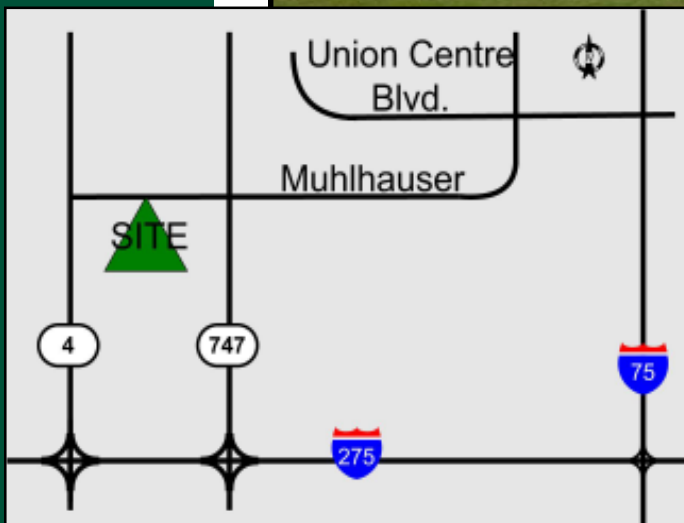




4325 Mulhauser Road, Fairfield, OH 45014

FOR LEASE



12,000 SF Office/Warehouse

- ▲ Class A Office/Warehouse Space
- ▲ (One) Dock Door
- ▲ Minimal Office
- ▲ 20' Ceiling Height
- ▲ Excellent access to I-75
- ▲ Located less than 2 miles I-275

COMMERCIAL REAL
ESTATE SERVICES

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

TEL: 513-769-2500
FAX: 513-769-2512

www.everestrealstate.com



First Class Flex Building

FOR MORE INFORMATION, CONTACT:

Jeff J. Wolf, SIOR, CCIM
jeff.wolf@everestrealstate.com
513-769-2519



4325 Mulhauser Road

Address/City/County:	4325 Mulhauser Road, Fairfield, Butler County
Square Footage:	12,000 SF
Restroom:	(1) One
Date of Construction:	1999
Type of Construction:	Concrete Block
Zoning:	M-2
Clearance Height:	20'
Floor:	Concrete
Truck Doors:	(1) One
Heat & A/C:	Gas Fired Unit Heaters
Parking:	40+
Sprinkler:	Yes
Electric:	225 Amp, 480 Volts, 3 Phase
Lease Rate:	\$4.75 NNN
Operating Expenses:	\$1.70
Lighting:	Metal Halide

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