

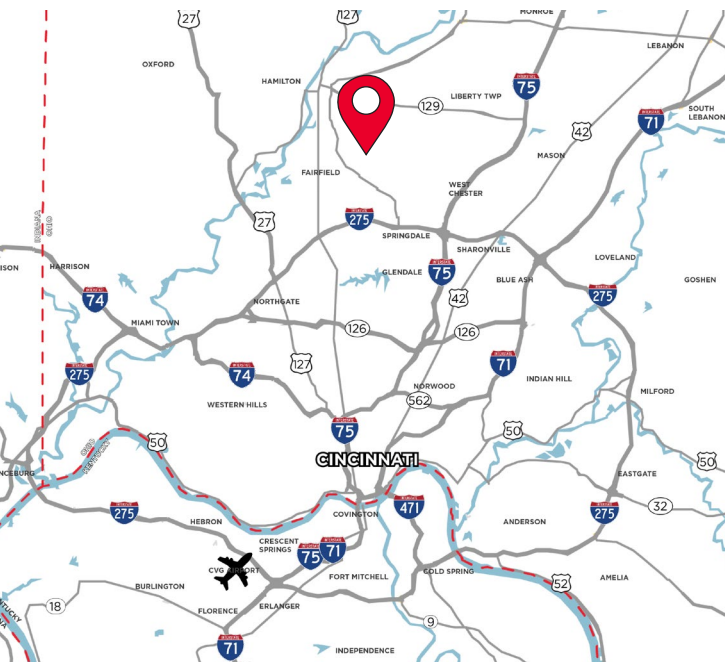
**BUILD TO SUIT
FISHER INDUSTRIAL
PARK - BUILDING C**

DIXIE HWY & SYMMES RD
FAIRFIELD, OH 45014



BUILD-TO-SUIT OPPORTUNITY

CALL AGENT FOR PRICING



PROPERTY HIGHLIGHTS

- 202,800 SF Building Proposed
- 25± Acres
- (46) Dock positions + (2) Drive-Ins
- 28' Clear Height Minimum
- Outside Storage
- Zoned M-2 General Industrial
- Located in the city of Fairfield, just north of Interstate 275

For more information, contact:

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Developed By:
P PLYMOUTH REIT

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cushmanwakefield.com

FOR LEASE

FISHER INDUSTRIAL PARK - BLDG C

DIXIE HWY & SYMMES RD, FAIRFIELD, OH 45014

FISHER
INDUSTRIAL PARK

PLYMOUTH REIT

BUILDING SPECIFICATIONS

LOCATION	Fairfield, Ohio, Butler County	COLUMNS	52' Column Bays
ADDRESS	TBD - Dixie Hwy & Symmes Rd	LIGHTING	LED
BUILDING SIZE	202,800 SF	DOCK DOORS	(46) Dock positions
OFFICE SIZE	Build-to-Suit	DRIVE-IN DOORS	(2) Drive-in ramps
YEAR BUILT	TBD	PARKING	137 auto parking
CONSTRUCTION	Precast concrete panels	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	Minimum 28'	WATER/SEWER	www.butlercountyohio.org
FLOORS	7" unreinforced concrete slab	TELEPHONE	www.cincinnatiatbell.com
TRUCK COURT	135' Deep	DATA	www.spectrum.com



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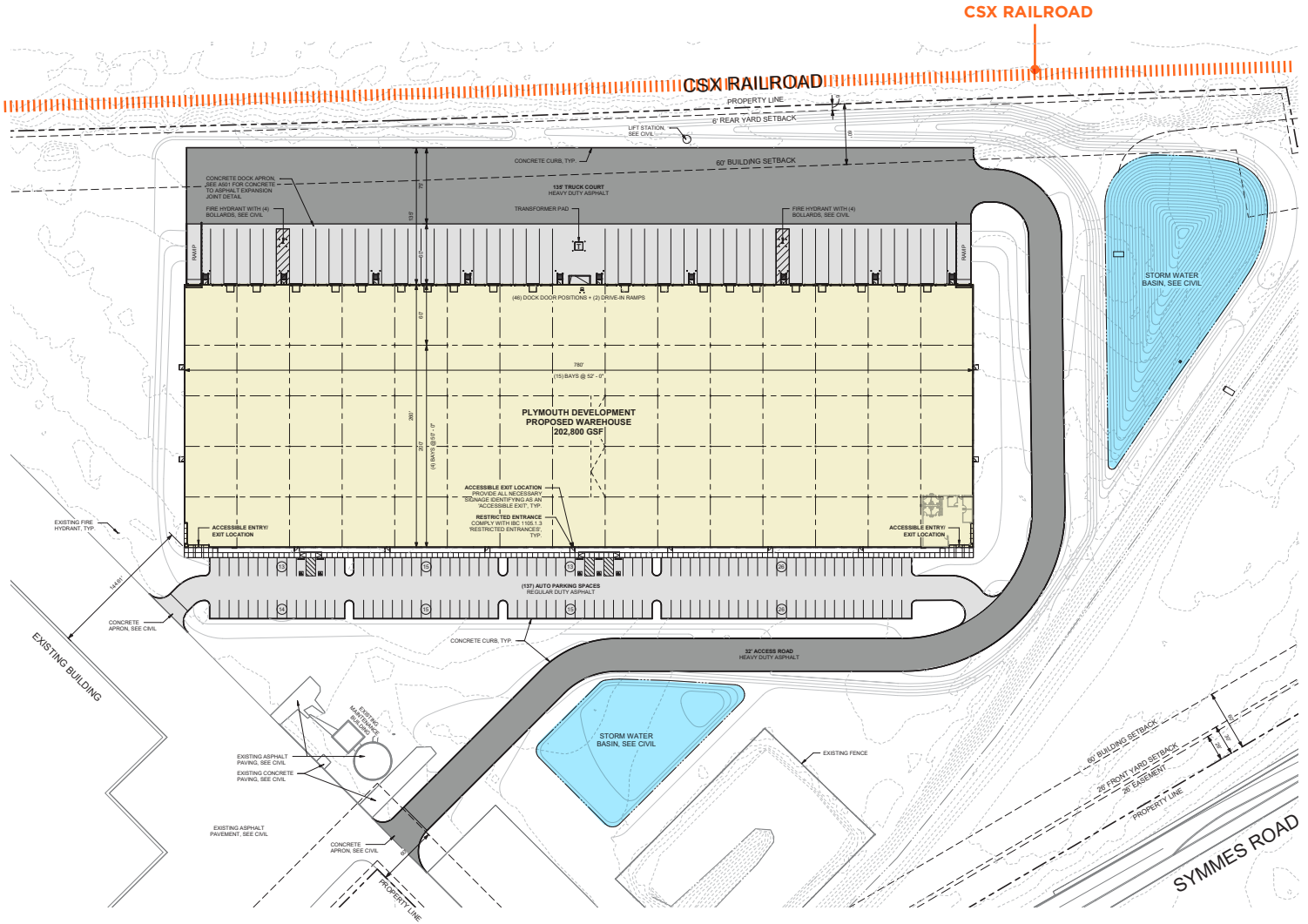
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SITE PLAN



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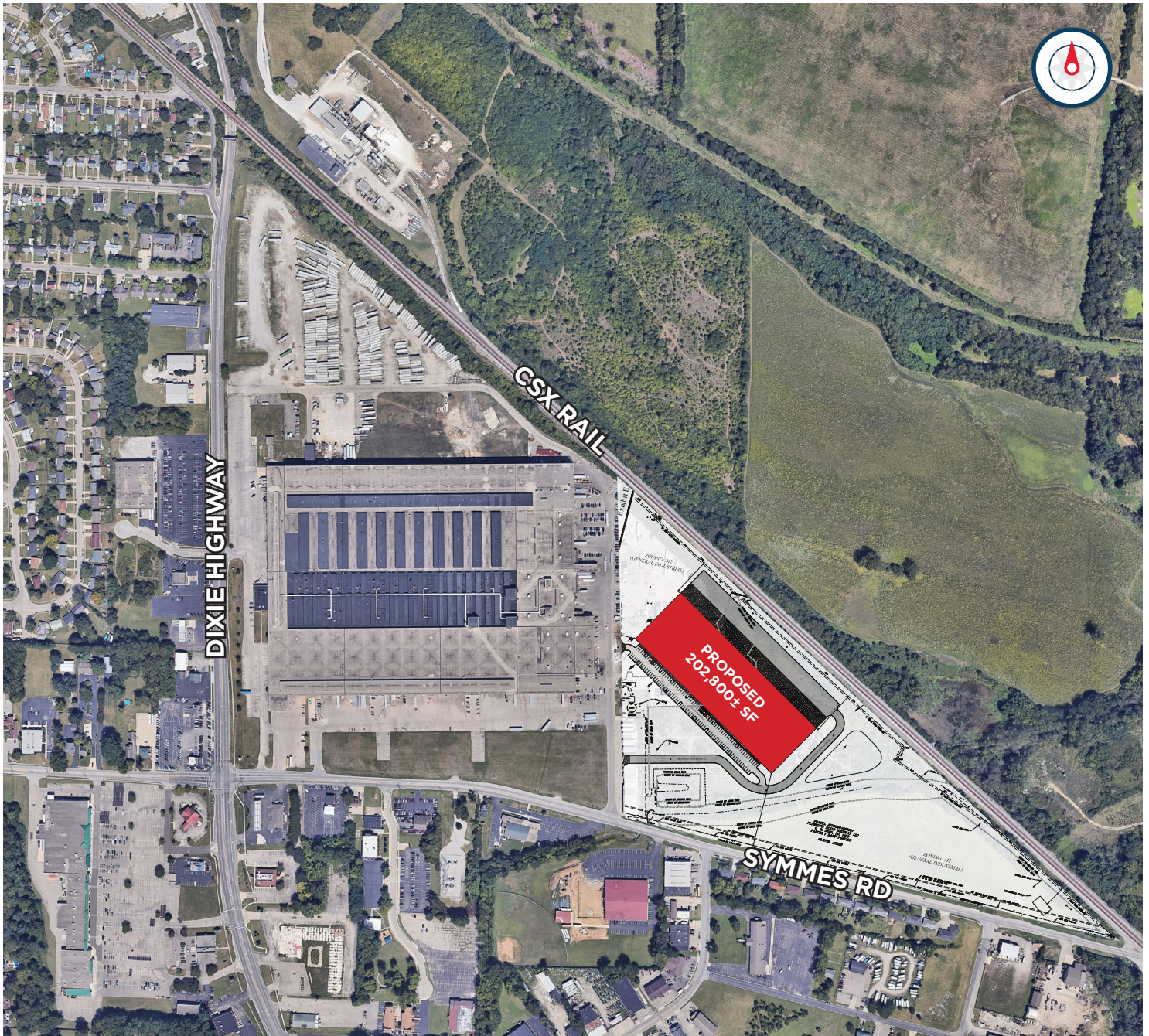
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ABOUT FISHER PARK

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.



431,999
POPULATION



338,339
LABOR POPULATION



\$109,881
AVERAGE HH INCOME



15,309
TOTAL BUSINESSES



130,332
WHITE COLLAR WORKERS



80,343
BLUE COLLAR WORKERS

*Demo's measured on a 10 mile radius



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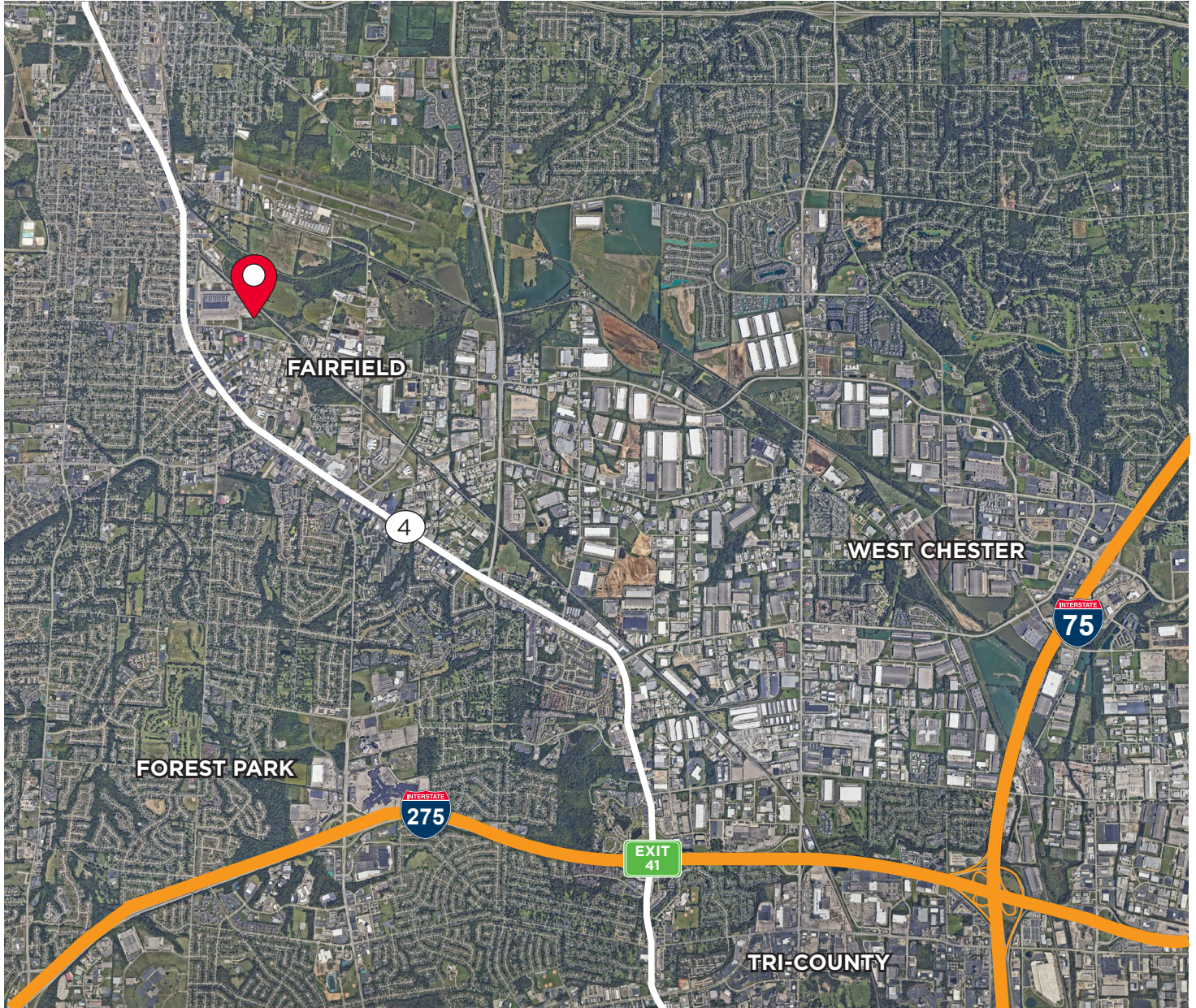
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AERIAL LOCATION



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