



4701 Industry Drive  
Fairfield, OH 45014

- 7,200 sq. ft. building (100% Leased)
- Gross Income \$34,800
- Sale Price \$340,000



4926 Factory Drive  
Fairfield, OH 45014

- 2,400 sq. ft. building (Owner Occupied)
- Sale Price \$150,000 SF



4713 Industry Drive  
Fairfield, OH 45014

- 12,000 sq. ft. bldg.
- 2,400 SF unit available
- Gross Income \$53,700
- Sale Price \$550,000



4761 Industry Drive  
Fairfield, OH 45014

- 12,000 sq. ft. bldg. (5 units - 2,400SF)
- Gross Income \$40,500
- Two units available
- Sale Price \$550,000



4684 Industry Drive  
Fairfield, OH 45014

- 12,000 sq. ft. bldg. (3 units)
- One 6,000 SF unit available
- Gross Income \$15,600
- Sale Price \$550,000



4777 Industry Drive  
Fairfield, OH 45014

- 6,000 sq. ft. building available
- Med Corp. - \$39,000 Gross Income
- Sale Price \$550,000



3041 Symmes Road  
Hamilton, OH 45015

- 6,000 sq. ft. bldg.
- Gross Income: \$85,764\*
- For sale with 3045 Symmes for \$750,000
- \* Gross Income is combined w/3045 Symmes Rd.



3045 Symmes Road  
Hamilton, OH 45015

- 6,000 sq. ft. bldg. (3 units - fully leased)
- Gross Income \$85,764\*
- For Sale with 3041 Symmes for \$750,000
- \* Gross Income is combined w/3041 Symmes Rd.

## INVESTMENT PROPERTIES

### OFFICE/WAREHOUSE BUILDINGS

- Steel frame construction
- Clear span, 16'-18' eave height
- Metal halide lighting
- Rear entry garage doors
- Radiant heat
- Kitchenettes
- Bath/shower in warehouse
- 1/2 bath in office
- Accessibility for delivery vehicles
- Ample parking

### CONTACT:

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