



200 NORTHPOINTE DR.

FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
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PROPERTY HIGHLIGHTS



126,395 Total SqFt

- Located in City of Fairfield in minutes to I-75 and I-275
- New ownership and make-ready improvements underway, list available upon request.
- Additional dock and drive-in doors to suit
- Fenced & secure truck court
- Available for immediate occupancy
- Lease Rate: \$6.95/SqFt + \$1.55/SqFt OpEx



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt	126,395
Office SqFt	1,780 (includes 2nd floor)
Warehouse SqFt	124,615
Land	7.9 acres
Zoning	M-2 General Industrial
Year Built	1992; addition built in 2000
Construction	Metal w/ block wainscot & fully insulated
Building Dimensions	266' x 470'
Column Spacing	53'4" x 25'
Bay Size	14,221 SF
Floor Thickness	6" concrete
Roof Type	0.80 mil TPO roof (2021) with 20 year warranty
Clear Height	20' to 25'
Docks	Eight (8) – 9'x10' with levelers & seals
Drive-in	Two (2) – 12'x 14' & 14'x14'
Parking	28 vehicles (expandable)
Restrooms	One (1) in office & One (1) set in warehouse
Sprinkler	Wet system
Lighting	LED conversion in process
Electrical Service	480-volt, 3-phase, 800 amps / Duke Energy
Gas	Duke Energy
Sewer	Butler County
Water	Butler County
Parcel ID	M55002060000024

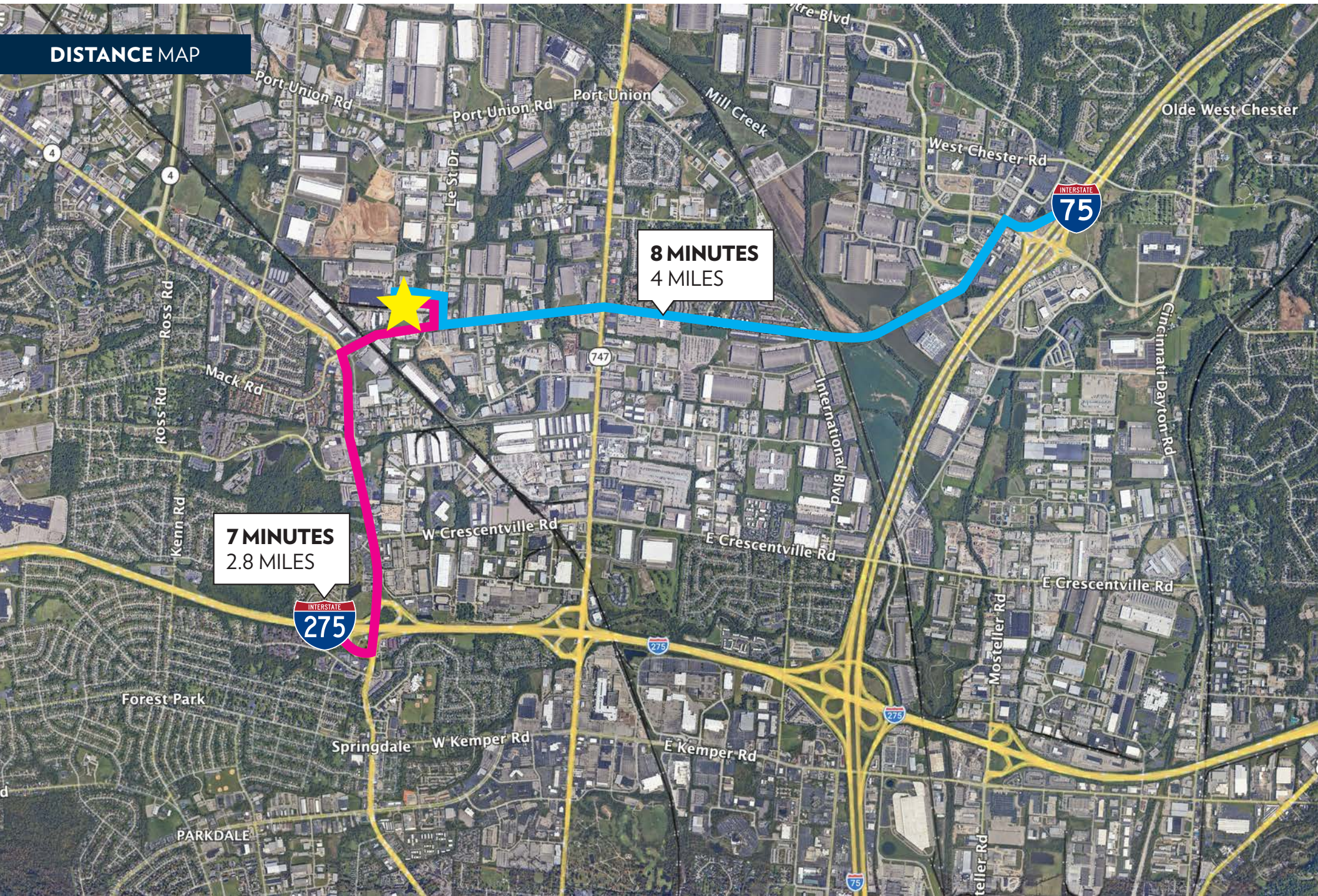
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DISTANCE MAP



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PARCEL OUTLINE



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PROPOSED DOCKS AND TRUCK COURT

PROPOSED DOCKS

PROPOSED TRUCK COURT

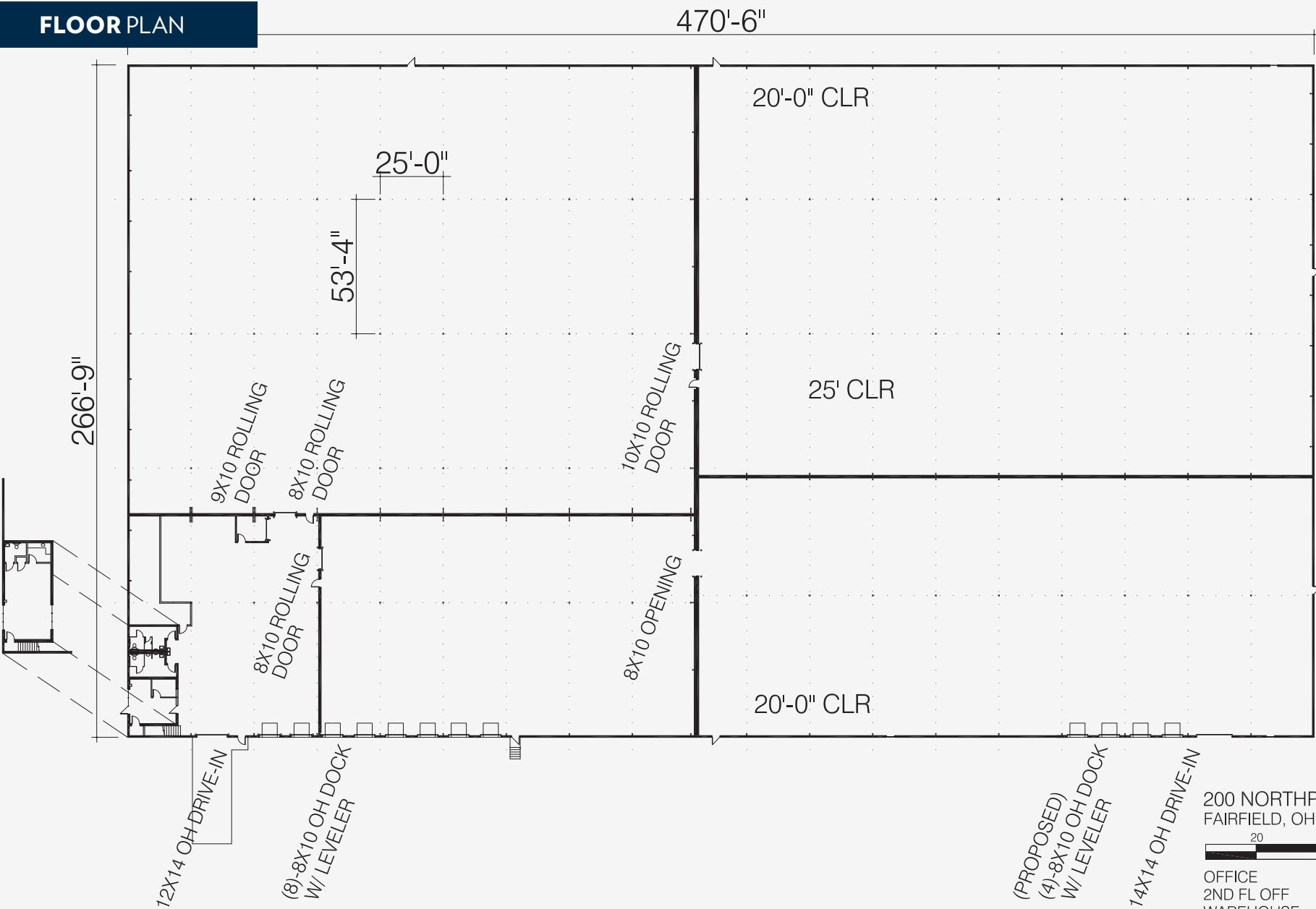
EXISTING DRIVE LANE

EXISTING DRIVE LANE



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200 NORTHPOINTE
FAIRFIELD, OH 45014

20 50 100

OFFICE 890 SF
2ND FL OFF 890 SF
WAREHOUSE 124,615 SF
TOTAL 126,395 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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