

# Office/Warehouse For Sale or Lease

## 4777 Industry Drive



### FEATURES

- **12,000 Total SF (3 Units)**
- Available for Lease:
  - (1) 6,000 SF unit (700 sf office)
  - (2) 3,000 SF units (700 sf office)
- Exterior Dock (shared)
- 4 Drive-in Doors
- Sale Price \$550,000 - **MAKE OFFER!**

### LOCATION

**4777 Industry Drive  
Fairfield, OH 45014**

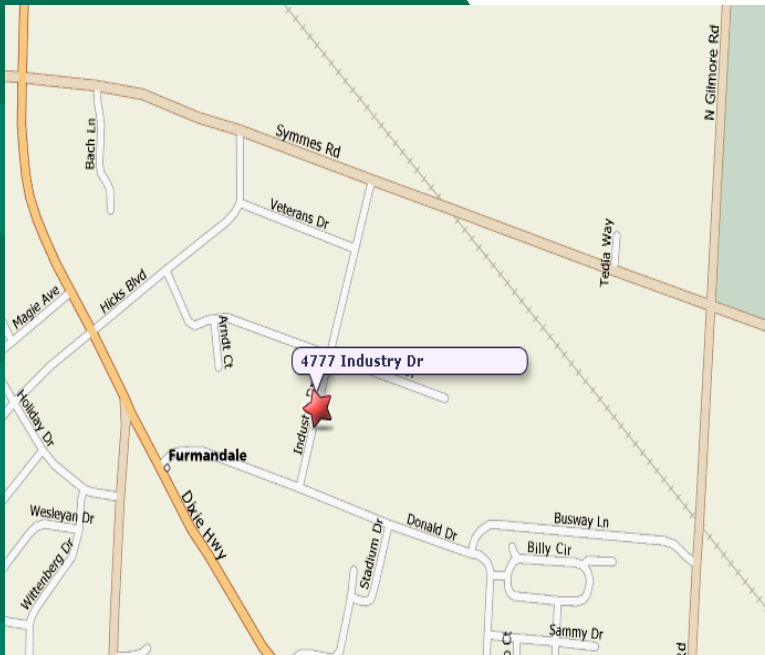
### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 4777 Industry Drive

<b>Address/City/County:</b>	4777 Industry Drive/Fairfield/Butler County
<b>Building Size:</b>	12,000 SF (3 units)
<b>Available Units:</b>	(1) 6,000 SF (700 SF office with a 14' x 12' drive-in door) (2) 3,000 SF (700 SF office with a 14' x 12' drive-in door)
<b>Office Area:</b>	20' x 13' and 20' x 15'
<b>Land Size:</b>	.9280 acre
<b>Date of Construction:</b>	2003
<b>Type of Construction:</b>	Pre-engineered Metal
<b>Zoning:</b>	M-2
<b>Restrooms:</b>	Two
<b>Clearance Height:</b>	16'-18'
<b>Floor:</b>	Concrete 6"
<b>Drive In Doors:</b>	Four (14' x 12')
<b>Lighting:</b>	Metal Halide
<b>Parking:</b>	10-12 Spaces
<b>Miscellaneous:</b>	This office has a two (2) room office with 2 bathrooms
<b>Electric:</b>	3 phase, 110/208 volts
<b>Roof:</b>	Rubber Membrane
<b>Heat &amp; A/C:</b>	Gas Radiant Heat
<b>Lease Rate:</b>	\$6.00/SF NNN
<b>Sale Price:</b>	\$550,000 - <b>MAKE OFFER!</b>



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FOR MORE INFORMATION, CONTACT

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