

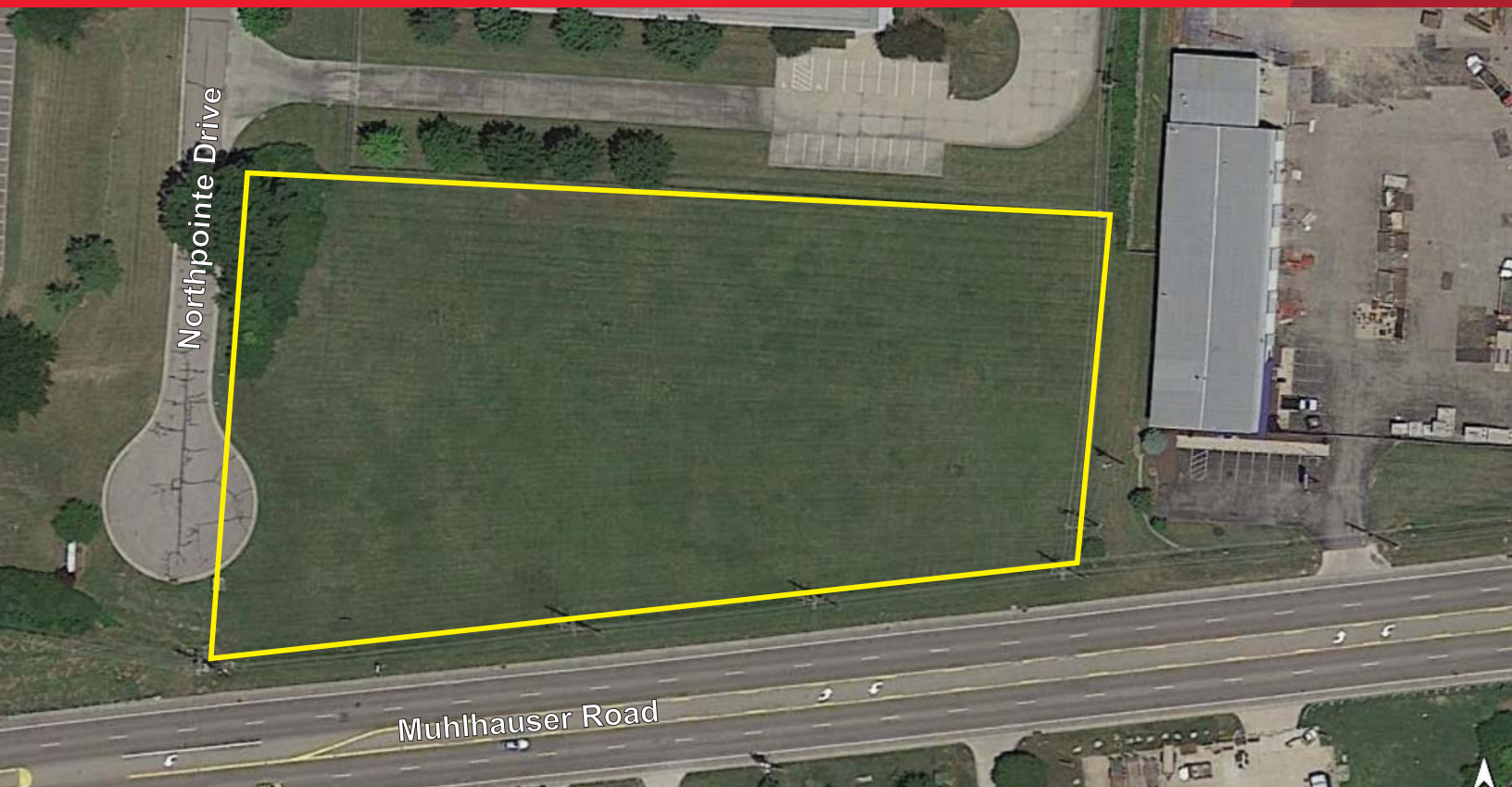


**CUSHMAN &
WAKEFIELD**

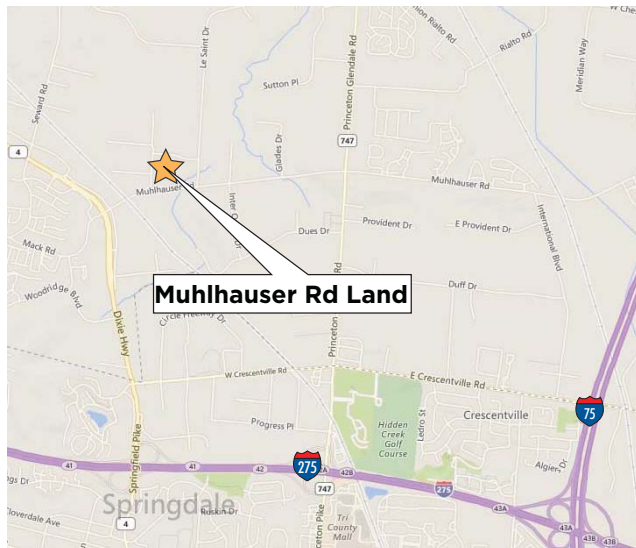
FOR SALE OR BUILD-TO-SUIT

Muhlhauser Road@Northpointe

Fairfield, OH 45014



Pre-Leasing - Up to 36,000 SF Available



- 3.0± acres available
- New Construction
- Zoned: M-2, General Industrial
- Muhlhauser Road Curb Cut

For more information, contact:

Tom McCormick, SIOR, CCIM
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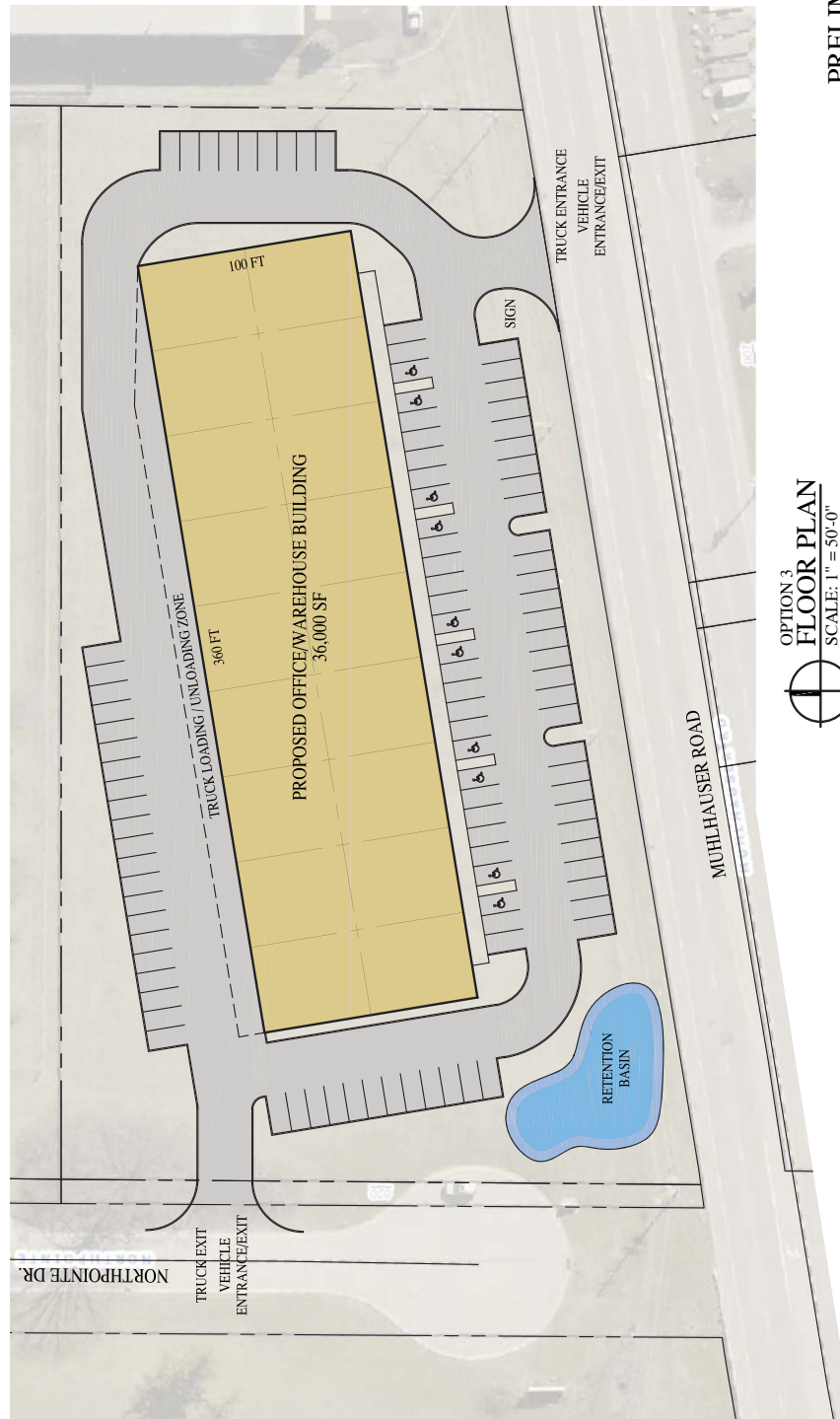


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PRELIM
NOT FINAL

OPTION 3
FLOOR PLAN
SCALE: 1" = 50'-0"

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Fairfield, OH 45014

Site Specifications

Total Acres:	2.996±
Parcel ID:	M5500206000014
Site Dimensions:	
Frontage:	512'
Depth (East):	213'
Depth (West):	300'
Topography:	Flat
Point of Access:	Muhlhauser Road and Northpointe Drive
Zoning:	M-2, General Industrial, City of Fairfield
Governing Jurisdiction:	City of Fairfield, Butler County

Lease Rate: **\$6.50/SF/Year Net for shell**

Sale Price: **\$275,000**

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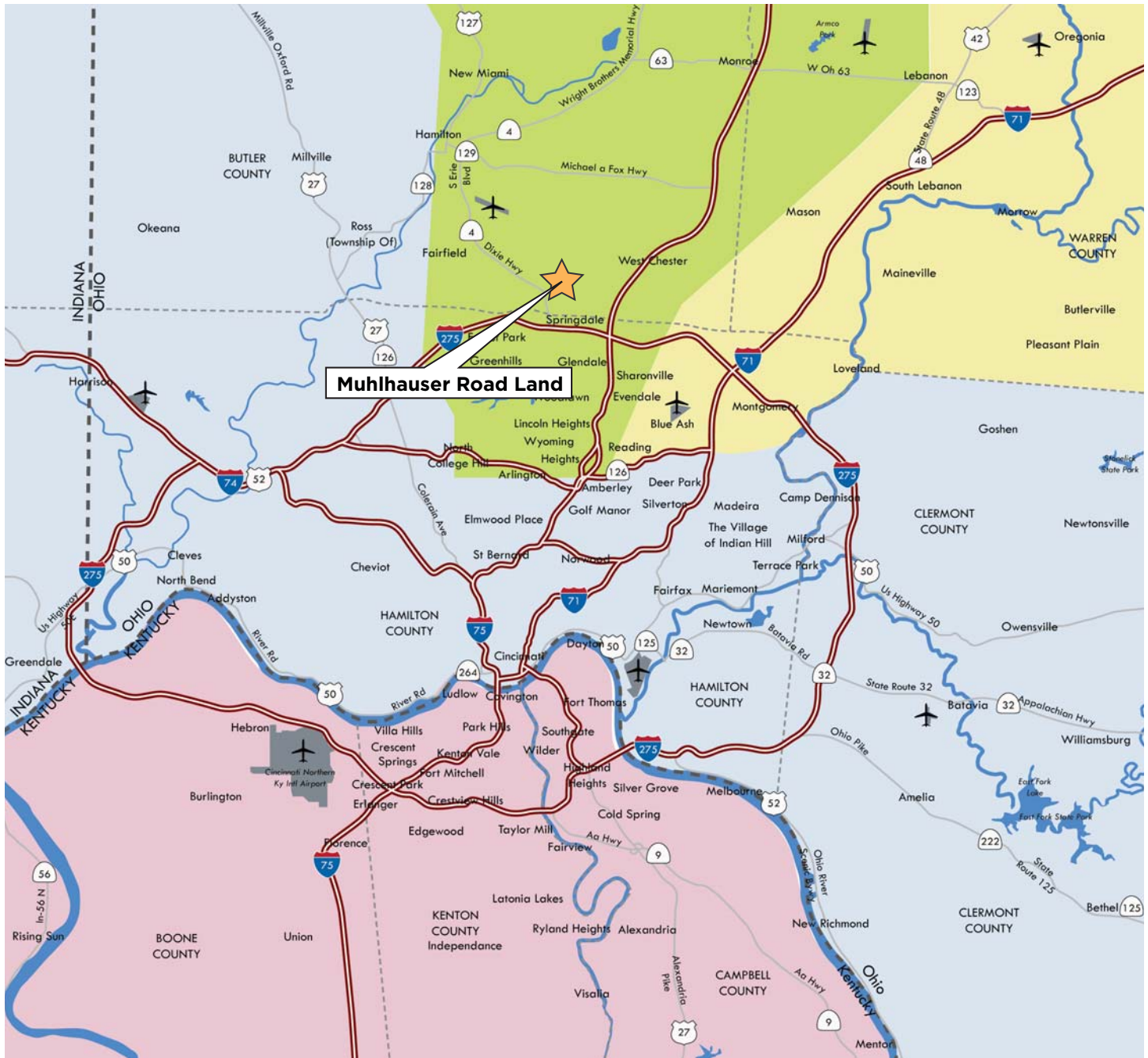
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Regional Map



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