

CURŌ • BRKG

2038 BOHLKE BLVD FAIRFIELD, OH 45014



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OWNER IS AGENT

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PROPERTY PROFILE

GENERAL DETAILS

Year Built	2009	Parcel	A0700004000123
Square Footage	12,000	Dock Doors	1
Acres	0.933	Drive- ins	1
Zoning	M-2 General Industrial	Parking	17
Clear Height	22'	Restrooms	2

CONSTRUCTION

Foundation	Concrete	Exterior Finish	Block & Metal
Framing	Steel & Masonry	Roof	Metal (Pitched)

OFFICE INTERIOR

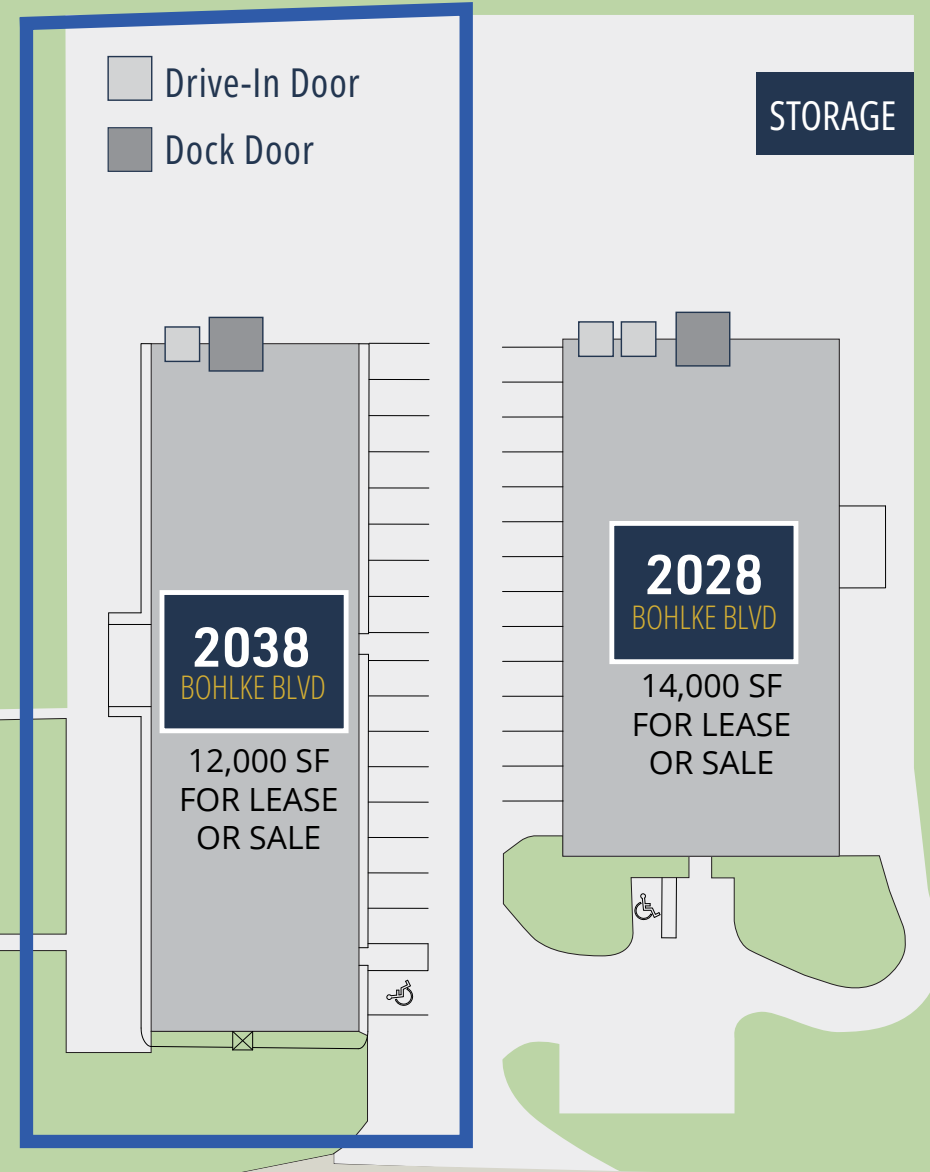
N/A			
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INTERIOR

Lighting	Fluorescent	Sprinkler System	None
HVAC	Forced air & suspended gas heaters	Solar Panels	Installed 2010
Electrical Service	480v/ 400 amp unit		

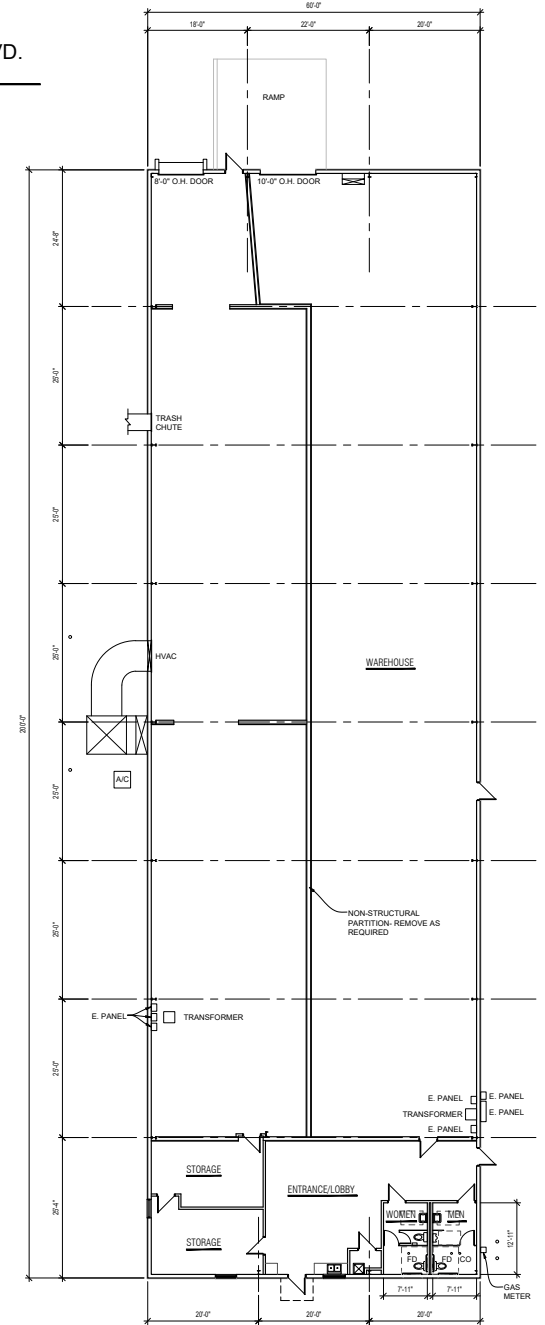
UTILITIES

Water Provider	Fairfield Utilities		
Electricity Provider	Duke Energy		
Gas Provider	Duke Energy		



FLOOR PLAN

2038 BOHLKE BLVD.
FLOOR PLAN
SCALE: 3/32"=1'-0"



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AERIALS

DIXIE HIGHWAY



FAIRFIELD HIGH SCHOOL

JUNGLE JIM'S INT'L MARKET



THYSSENKRUPP BILSTEIN

SYMMES ROAD

M. BOHLKE CORP.

TEDIA

N GILMORE ROAD

BOHLKE BLVD
FAIRFIELD, OH 45014

BOHLKE BOULEVARD

TEDIA WAY



BUTLER COUNTY REGIONAL AIRPORT 1.0 MILES

FISHER INDUSTRIAL PARK 1.5 MILES

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FAIRFIELD LOGISTICS CENTER

WEST CHESTER TRADE CENTER

SEWARD POINT COMMERCE PARK

SEWARD ROAD

4

4

4

GILMORE METROPARK

N GILMORE ROAD

BOHLKE BLVD
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BOHLKE BOULEVARD



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