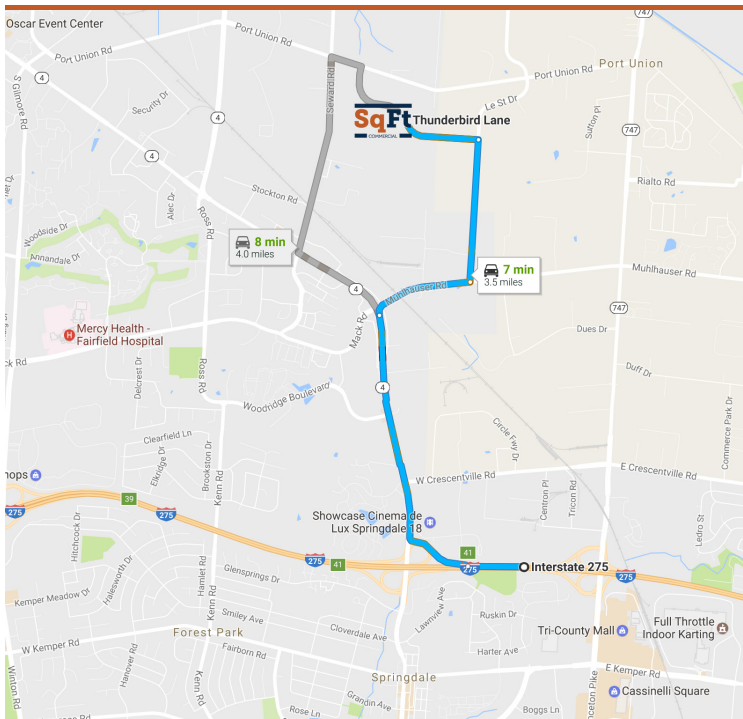




Thunderbird Land  
2.43 acres

# THUNDERBIRD LANE AT PORT UNION ROAD - FAIRFIELD, OH 45014

INDUSTRIAL LAND SITE AVAILABLE



## PROPERTY HIGHLIGHTS

- Owner will build-to-suit and/or lease
- Tax abatement/incentives available
- Zoned M-2 General Industrial
- Duke Energy - gas & electric
- All utilities underground or at rear of property
- Design/Build capabilities
- Located in City of Fairfield within minutes to I-275 and I-75



**CLICK HERE FOR AERIAL PHOTOS**

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

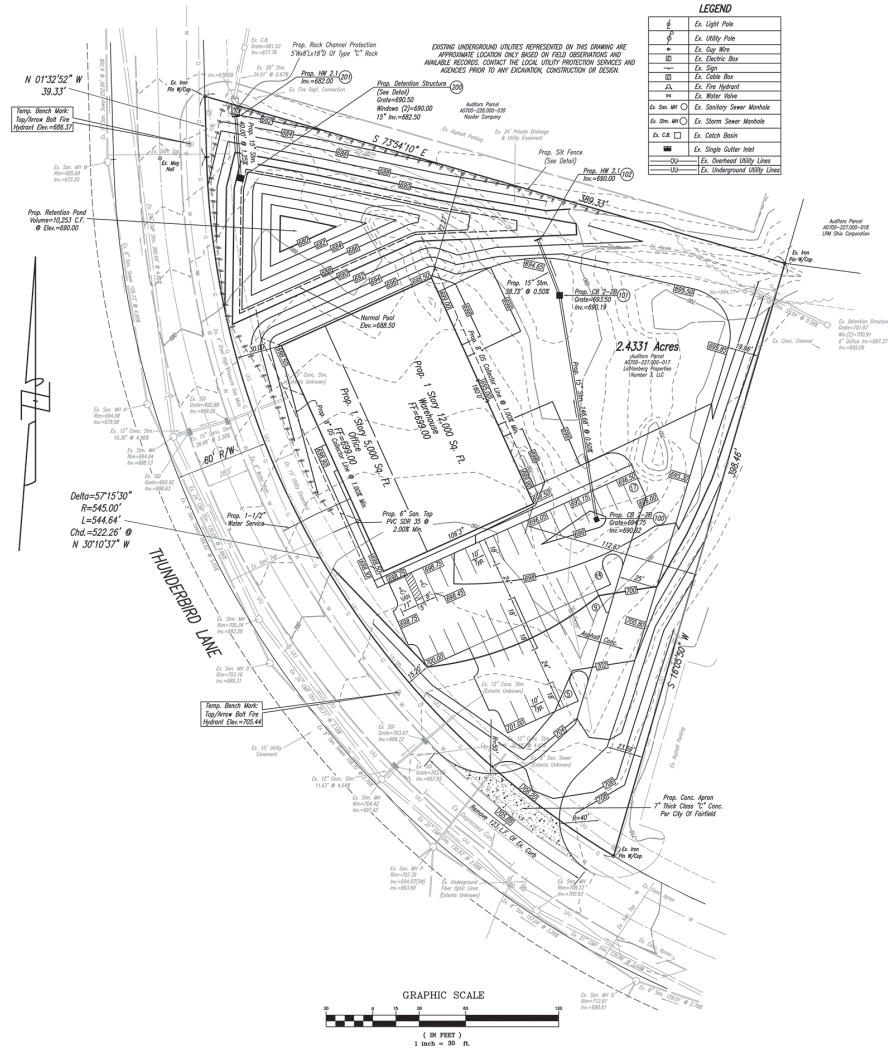
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**Roddy MacEachen**  
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# THUNDERBIRD LANE FAIRFIELD, OH

## SITE PLAN



<b>Total SqFt:</b>	17,000 (Expandable)
<b>Warehouse SqFt:</b>	12,000
<b>Office SqFt:</b>	5,000
<b>Acreage:</b>	2.43
<b>Column Spacing:</b>	TBD
<b>Car Parking:</b>	40+ spaces (expandable)
<b>Truck Court:</b>	130' (60' concrete and asphalt)
<b>Clear Height:</b>	20'+

<b>Roof:</b>	Metal
<b>Sprinkler:</b>	Wet, ordinary hazard
<b>Construction:</b>	Metal or precast concrete
<b>Electric:</b>	400 amp, 480V, 3-phase
<b>Lighting:</b>	T8 high-bays
<b>Docks:</b>	2 - 9' x 10' w/ standard mechanical dock levelers and dock seals
<b>Drive-in Doors:</b>	1 - 12' x 14'

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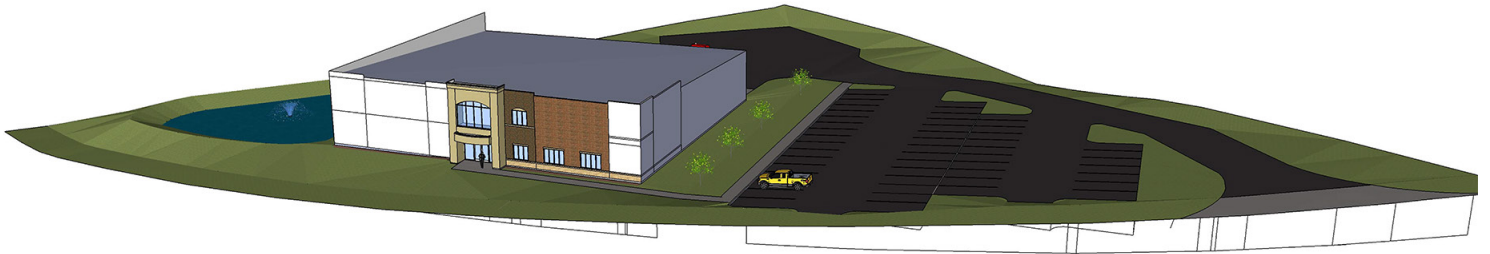
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# THUNDERBIRD LANE FAIRFIELD, OH

RENDERING



AERIAL



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