

First Class Flex Building for Lease

Fairfield



FEATURES

- **12,800 SF Office/Warehouse**
- **Class A Office/Warehouse Space**
- **(2) Dock Doors**
- **750 SF Office**
- **24' Clearance Height**
- **Excellent access to I-75**
- **Less than 2 miles of I-275**

LOCATION

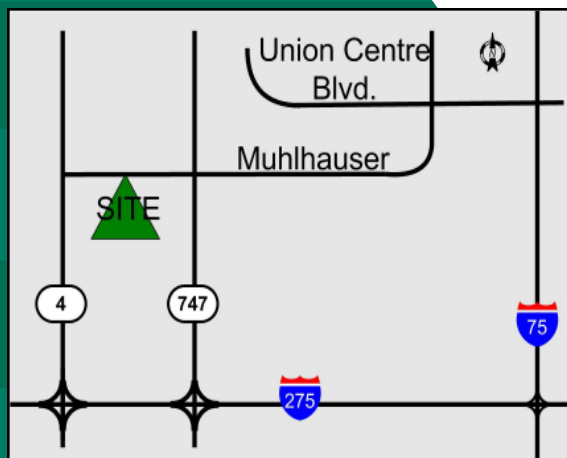
**4325 Mulhauser Road
Suite 6
Fairfield, Ohio 45014**

CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com

513/769-2519



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.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

4325 Mulhauser Road

Address/City/County:	4325 Mulhauser Road Suite 6 Fairfield/Butler County
Square Footage:	12,800 SF
Office Area:	720 SF
Restrooms:	(1) Mens (1) Womens
Date of Construction:	1999
Type of Construction:	Concrete Block
Zoning:	M-2 General Industrial http://www.conwaygreene.com/Fairfield.htm
Clearance Height:	24'
Floor:	Concrete
Truck Doors:	Two (8' x 10')
Heat & A/C:	Gas Fired Unit Heaters
Parking:	40+
Electric:	225 amp/480 volt/3 phase 225 amp/208 volt/3 phase
Lighting:	Metal Halide
Lease Rate:	\$3.90/SF NNN
Operating Expenses:	\$1.68 PSF



FOR MORE INFORMATION, CONTACT

Jeff Wolf, SIOR, CCIM

jeff.wolf@everestrealstate.com
513/769-2519

www.everestrealstate.com

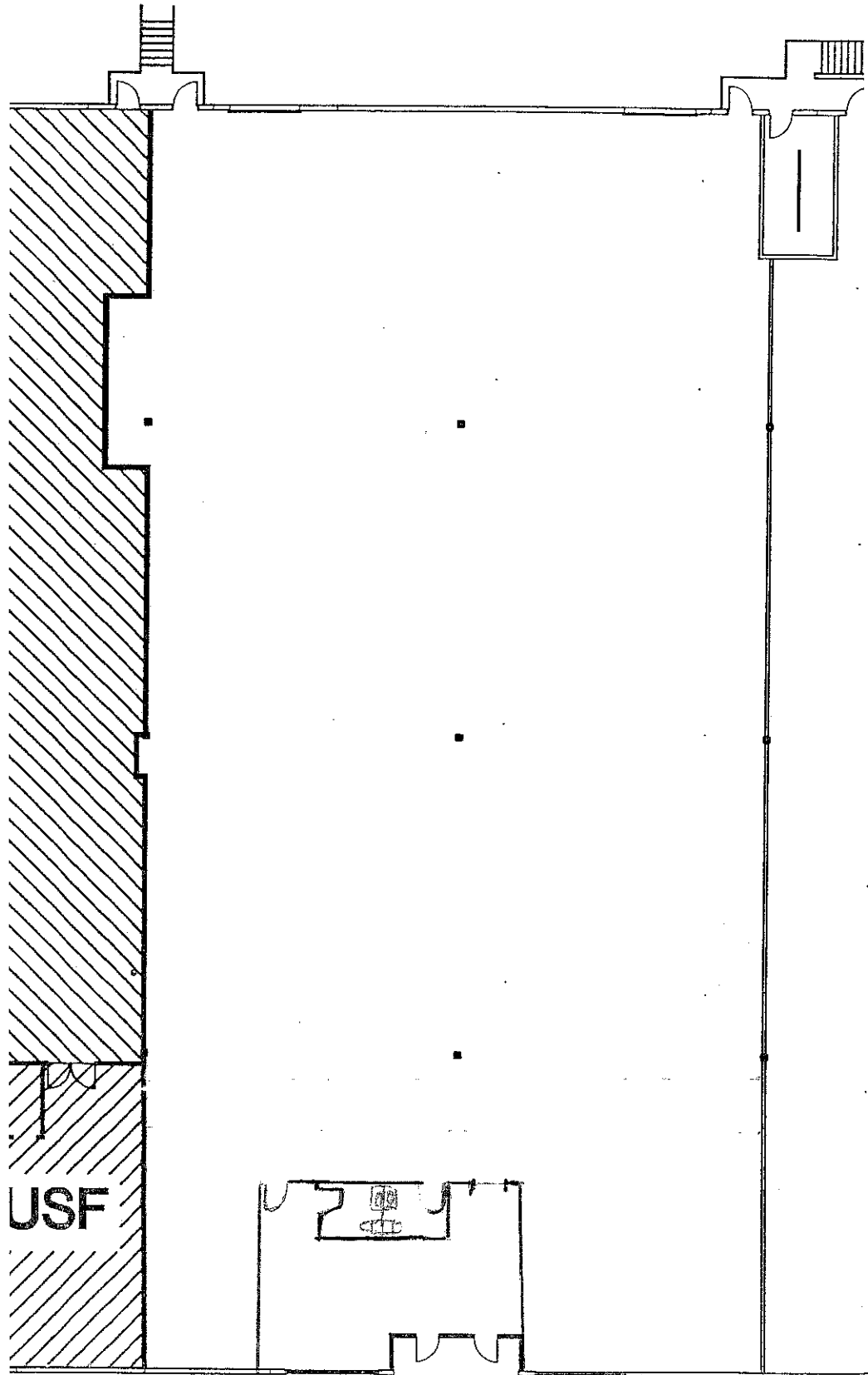
TEL 513-769-2500

FAX 513-769-2512

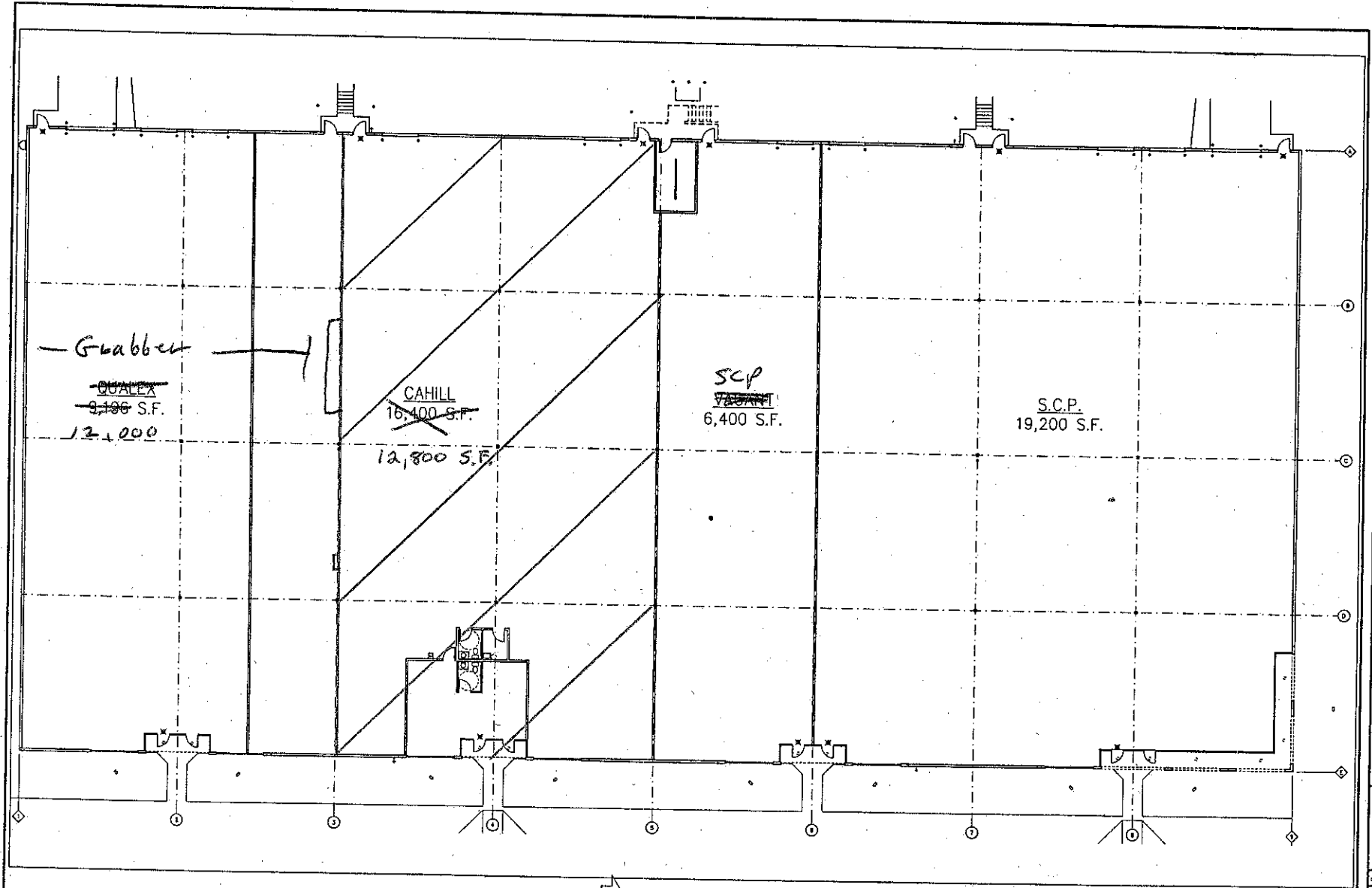
9912 Carver Road
Sycamore Office Park
Suite 100

Cincinnati, Ohio 45242

Existing



12 802



PROPOSED FLOOR PLAN
 3/8" = 1'-0"
 NORTH

PRELIMINARY
 NOT FOR CONSTRUCTION



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

CAHILL
 4325 Mulhouser Road
 Fairfield, OH 45014
 OOE JANS



Drawn by: JDM
 Title: JN
 Date: OCTOBER 8, 2003
 Drawing No:

T1.1

EXHIBIT A