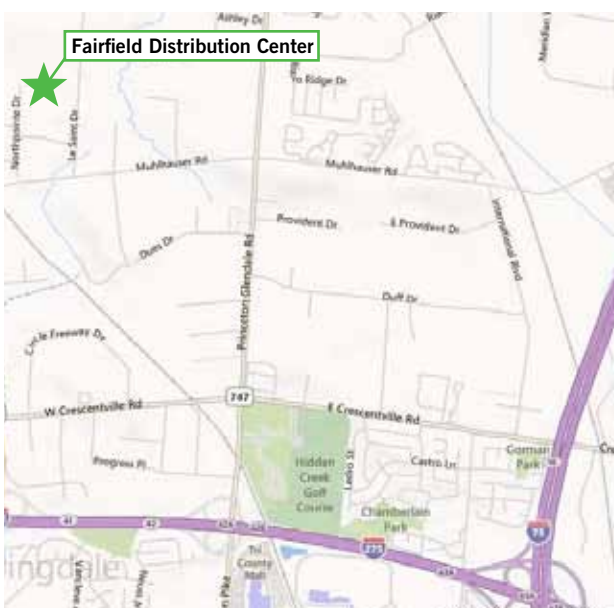




Distribution, Warehouse, Manufacturing - For Lease



- 52,400 - 123,524 SF available
- Docks and drive-in doors
- Excellent access to I-75 and I-275
- 22' - 26' clear height
- Fully sprinklered
- Heavy power
- Ventilation fans
- Nearby amenities include hotels, restaurants and retail

IndCor Properties

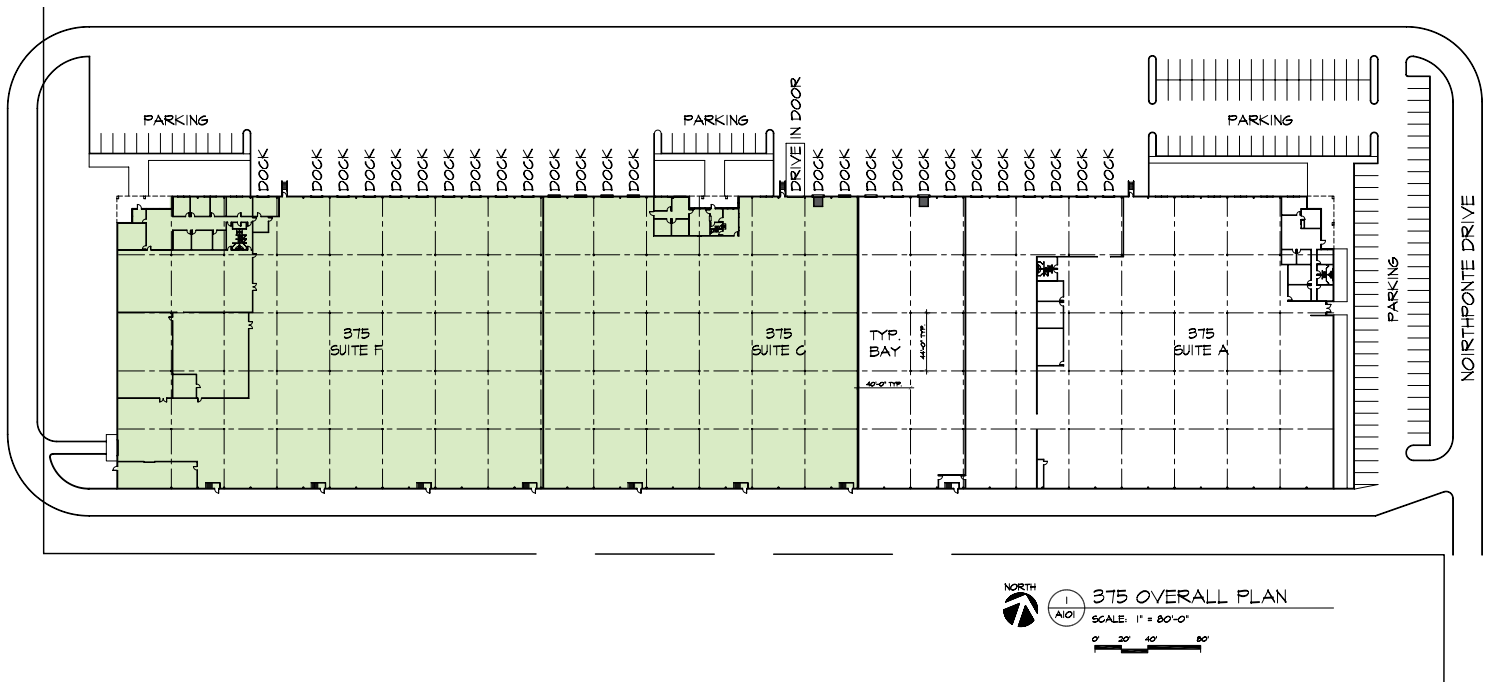
For more information, contact:

Dave Kelly, CCIM
513-763-3009
dave.kelly@cassidyurley.com

Jeff Bender, SIOR, CCIM
513-763-3046
jeff.bender@cassidyurley.com

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Cincinnati, OH 45202
513-421-4884
cassidyurleyindustrial.com

Site Plan



Aerial



Fairfield Distribution Center is located in northwest Cincinnati and easily accessible to the I-75 corridor, stretching from northern Michigan to southern Florida.

Property Specifications

- 52,400-123,524 SF
- 1,600 and 4,100 SF office areas
- 16 docks, 2 drive-ins
- 22' - 26' clear height
- 222' deep
- 140' truck court

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Specifications

Total Available:	123,524 square feet	HVAC:	
Land Area:	14.09 acres	Office:	Various conventional split system; forced air gas fired, electric AC units
Available Area:		Warehouse:	Various forced air gas fired unit heaters; ventilation fans
Suite 375 C-F:	123,524 SF total See below for built out areas	Sprinkler:	Conventional wet system.
Suite 375 C:	52,400 SF total 1,580 SF office 50,820 SF warehouse Six (6) dock doors One (1) drive-in door	Utilities:	
Suite 375 F:	71,124 SF total 4,100 SF office 3,600 & 4,700 SF assembly areas 2,600 SF secure vault 1,200 SF maintenance shop Nine (9) dock doors One (1) drive-in door	Electric:	Duke Energy - (513.421.9500) Two services of 3,000-amp; 480/277 volt; three phase
Year Built:	1989	Gas:	Duke Energy - (513.421.9500)
Construction Type:	Concrete block and metal	Water:	Butler County Water & Sewer (513.887.3066)
Roof:	Ballasted EPDM	Sewer:	Butler County Water & Sewer (513.887.3066)
Ceiling Height:	22' - 26'	Telephone:	Cincinnati Bell Telephone (513.566.5050)
Column Spacing:	40' w X 44' d - typical	Zoning:	M-2, General Industrial, Butler County
Bay Size:	40' X 222' (8,880 SF)	Parking:	
Floor:	6" unreinforced slab; 4,000 psi	Suite 375 C:	18 autos
Truck Doors:	Fifteen (15) dock doors (9' X 10') Two (2) drive-in doors (12' X 14')	Suite 375 F:	30 autos
Truck Court:	140' total including 48' concrete apron; heavy duty asphalt	Governing Jurisdiction:	Fairfield, Butler County
Lighting:	T-5 fluorescent	Operating Expenses (2011):	\$0.93/sf/year
		Lease Rate:	\$3.25/sf NNN

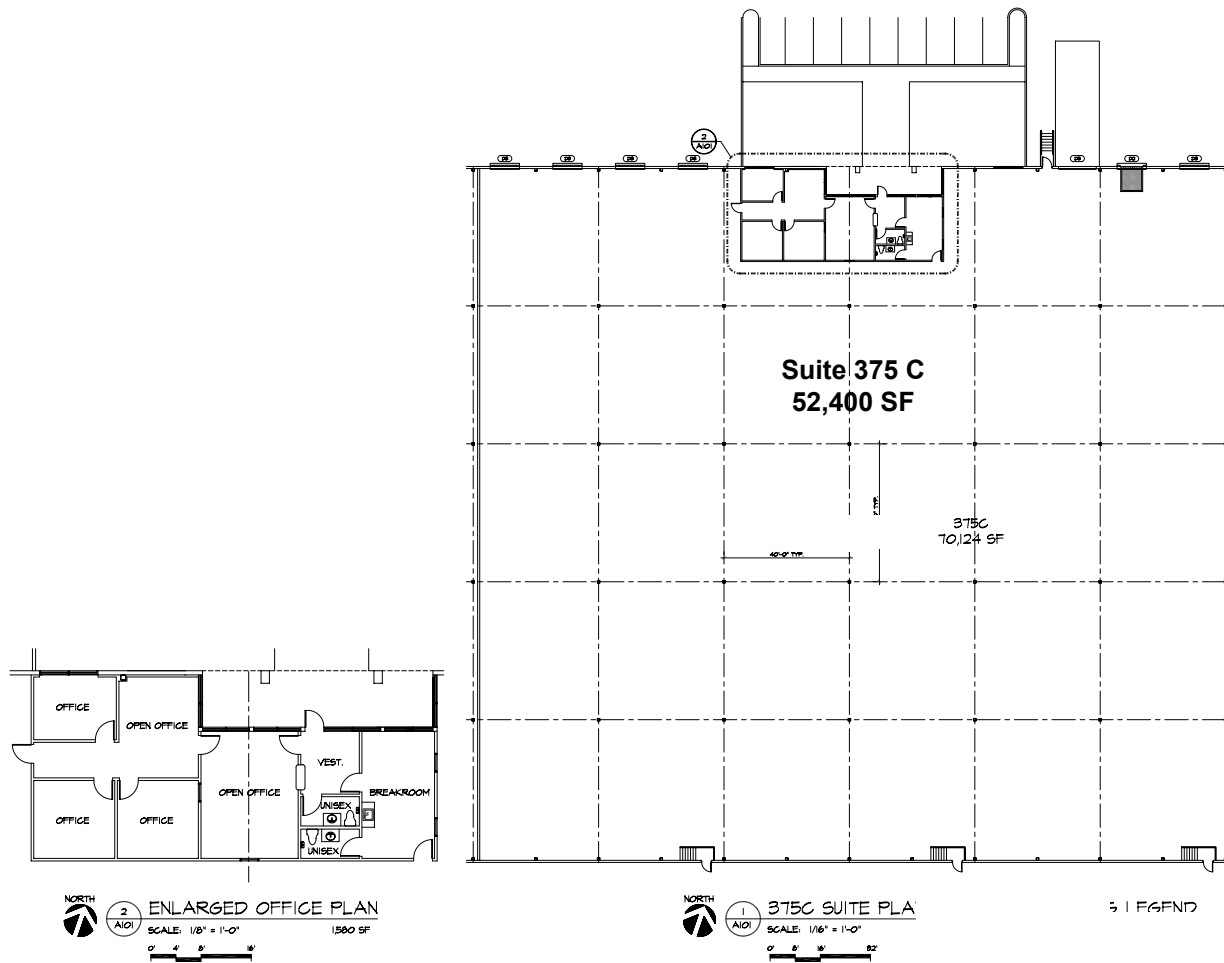
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Floor Plan - Suite 375 C



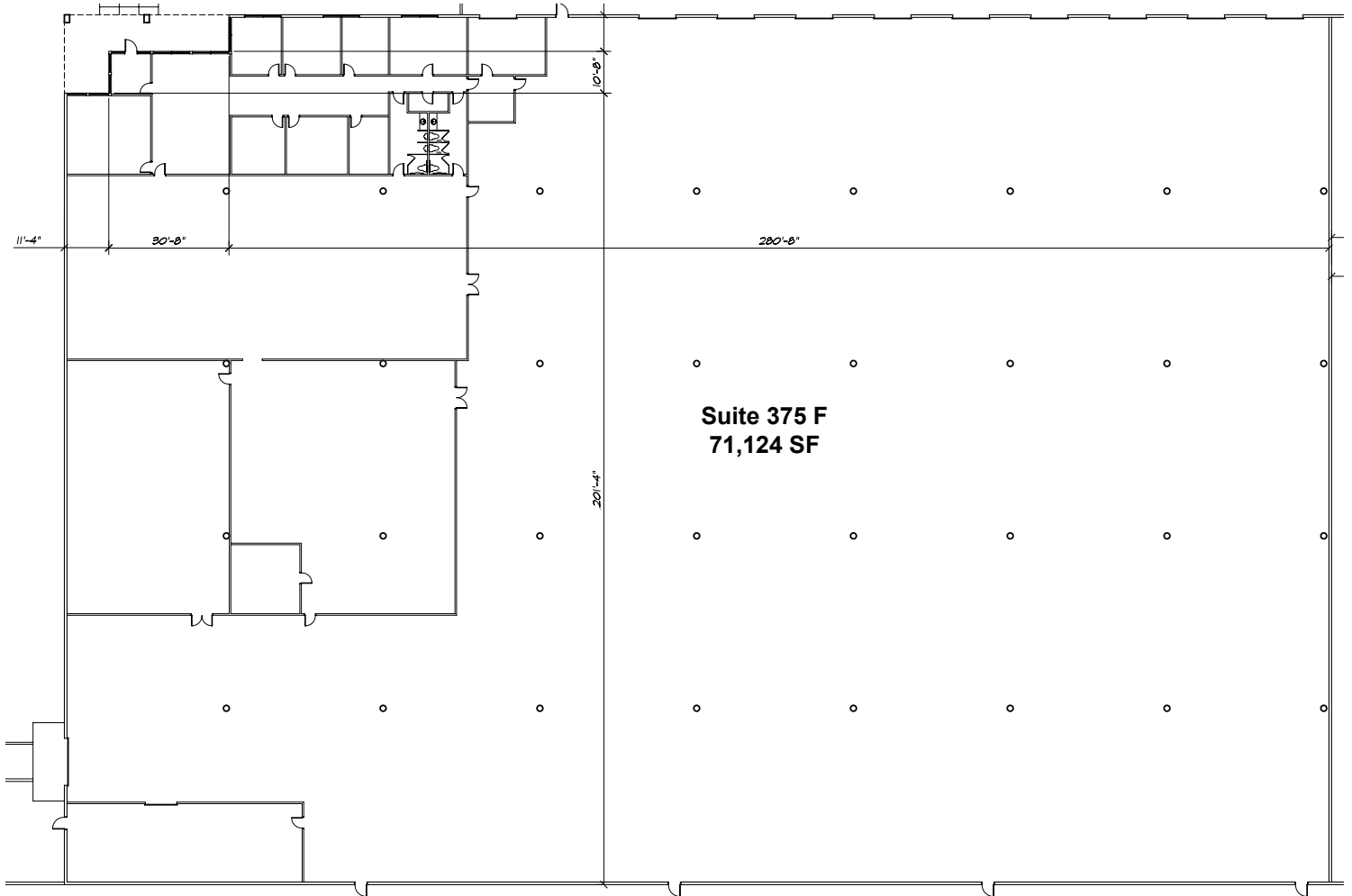
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Floor Plan - Suite 375 F



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