

# 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 - \$600,000

### LOCATION

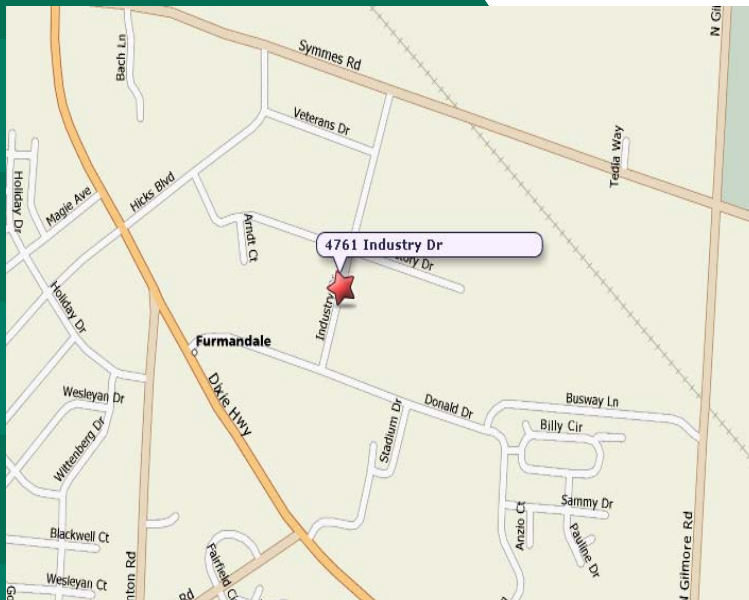
**4761 Industry Drive  
Fairfield, OH 45014**

### 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.

**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

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

# 4761 Industry Drive

<b>Address/City/County:</b>	4761 Industry Drive/Fairfield/Butler County
<b>Square Footage:</b>	12,000 SF
<b>Office Area:</b>	750 SF
<b>Land Size:</b>	1.049 acre
<b>Date of Construction:</b>	2002
<b>Type of Construction:</b>	Pre-engineered Metal
<b>Zoning:</b>	M-2
<b>Clearance Height:</b>	16'-18'
<b>Floor:</b>	Concrete 6"
<b>Drive In Doors:</b>	Three (14' x 12'), One (20' x 14'), One (10' x 8')
<b>Lighting:</b>	Metal Halide
<b>Parking:</b>	10-12 Spaces
<b>Electric:</b>	3 phase, 110/208 volts
<b>Roof:</b>	Rubber Membrane
<b>Heat &amp; A/C:</b>	Gas Radiant Heat
<b>Sale Price:</b>	\$600,000



FOR MORE INFORMATION, CONTACT

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