

SALE PRICE : \$10.9 Million

FOOD GRADE FACILITY 4235 THUNDERBIRD LANE

**WEST CHESTER / FAIRFIELD, OH 45014 ::
BUTLER COUNTY**

- Refrigerator/Freezer Space
- 22.7 Acres in West Chester / Fairfield, OH
- Six (6) Ventilation Fans
- 30+ Forklift Charging Stations
- Ammonia Refrigeration - 6,000 Pounds
- Trailer Parking

For additional information, please visit the website:

www.cbre.com/4235Thunderbird

INDUSTRIAL PROPERTY AVAILABLE REFRIGERATOR/FREEZER SPACE

TOTAL SQ. FT.:	176,231 sq. ft.
AVAILABLE SQ. FT.:	176,231 sq. ft. (14,080 sq. ft. office)
WAREHOUSE AREA:	26,110 sq. ft. Dock Area 38,810 sq. ft. Freezer 22,780 sq. ft. Cooler 66,810 sq. ft. Dry 14,080 sq. ft. Office 6,020 sq. ft. Other
REFRIGERATION TYPE:	Ammonia
REFRIGERATION TYPE POUNDS:	6,000
BLDG DIMENSIONS:	620' x 272'
CONSTRUCTION:	Pre-cast concrete steel
DOCKS:	Thirty (30) total (9' x 10') Ten (10) are refrigerated
DRIVE-IN DOORS:	One (1) 12' x 14'
CLEAR HEIGHT:	30'
LIGHTING:	Metal Halide
PARKING:	210 car/47 trailer, fenced in
ELECTRIC:	2000 Amps, 1500 KVA
SPRINKLER:	ESFR in Dry Warehouse Dry Sprinkler in Freezer/Cooler



FOR MORE INFORMATION CONTACT:

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INDUSTRIAL
PROPERTY
AVAILABLE

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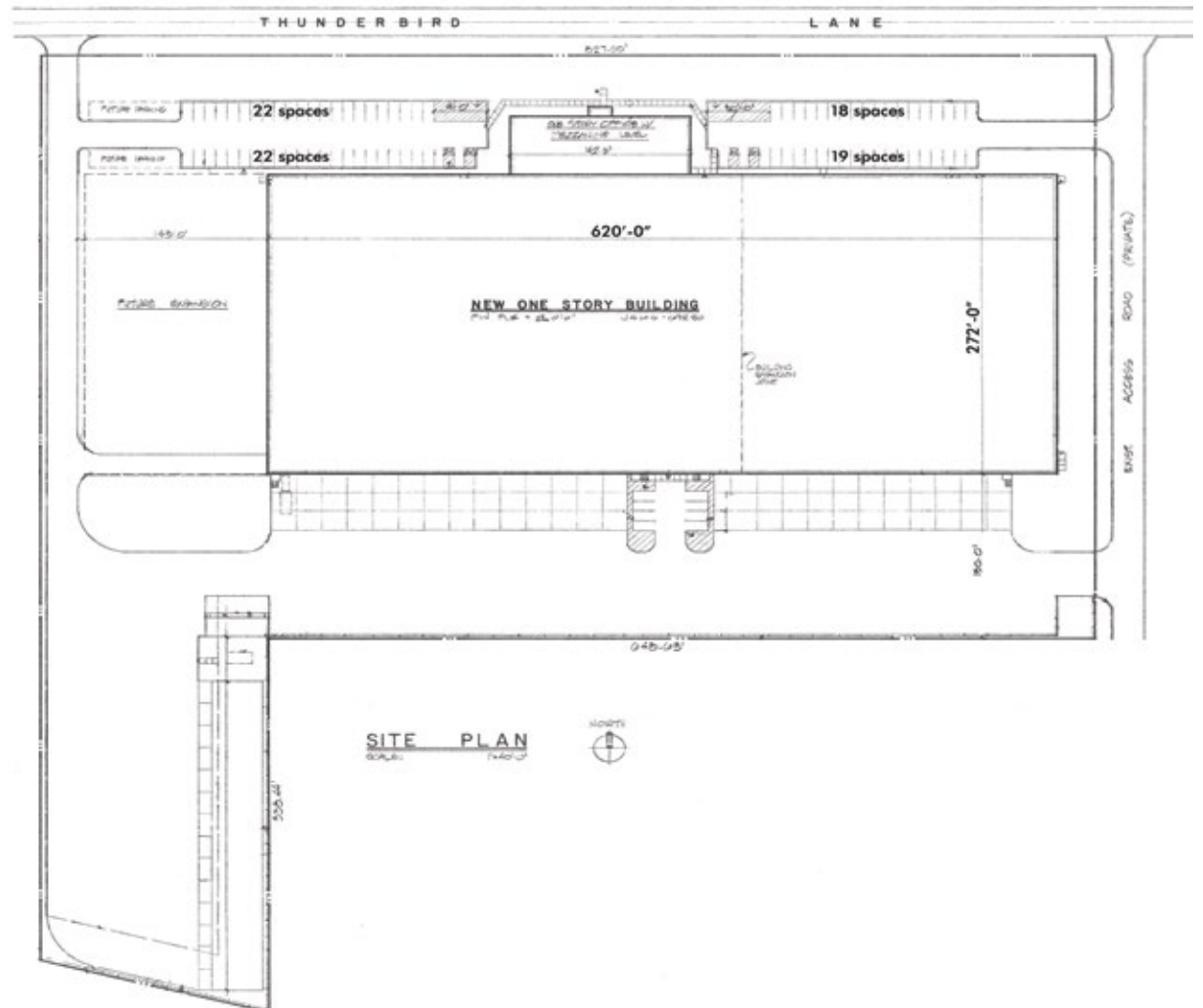
WEST CHESTER / FAIRFIELD, OH 45014 :: BUTLER COUNTY



LOCATION



SITE PLAN



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