

Office/Warehouse For Sale

4761 Industry Drive Fairfield, OH 45014

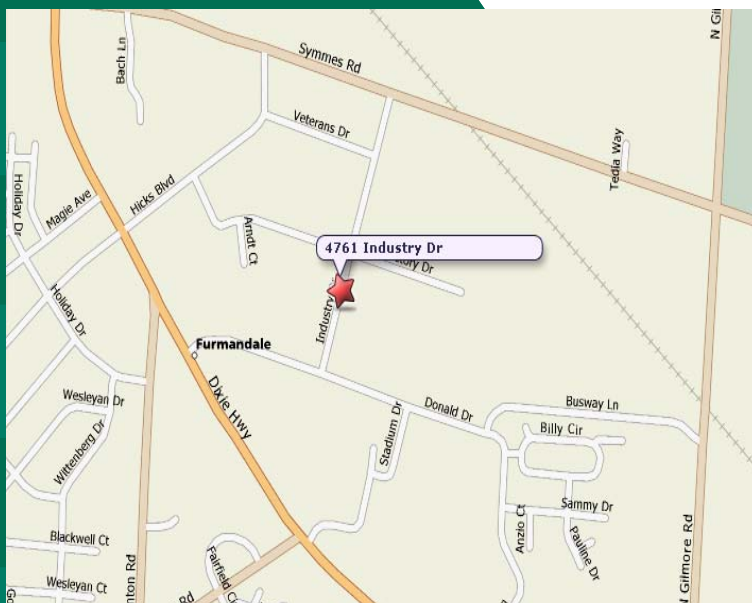


FEATURES

- **12,000 Total SF**
- **Tenant Income**
- 5 Units (720 SF office and 1,680 SF warehouse)
- 16'-18' Clearance
- 5 Drive-In Doors
- Sale Price - ~~\$660,000 (\$55.00)~~ **MAKE OFFER!**

LOCATION

**4761 Industry Drive
Fairfield, OH 45014**



CONTACT

Jeff Wolf

jeff.wolf@everestrealstate.com

513/769-2519

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

4761 Industry Drive

Address/City/County:	4761 Industry Drive/Fairfield/Butler County
Square Footage:	12,000 SF
Office Area:	750 SF
Land Size:	1.049 acre
Date of Construction:	2002
Type of Construction:	Pre-engineered Metal
Zoning:	M-2
Clearance Height:	16'-18'
Floor:	Concrete 6"
Drive In Doors:	Three (14' x 12'), One (20' x 14'), One (10' x 8')
Lighting:	Metal Halide
Parking:	10-12 Spaces
Electric:	3 phase, 110/208 volts
Roof:	Rubber Membrane
Heat & A/C:	Gas Radiant Heat
Sale Price:	\$660,000 (-\$55.00 SF) MAKE OFFER!



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FOR MORE INFORMATION, CONTACT

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