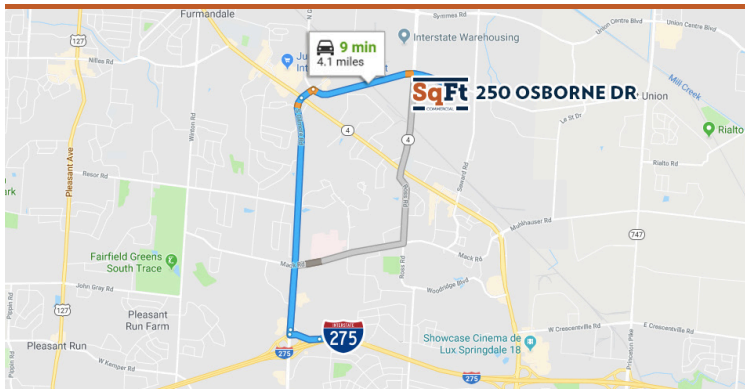




250 OSBORNE DR., FAIRFIELD, OH 45014 – BUTLER COUNTY

AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS



11,895 Total SqFt

- Located within minutes to I-75/275 in City of Fairfield
- Building has expansion capabilities/surplus ground
- Exhaust fans, skylights, and compressed airlines throughout
- 50% of warehouse space is 100% HVAC

Total SqFt:	11,895
Warehouse SqFt:	10,000
Office SqFt:	1,895
Acreage:	2.92 acres
Clear Height:	18'-20'
Year Built:	1994
Type Construction:	Pre-engineered metal and fully insulated
Lighting:	Metal halide
Column Spacing:	50'x25'
Dock doors:	One (1) – 8'6" x 10'

Drive-in doors:	One (1); 12'x14'
Sprinkler:	Wet system
Electrical Service:	600 amps, 480/277 volt, 3-phase
Heat:	Natural gas/50% of warehouse 100% HVAC
Roof:	Standing seam metal
Truck Court:	100'+ and heavy duty asphalt/concrete
Parking Lot:	30+ spaces and expandable
Restrooms:	One (1) set in office and One (1) set in warehouse
Assessed Valuation:	\$533,950 (\$45/SqFt)
Annual Property Taxes:	\$10,890 (\$0.92/SqFt)

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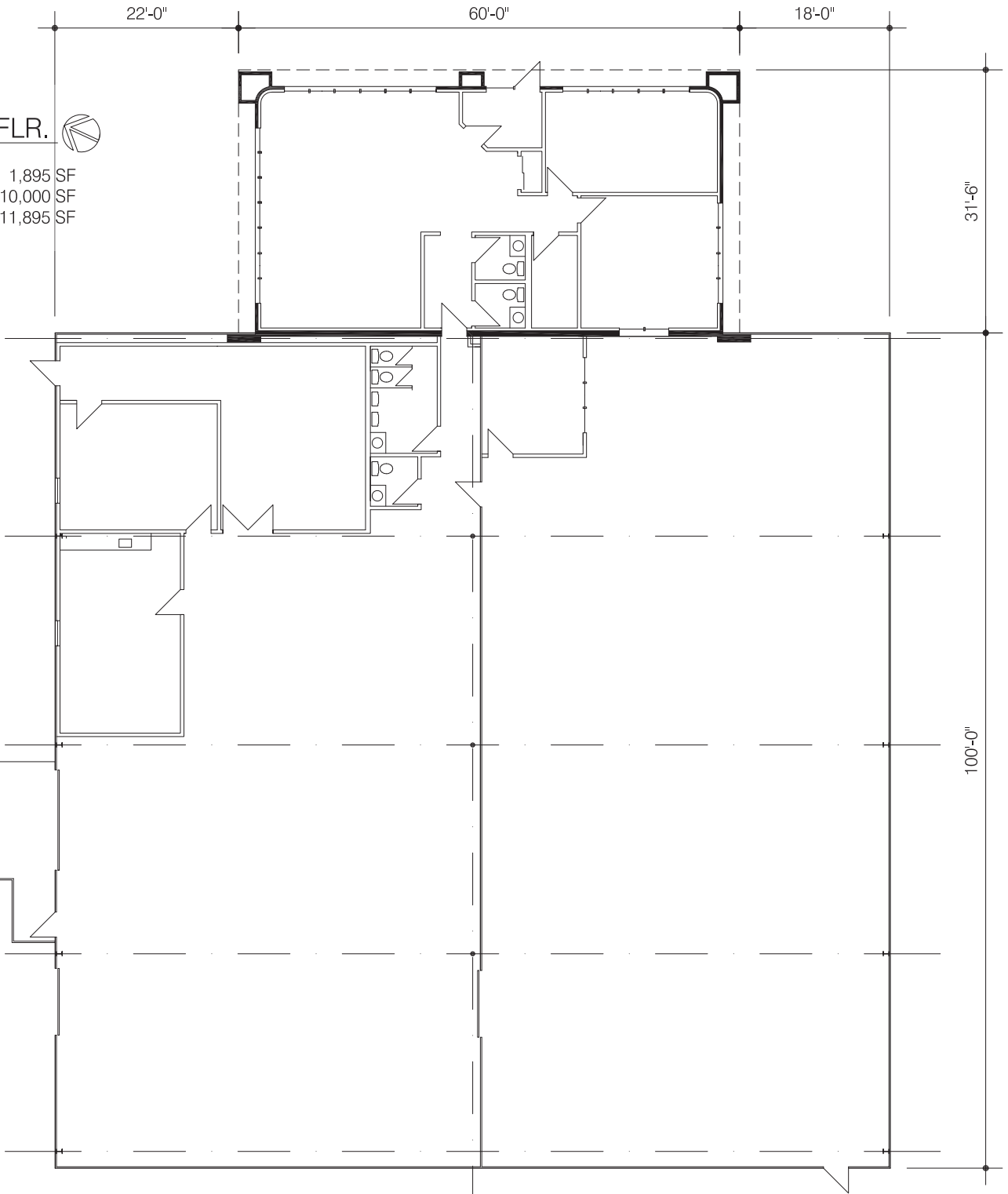
250 OSBORNE DR
FAIRFIELD, OH

FLOOR PLAN

GROUND FLR.

1/8" = 1'-0" @ 24X36

OFFICE	1,895 SF
WAREHOUSE	10,000 SF
TOTAL	11,895 SF



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AERIAL VIEW



CLICK HERE FOR AERIAL PHOTOS

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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