

Office/Warehouse For Sale or Lease

4713 Industry Drive Fairfield, OH 45014



FEATURES

- **12,000 Total SF**
- **Available - 2,400 SF**
- **5 Units**
- **750 SF Office**
- **Drive-In Doors**
- **Sale Price \$636,000 (\$53.00/SF) **MAKE OFFER!****

LOCATION

**4713 Industry Drive
Fairfield, OH 45014**

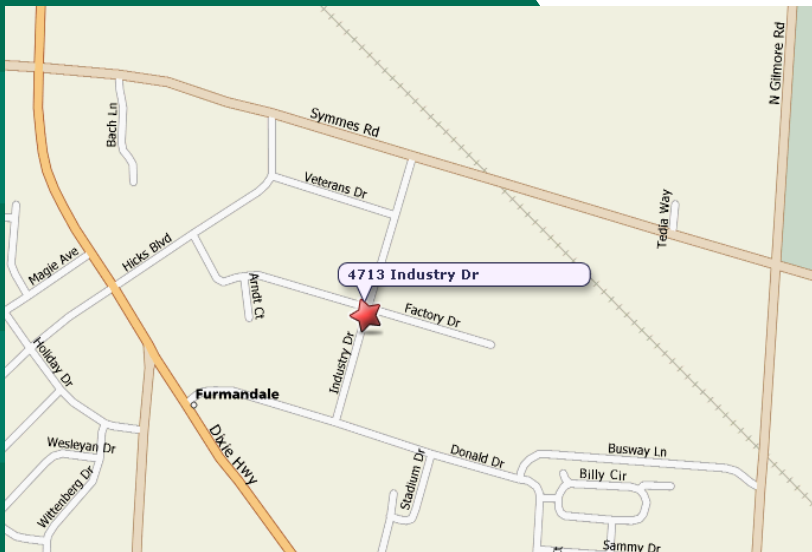
CONTACT

Jeff Wolf

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

Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



A world of real estate expertise
with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.

4713 Industry Drive

Address/City/County:	4713 Industry Drive/Fairfield/Butler County
Total Building Size:	12,000 SF
Available SF for Lease:	2,400 SF (750 SF office)
Land Size:	1.148 acre
Date of Construction:	2004
Type of Construction:	Pre-engineered Metal
Zoning:	M-2
Clearance Height:	16'-18'
Restrooms:	2 bathrooms with shower
Floor:	Concrete 6"
Drive In Doors:	(7) - five (14' x 12'), one (14' x 20'), one (10' x 8')
Lighting:	Metal Halide
Parking:	10-12 Spaces
Electric:	3 phase, 110/208 volts
Miscellaneous:	This unit has a 2 room offices with half bath and kitchenette. The warehouse has an oversize garage door and full bathroom.
Roof:	Rubber Membrane
Heat & A/C:	Gas Radiant Heat
Lease Rate:	\$6.00/SF Gross
Sale Price:	\$636,000 (\$53.00 SF) MAKE OFFER!



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9912 Carver Road

Sycamore Office Park

Suite 100

Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

Jeff Wolf

jeff.wolf@everestrealstate.com

513/769-2519

Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



A world of real estate expertise
with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.