

# Industrial Building For Sale or Lease

## Fairfield, Ohio

PRICE REDUCED

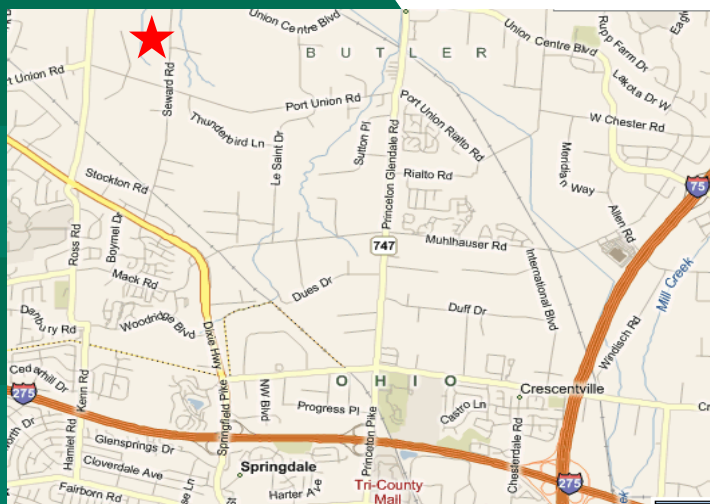


### FEATURES

- **7,686 Total SF**
- **0.72 Acres**
- **4 Drive-in doors**
- **Small offices**
- **Great access**
- **Lease rate: \$4.95/SF NNN**
- **Sale price: \$340,000 \$295,000**

### LOCATION

**105 Constitution Drive  
Fairfield, Ohio 45014**



### CONTACT

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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 105 Constitution Drive

<b>Address/City/County:</b>	105 Constitution Drive/Fairfield/Butler County
<b>Square Footage:</b>	7,686 SF
<b>Office Area:</b>	1,000 SF
<b>Land Size:</b>	.72 acres
<b>Date of Construction:</b>	1996
<b>Type of Construction:</b>	Pre-engineered metal
<b>Zoning:</b>	Industrial
<b>Clearance Height:</b>	14' - 16'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	Four (10' x 12')
<b>Truck Doors:</b>	None
<b>Sprinkler:</b>	No
<b>Lighting:</b>	Fluorescent
<b>Parking:</b>	Paved
<b>Electric:</b>	110 volts / 3 phase
<b>Roof:</b>	Metal
<b>Heat &amp; A/C:</b>	Gas fired unit heaters
<b>Lease Rate:</b>	\$4.95/SF NNN
<b>Sale Price:</b>	<del>\$340,000</del> \$295,000



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FOR MORE INFORMATION, CONTACT

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