

Industrial Building For Sale

Fairfield, OH



FEATURES

- **28,056 Total SF**
- 5,576 SF Office/Lab/Open Space
- (1) Drive-in Door
- (2) docks (interior)
- 1.68 Acres
- **MOTIVATED SELLER**

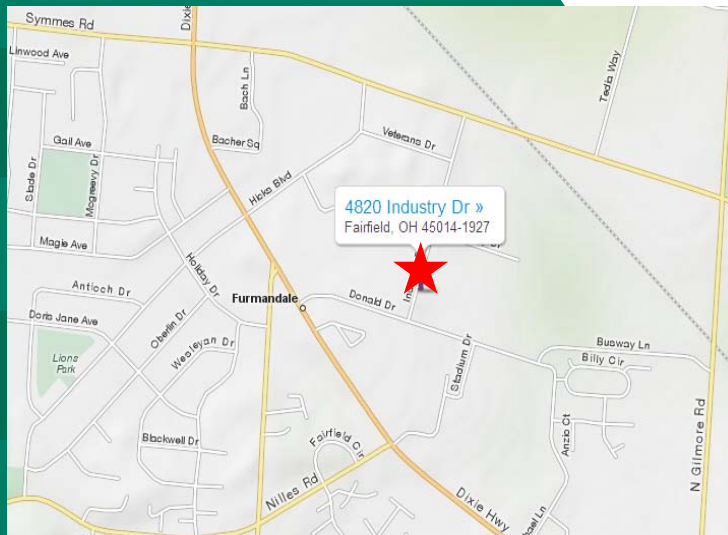
LOCATION

**4820 Industry Drive
Fairfield, OH 45014**

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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

4820 Industry Drive

Address/City/County:	4820 Industry Drive/Fairfield/Butler Cty.
Square Footage:	28,056 SF
Office Area:	5,576 SF (laboratory, conference room)
Land Size:	1.686 acres
Date of Construction:	1981
Type of Construction:	Concrete block
Zoning:	Industrial
Clearance Height:	18'+
Floor:	Concrete
Drive In Doors:	One - 16' x 20'
Truck Docks:	Two interior docks (1,080 SF truck well)
Sprinkler:	No
Lighting:	Fluorescent/metal halide
Parking:	Paved in front
Electric:	120/480
Roof:	Rubber membrane
Heat & A/C:	Gas fired unit heaters
Lease Rate:	\$2.50 PSF Gross
Sale Price:	\$595,000



FOR MORE INFORMATION, CONTACT

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