



4875 FACTORY DR.

FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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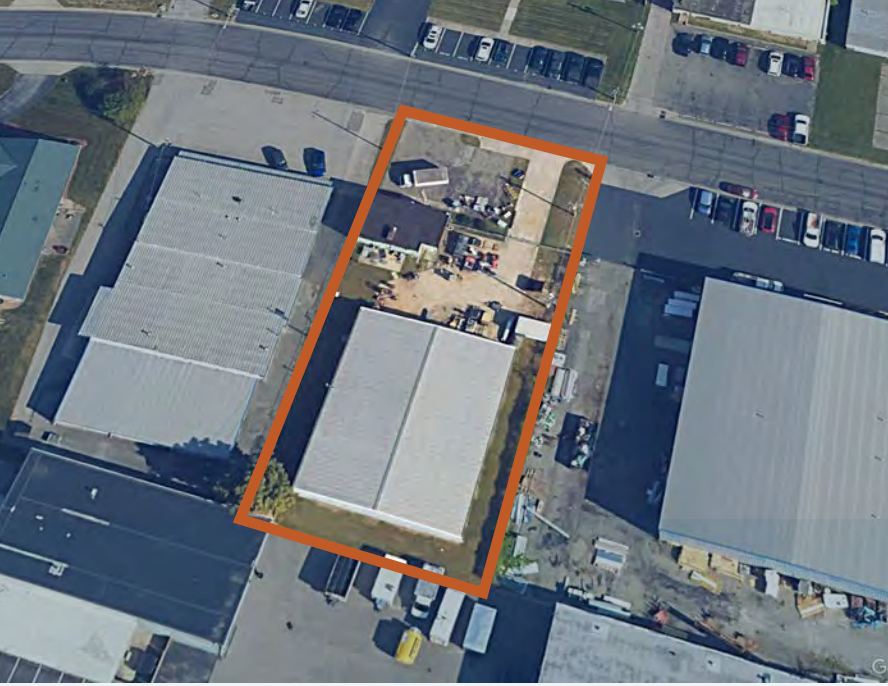
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PROPERTY HIGHLIGHTS



7,840 SqFt

- Located in City of Fairfield minutes to I-75 at Union Centre, SR-129 at Bypass 4, and I-275 at Route 4 / Dixie Highway
- City of Fairfield M-2 General Industrial District Zoning
- Two (2) drive-in doors
- 11'-12' clear height
- Sale Price: \$695,000 (\$88/SqFt)
- Lease Rate: \$8.95/SqFt NNN

PROPERTY DETAILS

Total Combined SqFt:	7,840
Total SqFt Bldg 1:	6,020 (70'W x 86' D)
Total SqFt Bldg 2:	1,820 on Two (2) Levels
Clear Height:	11'-14'6"
Type Construction:	Pre-Engineered Metal & Masonry
Column Spacing:	Clearspan
Acres:	0.46 acres
Year Built:	1992
Lighting:	Fluorescent (T-8)
Electrical Service:	110 single phase, 220V single phase & 220V 3 phase with outlets every 6 feet
Dock doors:	None
Drive-in door:	Two (2) - 12'x12'
Sprinkler:	None
Roof:	Metal
HVAC:	Natural gas-fired unit heaters
Parking Spaces:	Five (5)
Restrooms:	Plumbing roughed-in in warehouse, existing restrooms in office
Assessed Value:	\$250,370
Annual Taxes:	\$4,604
Butler County Parcel ID:	A0700085000031 and A0700085000031T

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DISTANCE MAP

