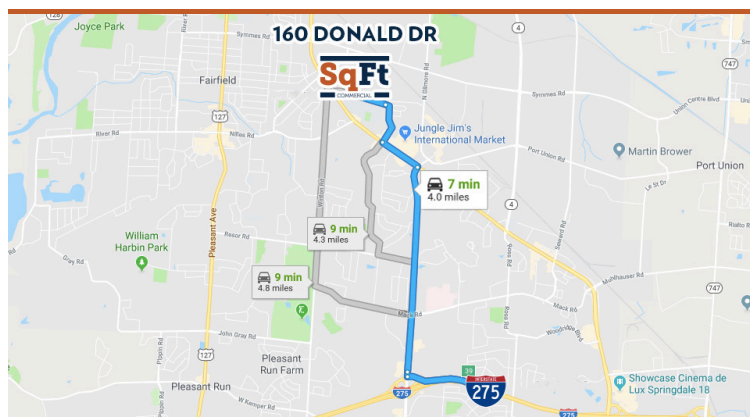




160 DONALD DR, FAIRFIELD, OH 45014 - BUTLER COUNTY

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

 **20,490 Total SqFt**

- Floor drains, compressed air lines, water lines, fenced/secured lot
- Within minutes to Dixie Hwy (Route 4) and I-275
- Fenced/secured outdoor storage & truck court

Total SqFt:	20,490
Warehouse SqFt:	15,040
Office/Lab SqFt:	5,450
Acreage:	1.95
Clear Height:	19'-22'
Year Built:	1981
Type Construction:	Masonry and Concrete Block
Column Spacing:	50' x 38'
Lighting:	Fluorescent
Dock doors:	0

Drive-in doors:	Four (4) 14'x14'
Electrical Service:	220V/3-phase, 400 amps
Heat:	Gas Fired Unit Heaters
HVAC:	8,010 SqFt 100% full HVAC
Roof:	Rubber, installed in 2003
Parking Lot:	20+ spaces with lot in rear
Restrooms:	5 total
Assessed Valuation:	\$722,450 (\$36/SF)
Annual Property Taxes:	\$15,410.36 (\$0.77/SF)
Highlights:	Building has floor drains, compressed air lines, lab space, fenced/secured rear lot for parking/storage

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160 DONALD DR
FAIRFIELD, OH

ADDITIONAL PHOTOS



CLICK HERE FOR THE 360 TOUR

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

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AERIAL VIEW



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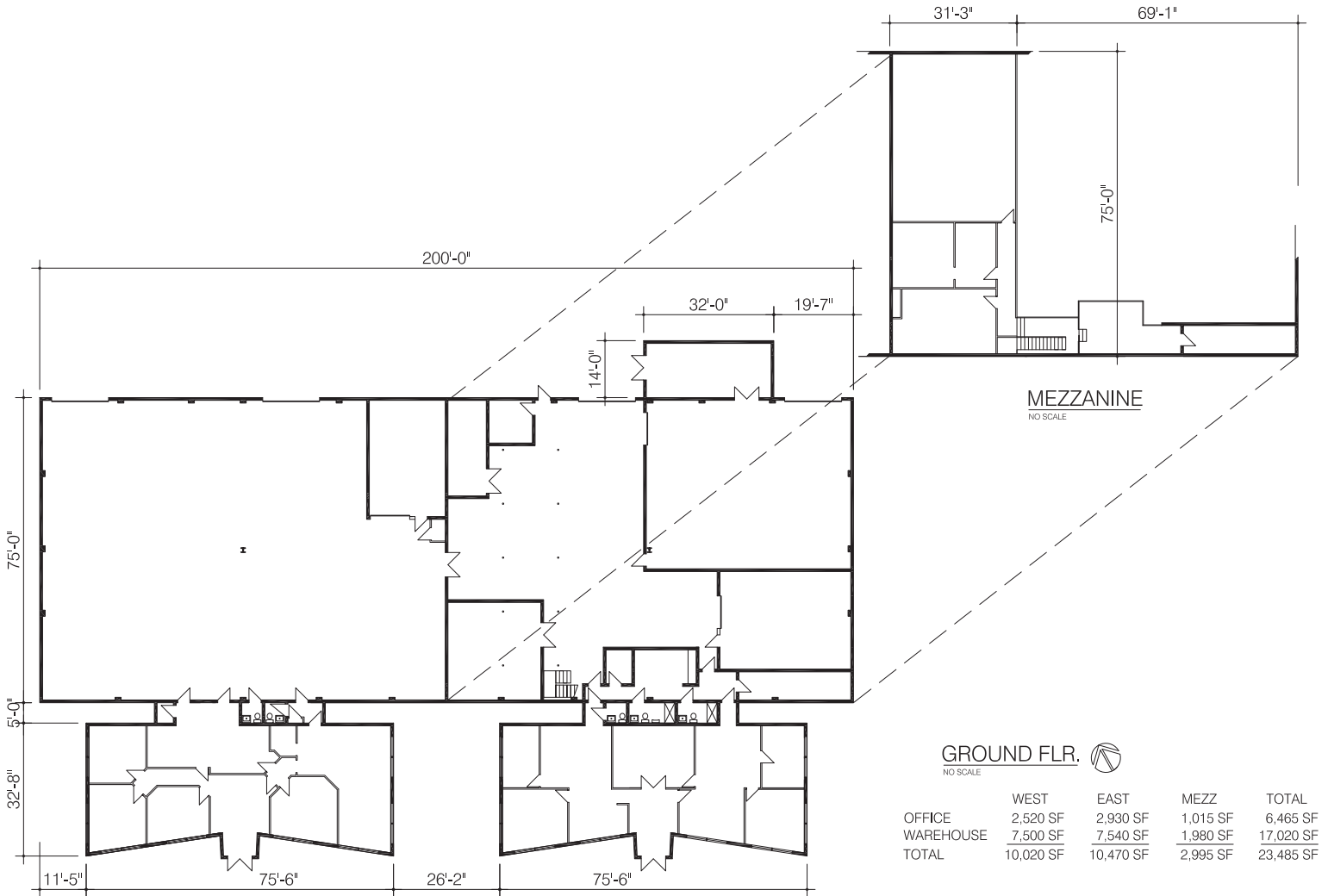
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FLOOR PLAN



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