

FISHER

INDUSTRIAL PARK

P PLYMOUTH REIT



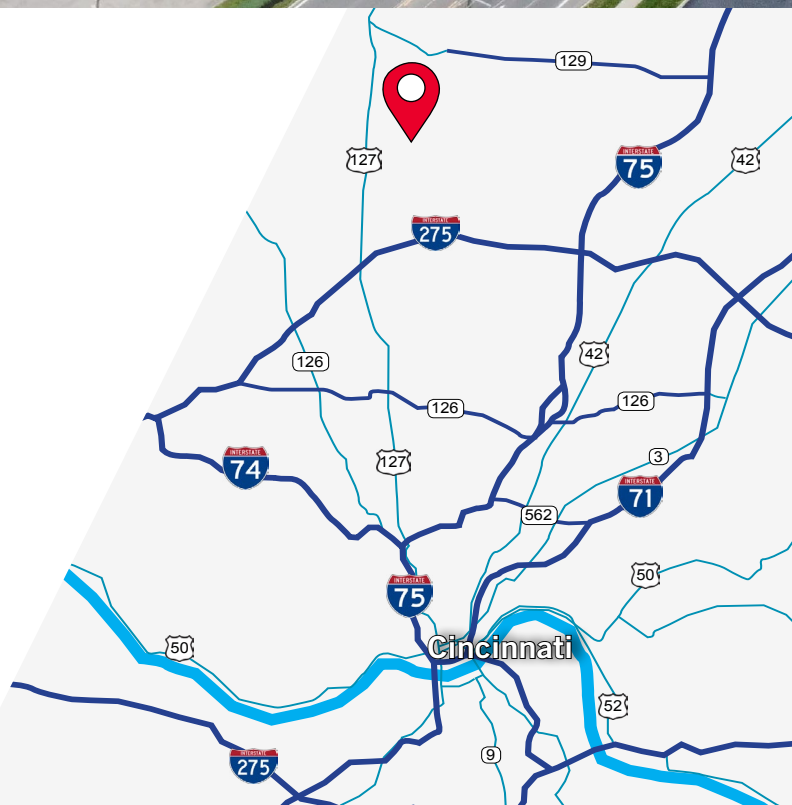
19,200 - 96,000 SF AVAILABLE

4400

STATE RTE. 4

FAIRFIELD, OH 45014

- 19,000 - 115,000 SF Available
- Crane Bays
- Outside storage
- Short or long term options

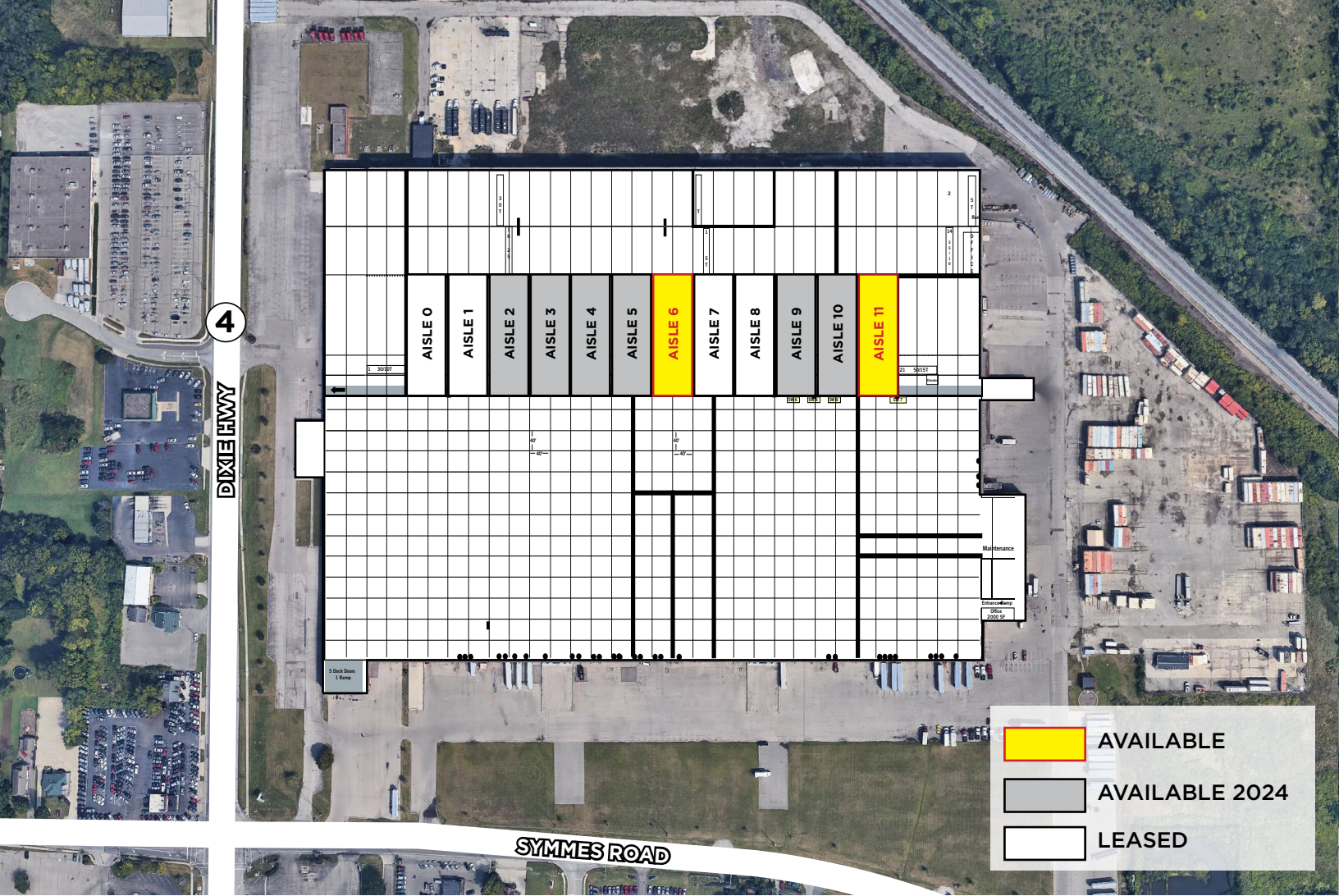


For more information, contact:

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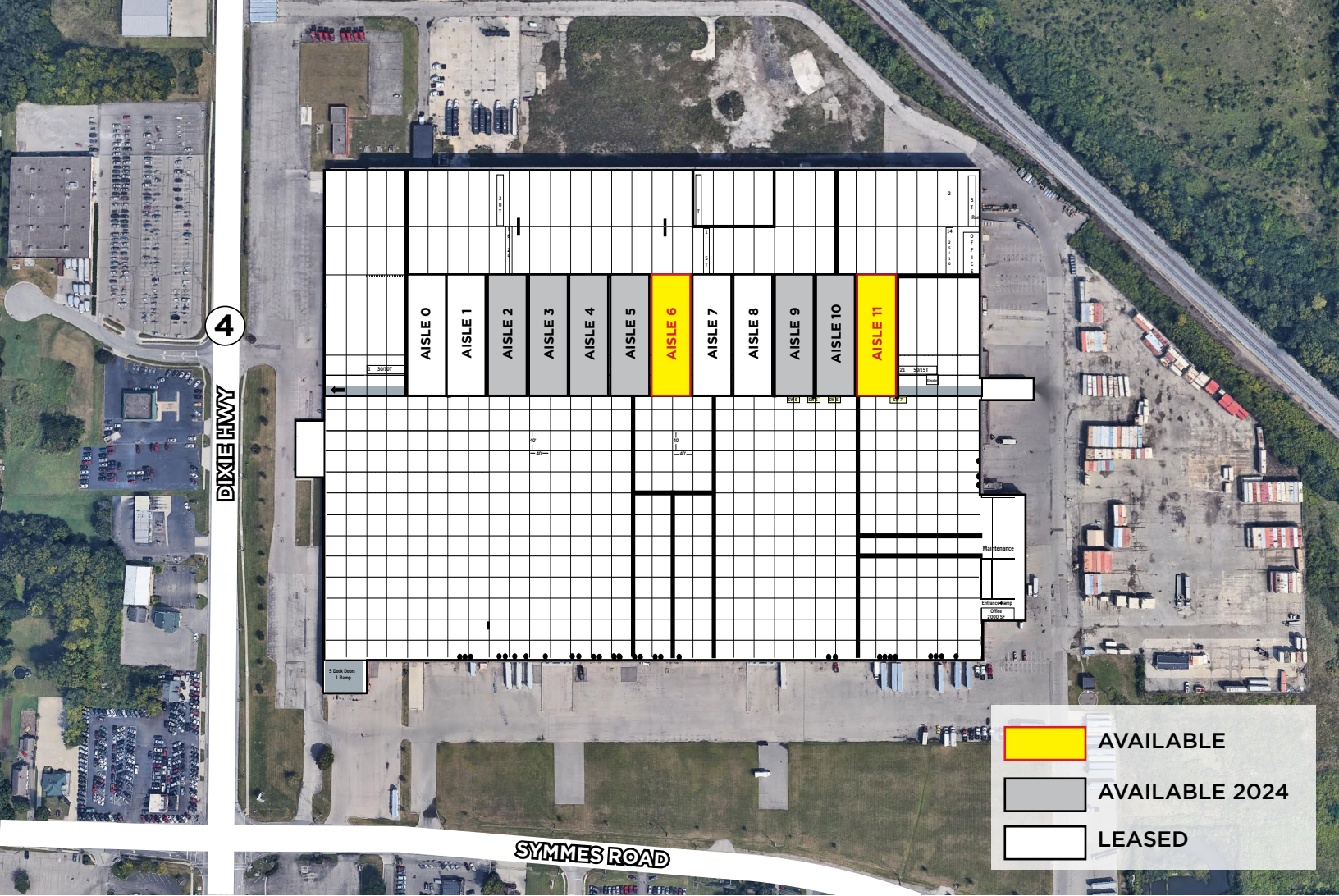




ALL AVAILABLE SPACES

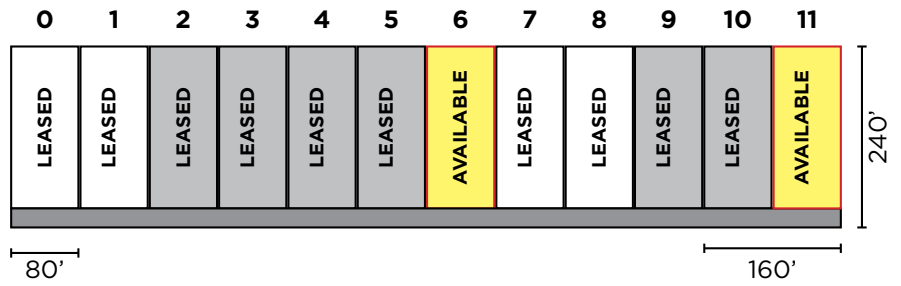
Type	Aisle	Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
SPACES (Available Now)	6	19,200	19,200	O/Y	10-30 TON	\$5.50/sf
SPACES (Available Now)	11	19,200	19,200	O/Y	10-30 TON	\$5.50/sf
SPACES (Available 2024)	2, 3, 4, 5	76,800	19,200	O/Y	10-3 TON	\$5.50/sf
SPACES (Available 2024)	9, 10	38,400	19,200	O/Y	10-30 TON	\$5.50/sf

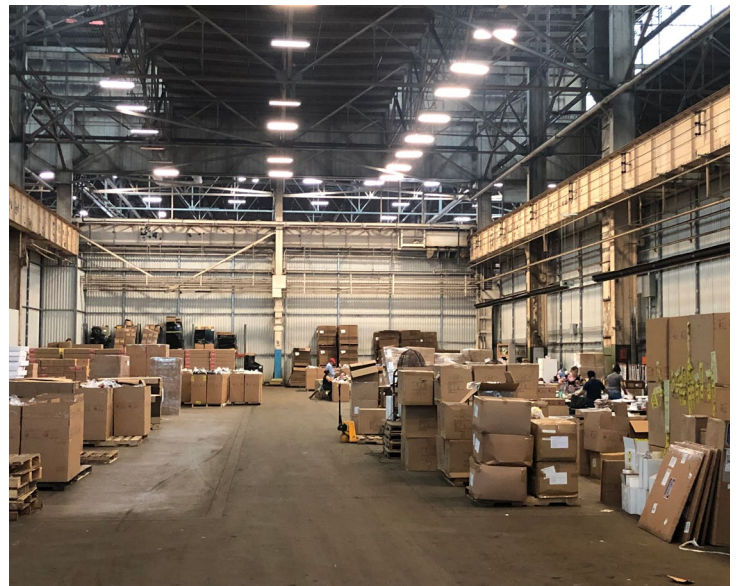




H AISLE SPACES

- 19,200 - 115,200 SF
- NEW LED LIGHTING
- 40' CLEAR HEIGHT
- CRANE'S AVAILABLE





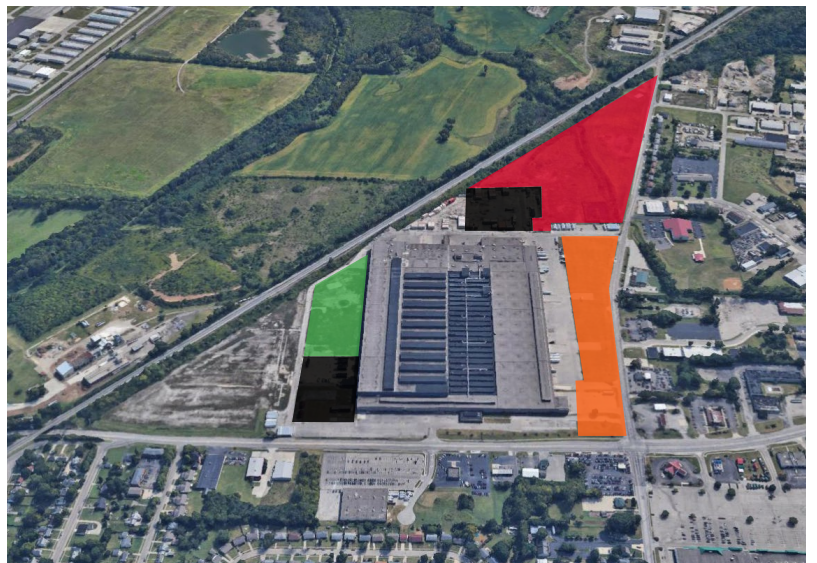
NEW CRANE SPACE

- 19,200 SF CRANE BAYS
- 100% CRANE SERVED
- INTERIOR DRIVE AISLE
- 10 - 30 TON CAPACITY



AVAILABLE LAND

- 5 - 25 ACRES AVAILABLE FOR DEVELOPMENT
- BUILD-TO-SUIT OPPORTUNITIES
- LAND LEASE



Color	Acres	Type of Land	Rates
GREEN	5 ACRES	OUTSIDE STORAGE; UNDEVELOPED	TBD
RED	25 ACRES	BUILD-TO-SUIT; 50,000 - 250,000 SF	TBD
ORANGE	7 ACRES	BUILD-TO-SUIT; 10,000 - 80,000 SF	TBD



CITY OF FAIRFIELD

Located in Southwestern Ohio about 20 miles north of Cincinnati, the City of Fairfield is home to 42,097 residents. It is situated along the northern loop of I-275, conveniently positioned within minutes of a variety of recreational, cultural and business areas.

Fairfield is a prime business address featuring more than 1,200 businesses including the corporate headquarters of Cincinnati Financial Corporation, regional staples like Skyline Chili and Jungle Jim's International Market, and major manufacturing firms such as Pacific Manufacturing and Koch Foods, among many others.



475,716
POPULATION



372,767
LABOR POPULATION



\$70,885
MEDIAN HH INCOME



19,985
TOTAL BUSINESSES



152,279
WHITE COLLAR WORKERS



88,329
BLUE COLLAR WORKERS

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