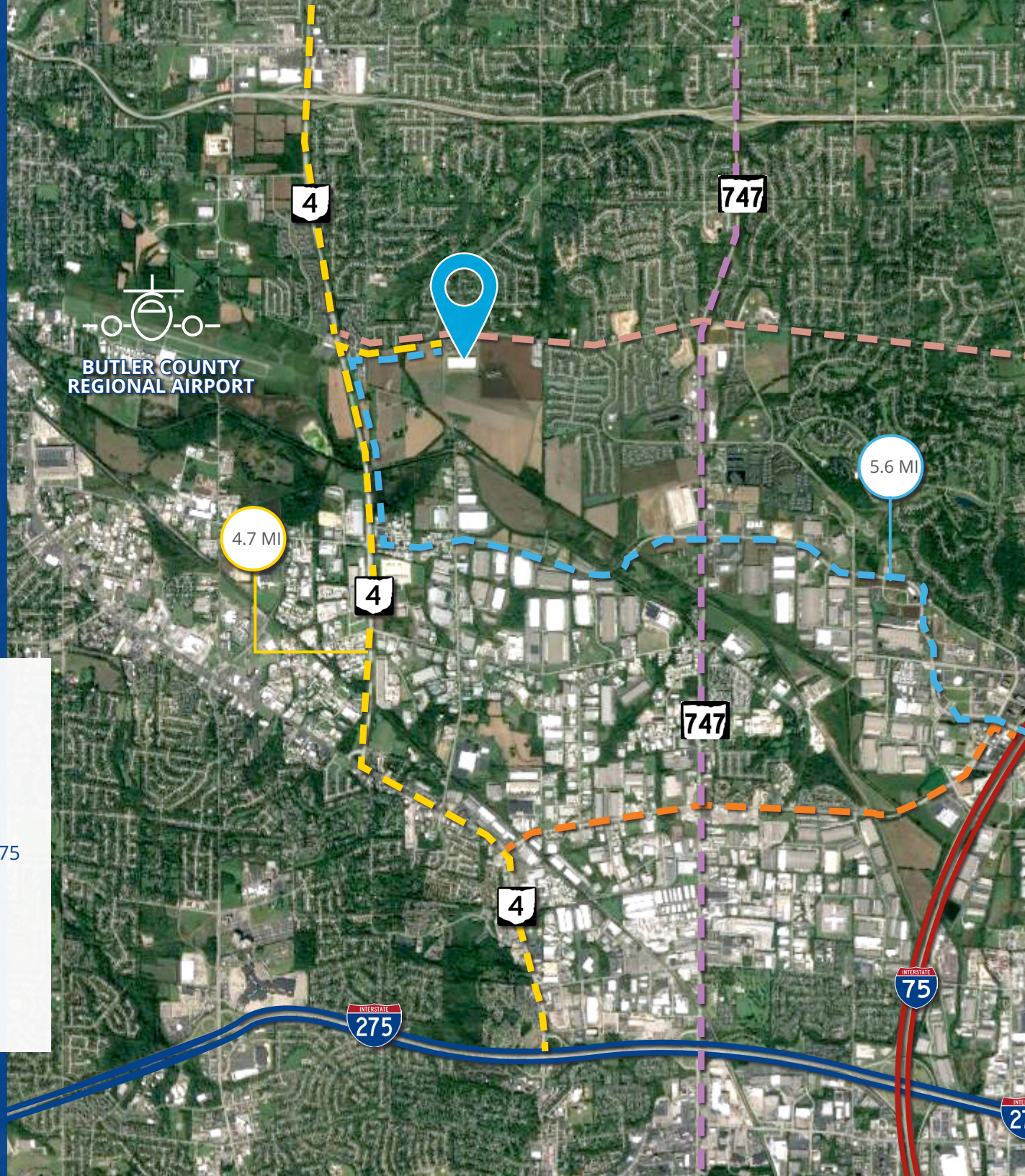
Fairfield, OH

Fairfield is a prime business address featuring more than 1,200 businesses, including the corporate headquarters of regional staples and major manufacturing firms.

The City's direct interstate connections via Union Centre Boulevard and State Route 4 provide convenient access to I-275, I-75, I-71 and I-74. State Route 4 and Bypass 4 also offer a quick, direct route to the Butler County Regional Airport.

Map Legend

-   / Route to I-275
-  Muhlhauser Rd. / Route to I-75
-  Union Centre Blvd. / Route to I-75
-   / Princeton Glendale Rd.
-  Tylersville Rd.
-   Interstate 75
-   Interstate 275





Lease Rate:

\$4.50/SF

+\$1.60 Operating Expenses

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