

INDUSTRIAL PROPERTY FOR SUBLEASE

4991 FACTORY DRIVE

Fairfield, OH 45014

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

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PROPERTY HIGHLIGHTS

SPACE AVAILABLE: +/- 9,506 SF

RENTAL RATE: \$10.00/SF NNN

HIGHLIGHTS:

- 1,750 SF of office
- Large fenced yard
- 5 large drive-in doors
- 2 drive-thru bays
- 21' ceiling height



FACT SHEET

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Location: Butler County	Parking: Entire Lot is Paved & Fenced
Available Space: 9,506 SF	Restrooms: 3 Total; 2 in Office, 1 in Warehouse
Office Size: 1,750 SF	Sprinkler: None
Warehouse Size: 7,756 SF	Air Conditioning: Office Only
Divisible: No	Lighting: Halide & Fluorescent
Total Building Size: 9,506 SF	Outside Security Lighting: Yes
Land: 1.419 Acres	Windows: Yes
Zoning: Industrial	Electrical Service: 240V 3 Phase
Access to Expressways: Route 4 Exit #41 to I-275 Union Centre Blvd. to Exit #19	Gas & Electric: Est. Duke Energy
Year Built: 1974	Water & Sewer: Est. City
Construction: Concrete Block & Steel	Floor Drains: Multiple with Clean Outs
Building Dimensions: 118' x 83'	Auditor's Information: #A07001030000
Column Spacing: None	Annual Taxes: \$7,651 (\$0.80 PSF)
Floor: Concrete	Available: Immediate
Roof: Sloped	Annual Rental Rate: \$10.00/SF NNN
Ceiling Height: 20' – 21'	Annual Operating Expenses: TBD
Loading Facilities: 5 Large Drive-Ins Three 11'10" x 18' Doors Two 11'10" x 16' Doors	Expiration: 4/17/2028
Heating: Radiant	

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