

# FISHER

INDUSTRIAL PARK

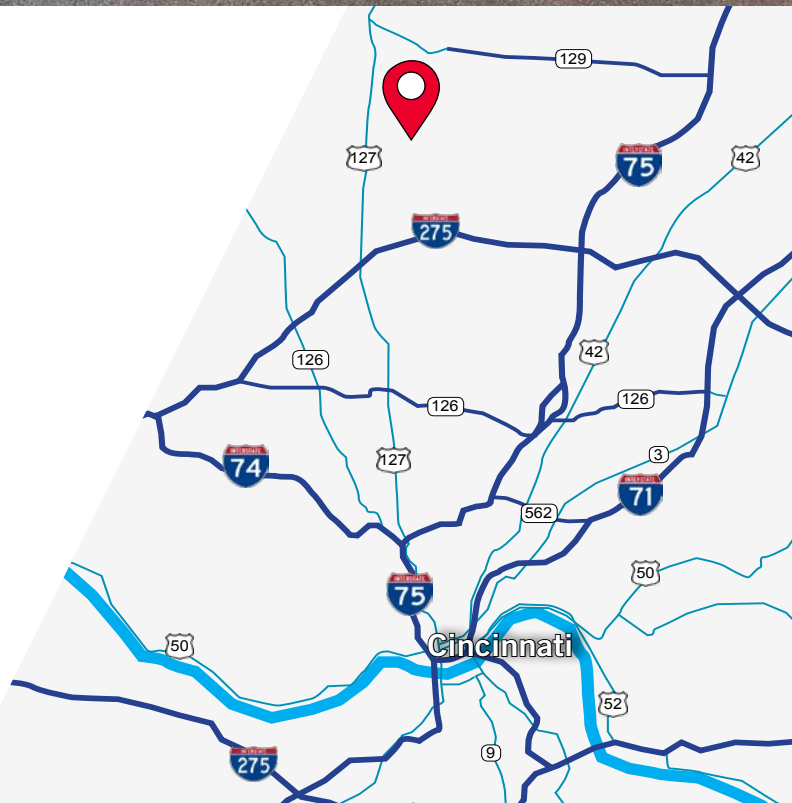
**P** PLYMOUTH REIT



4400

STATE  
RTE. 4  
FAIRFIELD, OH 45014

- 19,000 - 100,000 SF Available
- 50 acres available for development
- Outside storage



For more information, contact:

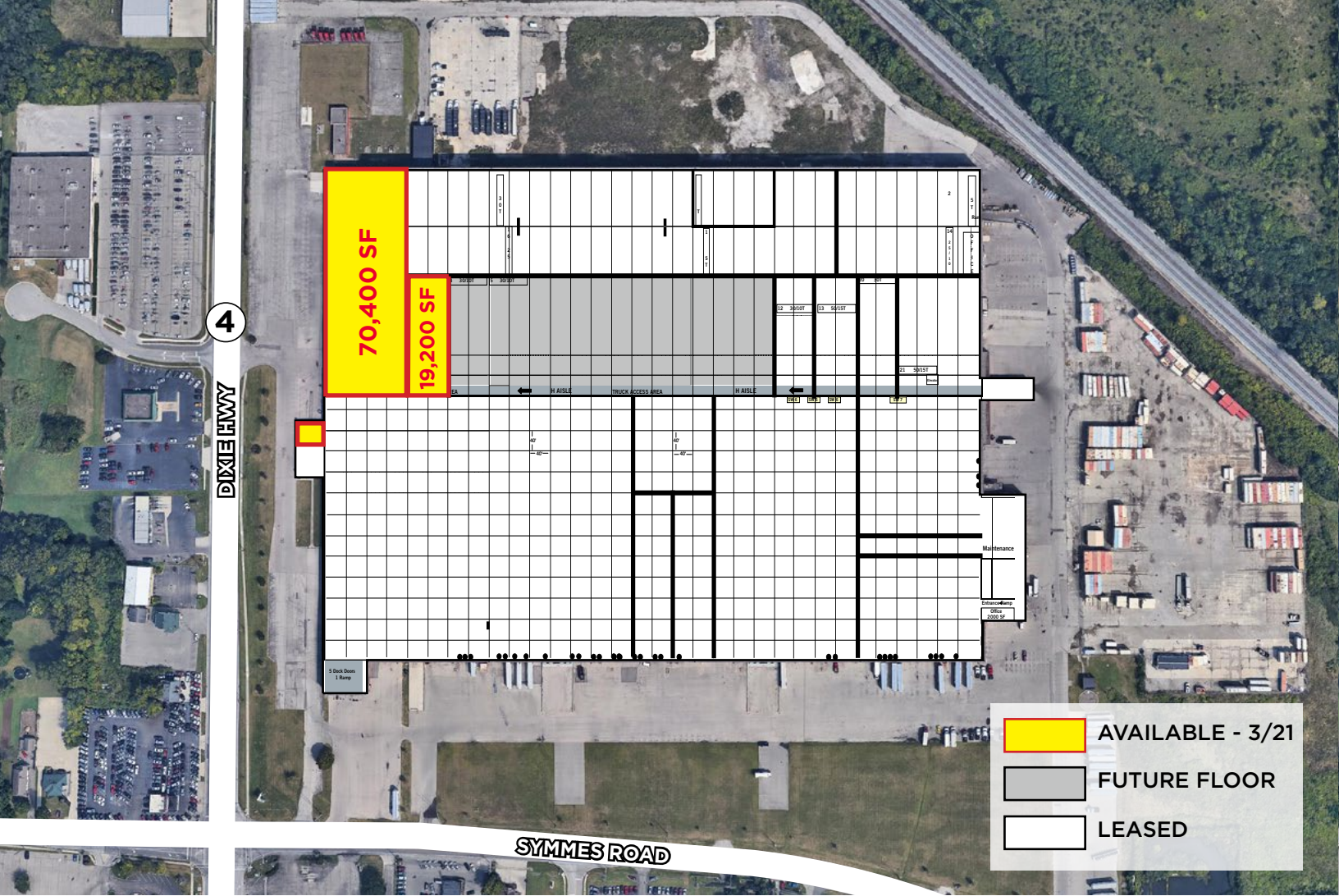
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**CUSHMAN &  
WAKEFIELD**



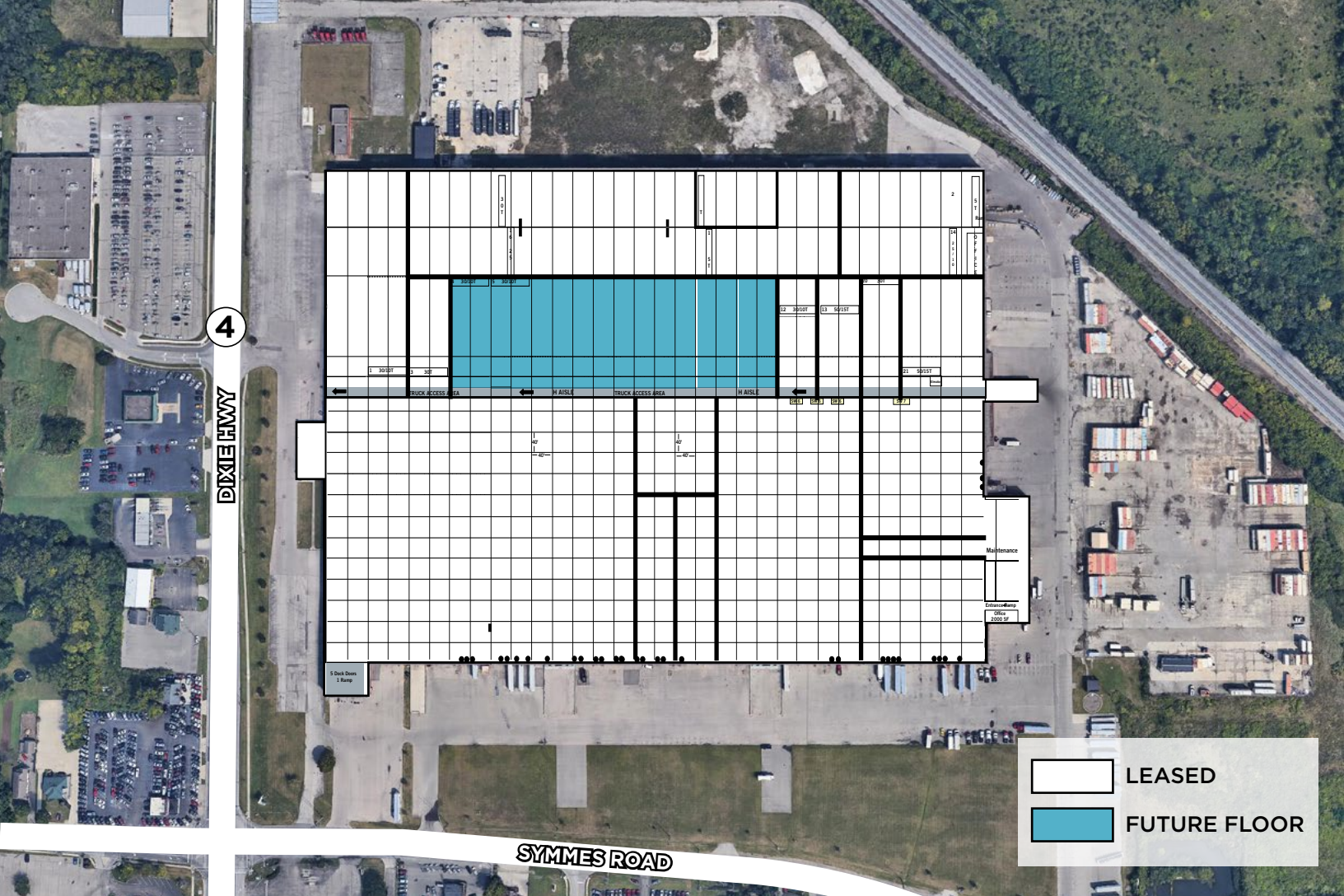


## ALL AVAILABLE SPACES

Type	Suite	Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
OFFICE	4400	3,000	3,000	n/a	No	\$8.50/sf
CRANE/MFG	4380	70,400	70,400	2/Y	Yes 35,000 SF	\$4.75/sf
H AISLE		19,200	19,200	O/Y	Yes	\$4.75/sf
FUTURE FLOOR		150,000	19,200	O/Y	YES	\$4.75/sf

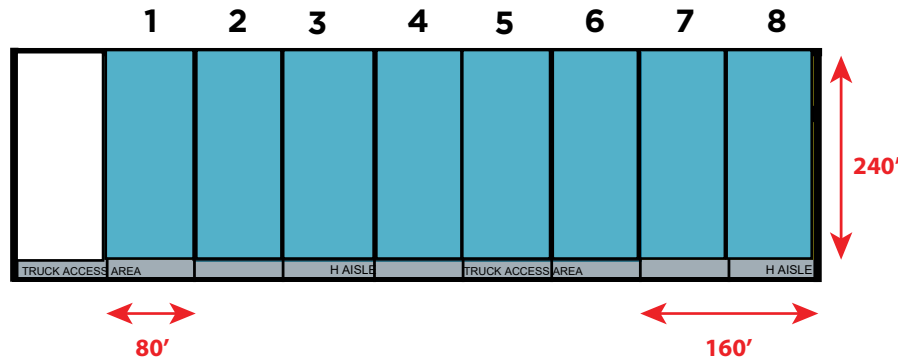






## FUTURE FLOOR

- 19,200 - 153,600 SF
- OPEN PIT AREA TO BE OVERLAYED WITH REINFORCED CONCRETE
- NEW LED LIGHTING
- 40' CLEAR HEIGHT
- CRANE'S AVAILABLE



Suite	SF Available	Gross Rate	Cranes
BAY 1	19,200 SF	\$4.75/SF	Yes
BAY 7	19,200 SF	\$4.75/SF	Yes
BAY 8	19,200 SF	\$4.75/SF	Yes
BAY 7 & 8	38,400 SF	\$4.75/SF	Yes
BAY 1 - 8	153,600 SF	\$4.75/SF	Yes

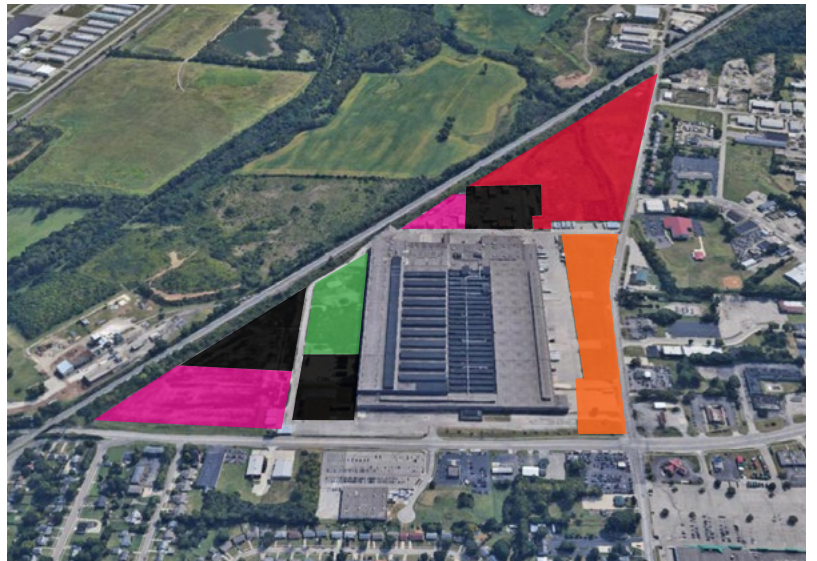






## AVAILABLE LAND

- 50± ACRES
- 1.5 - 20 ACRES AVAILABLE FOR DEVELOPMENT
- BUILD-TO-SUIT OPPORTUNITIES
- LAND LEASE



Color	Acres	Type of Land	Rates
PINK	3 - 6 ACRES	OUTSIDE STORAGE; AVAILABLE NOW; ROUGH GRAVEL	\$1,750/MO
GREEN	5 ACRES	OUTSIDE STORAGE; UNDEVELOPED	TBD
RED	25 ACRES	BUILD-TO-SUIT; 50,000 - 250,000 SF	TBD
ORANGE	7 ACRES	BUILD-TO-SUIT; 10,000 - 80,000 SF	TBD





## CITY OF FAIRFIELD

Located in Southwestern Ohio about 20 miles north of Cincinnati, the City of Fairfield is home to 42,097 residents. It is situated along the northern loop of I-275, conveniently positioned within minutes of a variety of recreational, cultural and business areas.

Fairfield is a prime business address featuring more than 1,200 businesses including the corporate headquarters of Cincinnati Financial Corporation, regional staples like Skyline Chili and Jungle Jim's International Market, and major manufacturing firms such as Pacific Manufacturing and Koch Foods, among many others.



**475,716**  
POPULATION



**372,767**  
LABOR POPULATION



**\$70,885**  
MEDIAN HH INCOME



**19,985**  
TOTAL BUSINESSES



**152,279**  
WHITE COLLAR WORKERS



**88,329**  
BLUE COLLAR WORKERS

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## INDUSTRIAL PARK

 PLYMOUTH REIT

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