

1.5± AC

54,080 SF

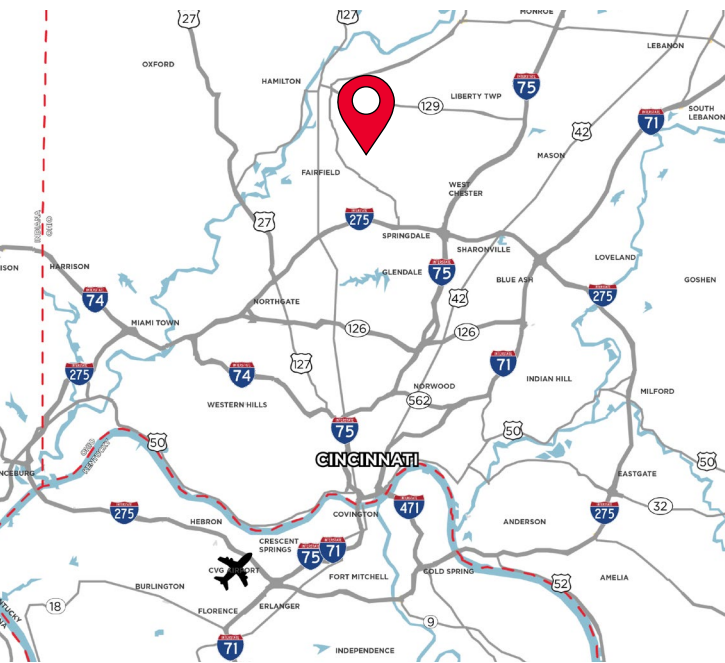
**54,080 SF AVAILABLE  
FISHER  
INDUSTRIAL PARK**

4000 DIXIE HWY, FAIRFIELD, OH 45014



**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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Developed By:  
**PLYMOUTH REIT**

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**FOR LEASE**

# FISHER INDUSTRIAL PARK 4000 DIXIE HWY

FAIRFIELD, OH 45014

## BUILDING SPECIFICATIONS

**\$7.95/PSF NNN**

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



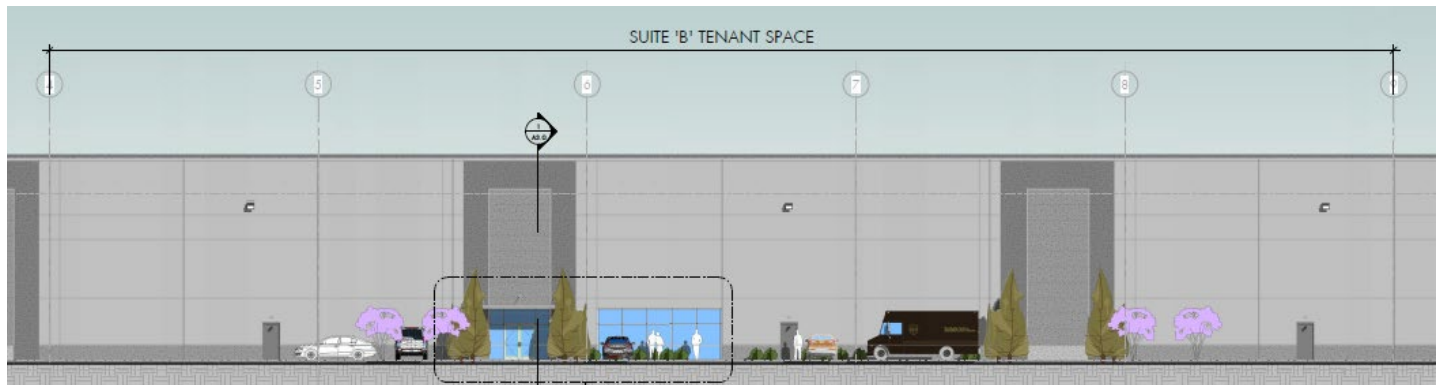
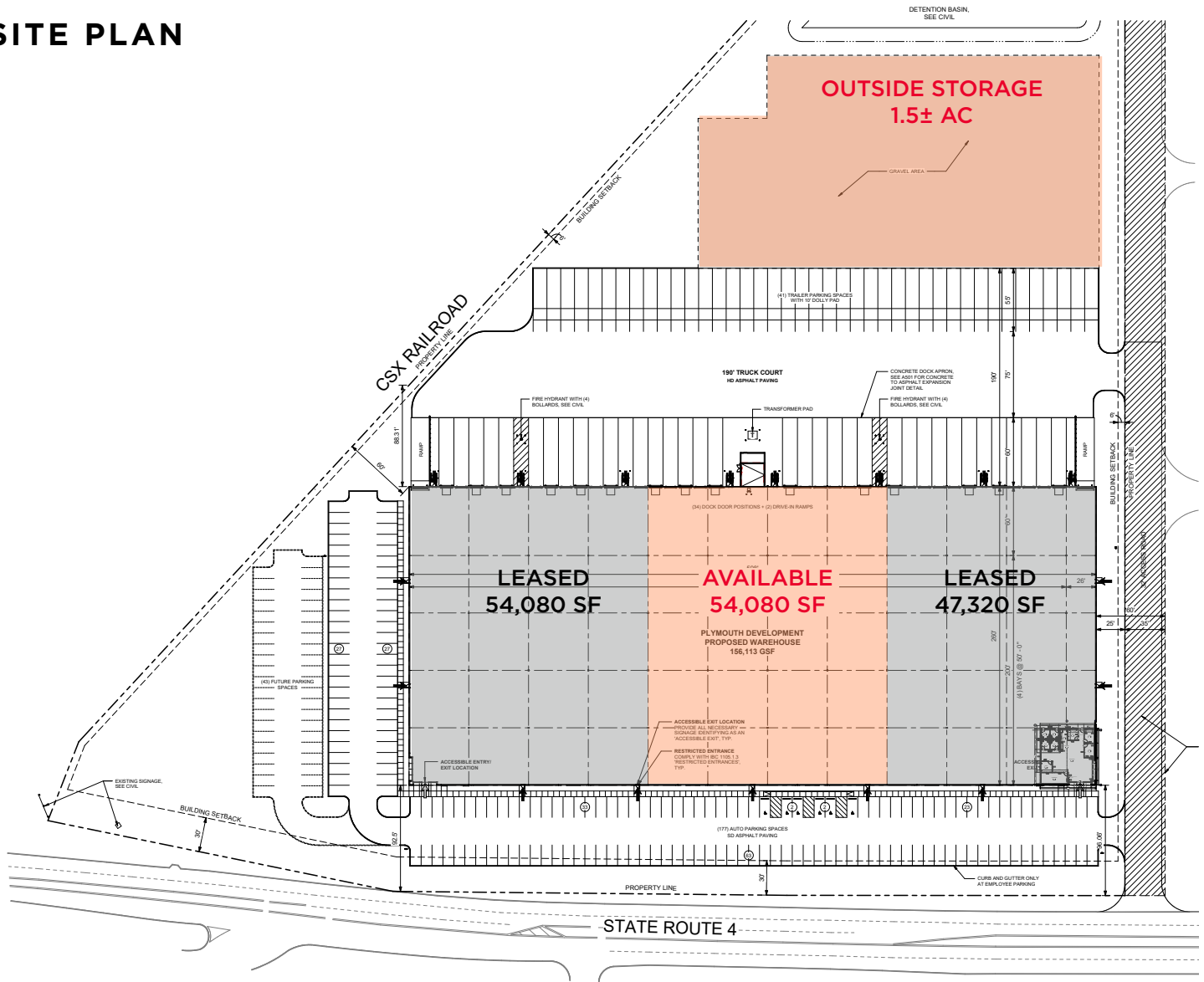


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## SITE PLAN





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## PHOTOS



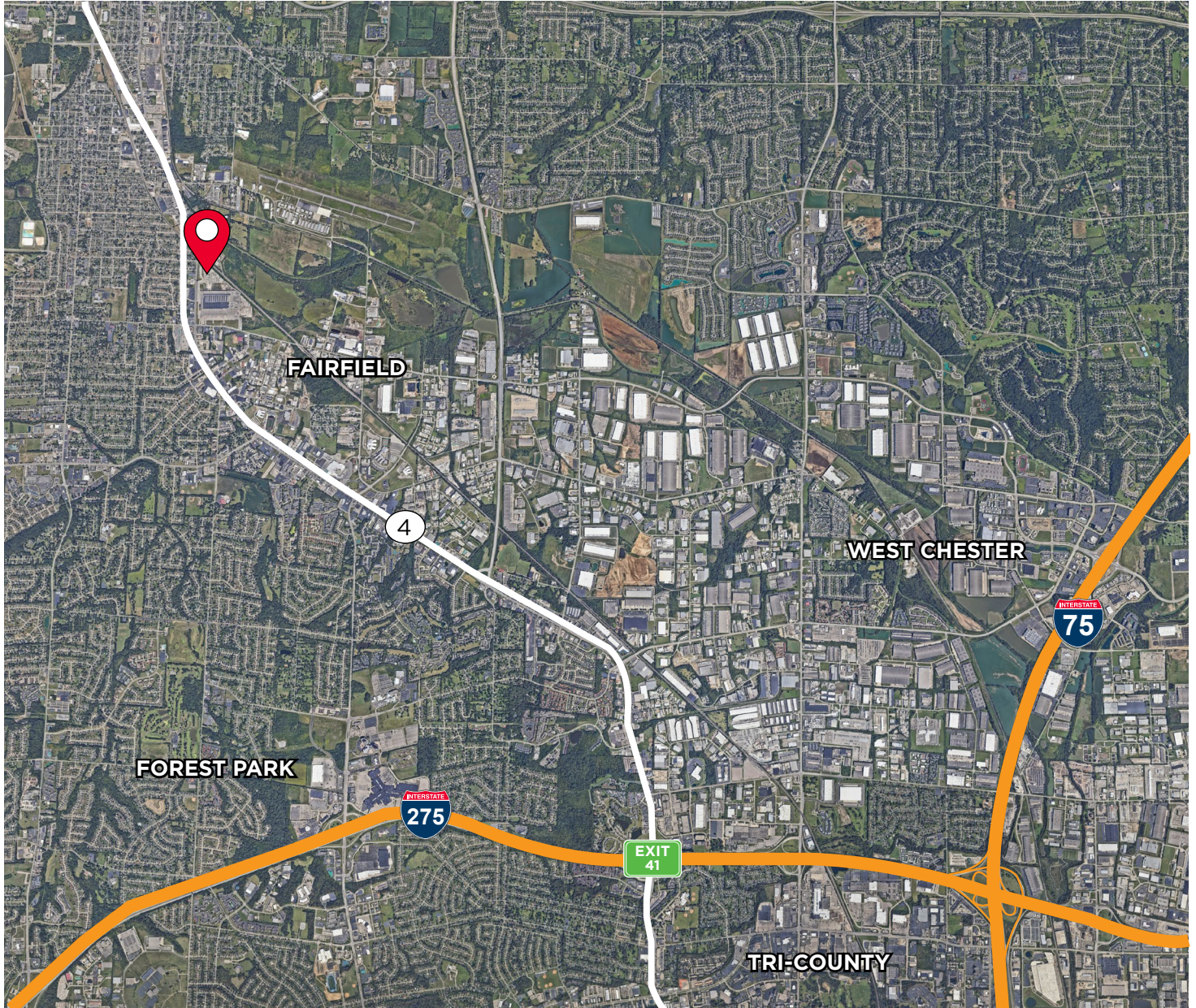


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FAIRFIELD, OH 45014

## AERIAL LOCATION



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