

INDUSTRIAL + OUTSIDE STORAGE

FOR LEASE: \$7.95 psf/NNN



PROPERTY HIGHLIGHTS

- 54,080 SF Available
- 2,500 SF Office
- 1.5 Acres Outside Storage Included
- (11) Docks; (5) with levelers
- 32' Clear Height
- LED Lighting
- Trailer Parking 41 stalls
- Located in the city of Fairfield, just north of Interstate 275

For more information, contact:

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FISHER INDUSTRIAL PARK 4000 DIXIE HWY

FAIRFIELD, OH 45014

BUILDING SPECIFICATIONS

\$7.95/PSF NNN

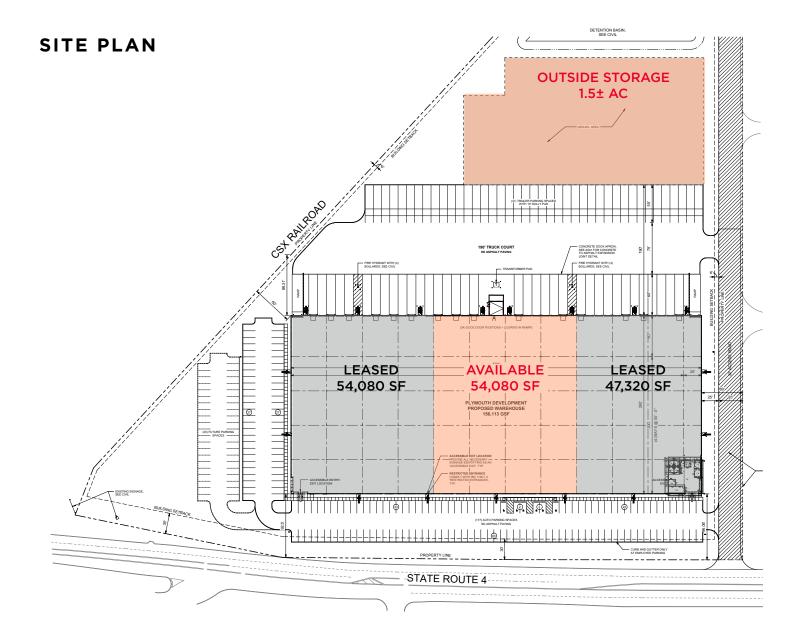
LOCATION	Fairfield, Ohio, Butler County	LIGHTING	LED 30 FC @ 36"
ADDRESS	4000 Dixie Highway	DOCK DOORS	(11) 9' x 10' Docks; (5) with levelers
BUILDING SIZE	154,692 SF (600' x 260")	ELECTRIC	800 amp, 277/480 volt, 3 Phase, 4 wire - Expandable to 2000 amps
AVAILABLE SF	54,080 SF (4 Bays)	PARKING	Approx. 177 auto spaces 6 handicap
OFFICE SIZE	2,500 SF	HVAC	Gas fired roof mounted (Maintains 50° F in winter based on 0° outside air
YEAR BUILT	2022	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Precast concrete panels	WATER/SEWER	www.butlercountyohio.org
CLEAR HEIGHT	32' at 6" beyond speed bay	TELEPHONE	www.cincinnatibell.com
FLOORS	7" unreinforced concrete slab with floor flatness	DATA	www.spectrum.com
COLUMN SPACE	52' x 50'	OPEX	\$1.75/sf
TYPICAL BAY	52' x 260' (13,520 SF)	MISC. NOTES	15 Agree Cravel Outside Storage
SPEED BAY	52' x 60'	MISC. NOTES	1.5 Acres Gravel Outside Storage
FIRE SUPPRESION	ESFR with K-17 heads & O'neill 1,500 GPM Pump		

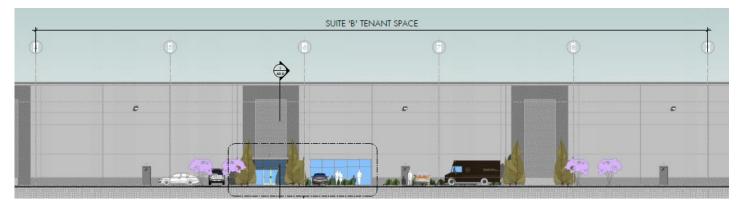


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PHOTOS











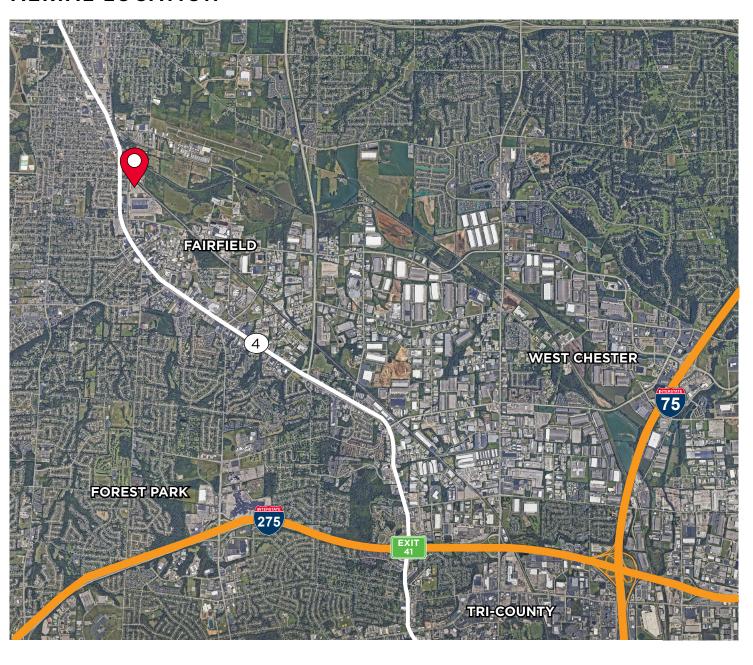


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