

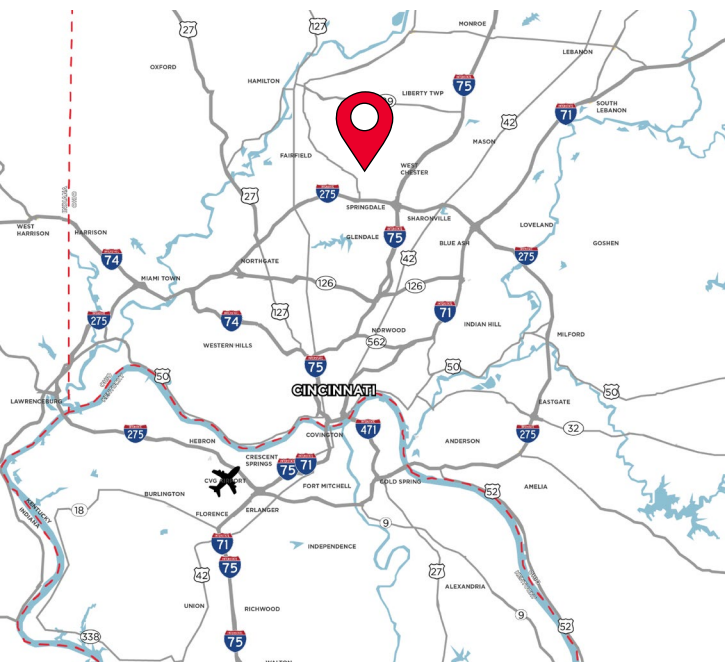


**FOR SUBLEASE  
300 DISTRIBUTION  
CIRCLE**

FAIRFIELD, OH 45014

**DISTRIBUTION SPACE AVAILABLE**

**SUBLEASE RATE: \$7.25/SF + \$1.80/SF**



**PROPERTY HIGHLIGHTS**

- 33,750 Total SF
- 3,809 SF Office
- (5) Dock Doors; (3) w/ Levelers
- (1) Drive In Door
- Trailer Parking Available
- **Sublease Expires 8/31/2026**

For more information, contact:

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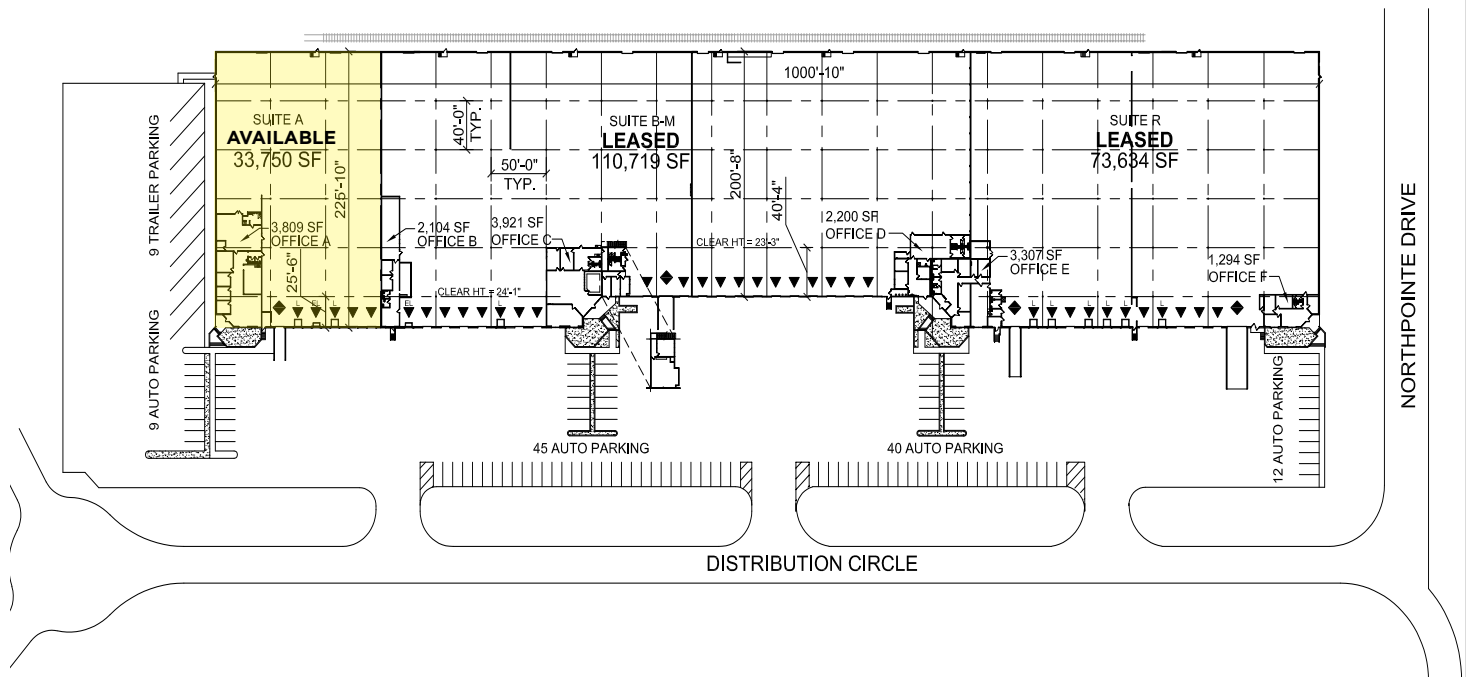
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**BUILDING SPECIFICATIONS**

|                        |                   |                         |  |
|------------------------|-------------------|-------------------------|--|
| <b>LOCATION</b>        | City of Fairfield | <b>FLOORS</b>           | Concrete   |
| <b>YEAR BUILT</b>      | 1987              | <b>DOORS</b>            | (5) Dock Doors; (3) w/ Levelers (9' x 10')<br>(1) Drive In Door (9' x 10') |
| <b>TOTAL SIZE</b>      | 216,752 SF        | <b>FIRE SUPPRESSION</b> | Wet System   |
| <b>AVAILABLE SPACE</b> | 33,750 SF         | <b>ELECTRIC</b>         | 480 Volt, 3 Phase  |
| <b>OFFICE SPACE</b>    | 3,809 SF          | <b>LIGHTING</b>         | LED  |
| <b>CLEAR HEIGHT</b>    | 24'               | <b>ZONING</b>           | M-2  |
| <b>COLUMN SPACING</b>  | 40' x 50'         |                         |  |

**FLOOR PLAN**



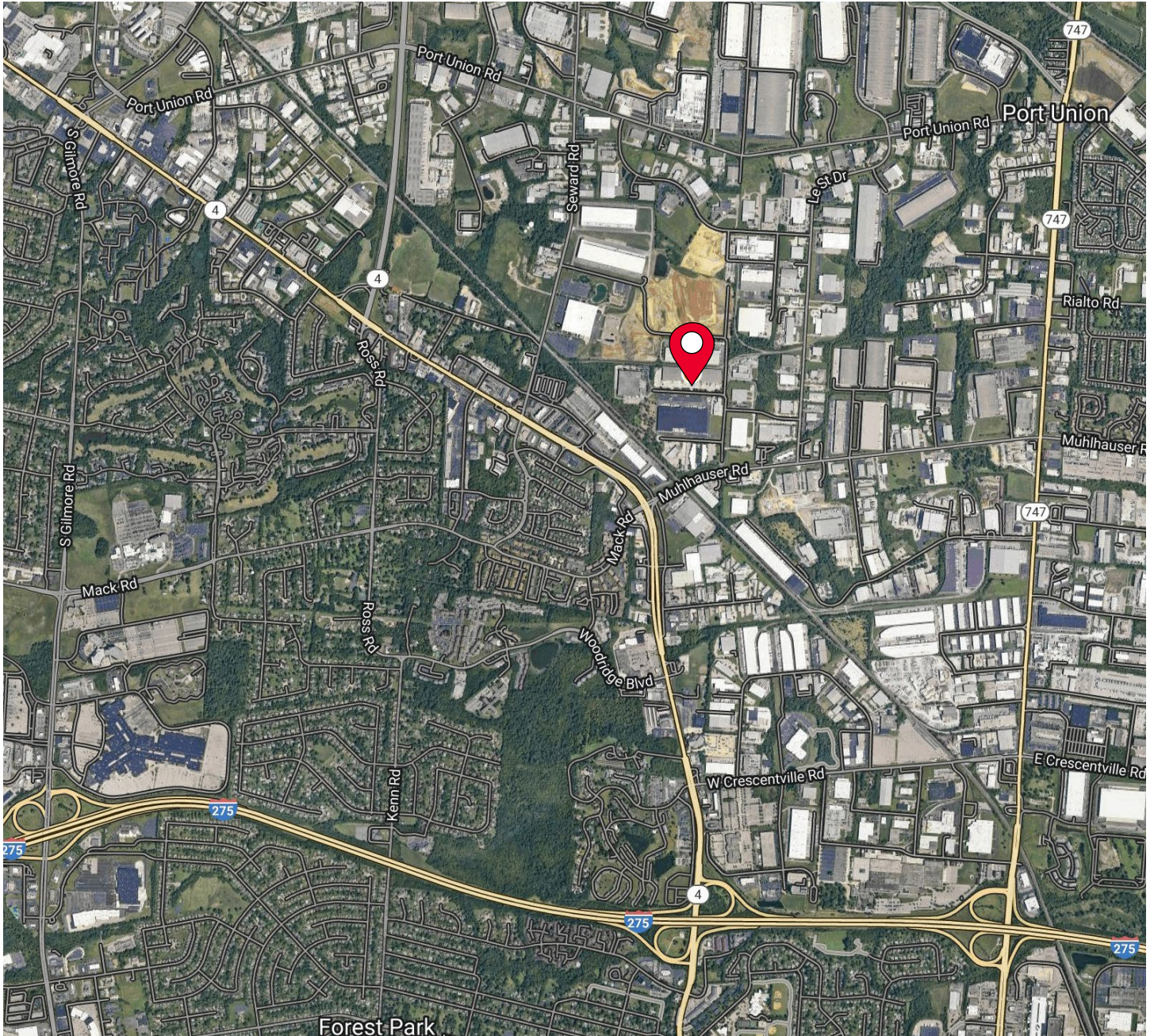
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**BUILDING PHOTOS**



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**AERIAL LOCATION**



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