

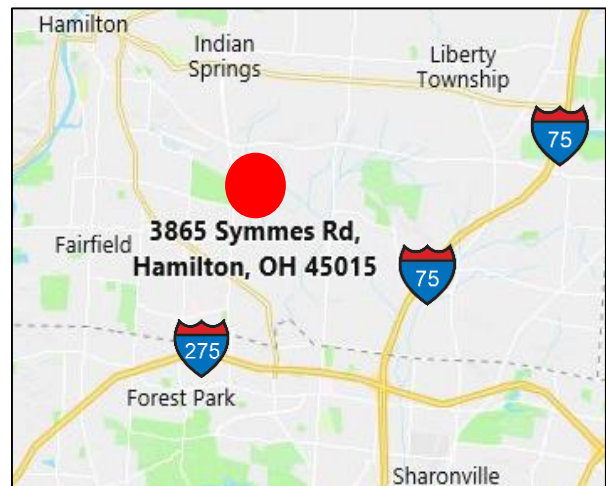
3865 Symmes Road
Fairfield, Ohio 45014

LEASE RATE REDUCED!
22,832 SF Office/Service Facility
For Sale or Lease



FEATURES:

- ❖ 22,832 Total SF Building
- ❖ 1,680 SF Office
- ❖ 21,152 SF Warehouse
- ❖ 1.56 Acres
- ❖ 2 Docks (9' x 10'); 2 Docks (8' x 10')
- ❖ 1 Drive-in (14' x 14')
- ❖ **SALE PRICE: \$1,200,000 (\$52.56 PSF)**
- ❖ **LEASE RATE: \$4.05 PSF NNN**



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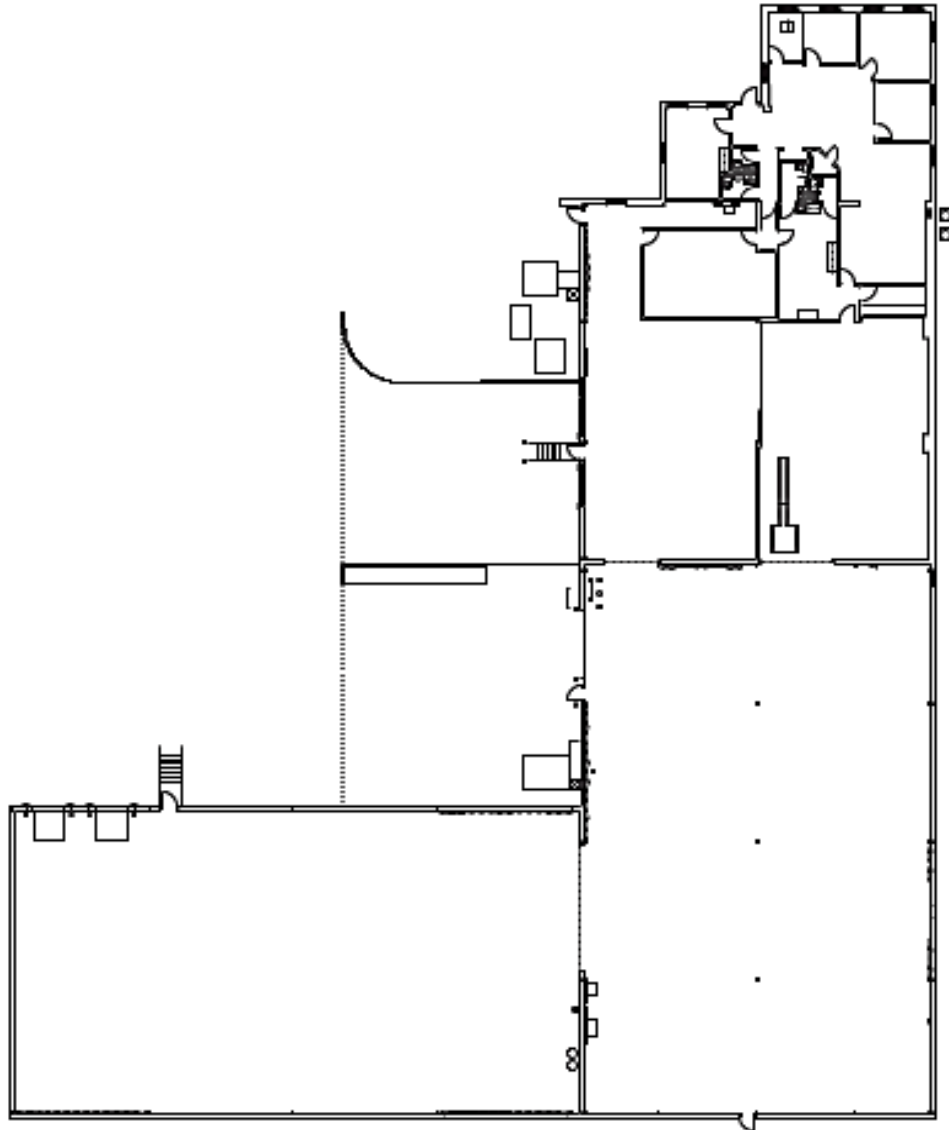
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Property Specifications

LOCATION:	City of Fairfield Butler County
TOTAL SQUARE FOOTAGE:	22,832 SF Free-Standing Building
OFFICE AREA:	1,680 SF 500 SF Call Center / Open Bull Pen Area
LAND:	1.56 Acres
ZONING:	M-2; General Industrial
YEAR BUILT:	1992; addition in 1998
CONSTRUCTION:	Pre-Engineered Metal
CLEAR HEIGHT:	20' – 22'
LOADING DOCKS:	2 Docks (9' x 10') with levelers 2 Docks (8' x 10') with levelers 1 Drive-in (14' x 14')
ROOF:	Standing Seam
LIGHTING:	T-8 High Efficiency Fluorescent
ELECTRIC:	Heavy Power; 480/277 Volts / 3-Phase
HVAC:	100% Air-Conditioned
PARKING:	20 + Parking Spaces
RESTROOMS:	Four (4) Office/Warehouse Restrooms Two (2) Men and Women / Two (2) Women
PARCEL NUMBER:	A0700222000004
SALE PRICE:	\$1,200,000 (\$52.56 PSF)
LEASE RATE:	\$4.05 NNN



Floor Plan



For more information
please contact:

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