



For Sale

Sale Price: \$3,900,000

8555 & 8525 N Gilmore Rd
Fairfield, OH 45014

CSX Rail

N Gilmore Road

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PROPERTY OVERVIEW

	8555 N Gilmore Rd	8525 N Gilmore Rd
Total SF	7,880	6,805 (Bonus 200 SF in mezzanine)
Clear Height	18'-20'	12'-14'
Drive-ins	5 (16' - 16') Drive thru capability	7 total (14'-14') and (12'-14') Drive thru capability
Docks	To Suit	To Suit
Power	240v	TBD
Columns	24'-40'	Freespan
Heat	Radiant Gas Heat	Gas Forced Hot Air
Lighting	Fluorescent & LED	LED
Parcel	A0700006000159	A0700006000002
Availability	Current tenancy is month to month	Leased thru 3/31/2027

LOCATION DETAILS

- Located in the City of Fairfield
- Located on the CSX Rail
- Acreage - 11.58
- Construction - Steel and metal
- Floor Drain in both buildings
- [Zoning – M2](#) (Click to view more information on zoning)

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8555 N GILMORE RD



8525 N GILMORE RD



Hamilton

Hamilton Mason Rd

Tylersville Rd

Fairfield



13 Mins
6.7 miles

Union Centre Blvd



Dixie Hwy

Bypass 4

W Chester Rd

West Chester

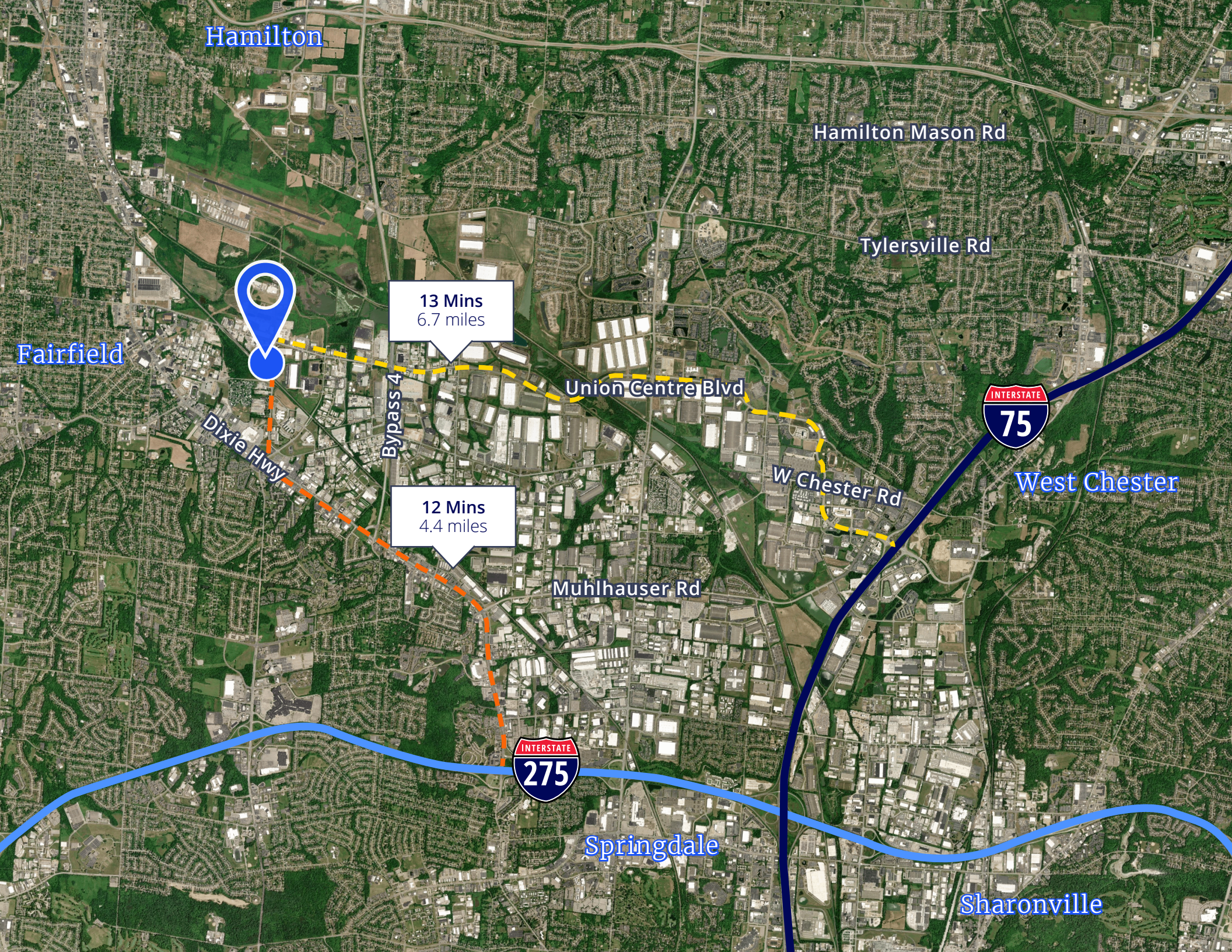
12 Mins
4.4 miles

Mühlhauser Rd



Springdale

Sharonville





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