

300 Distribution Circle

Fairfield, Ohio 45014



Building Highlights

- 216,752 SF Total
- 34,334 SF Available
- 22' – 27' Clearance
- Rail Served
- Docks & Drive-In Doors
- Easy Access to I-275 & I-75
- \$2.85/SF Net

For more information

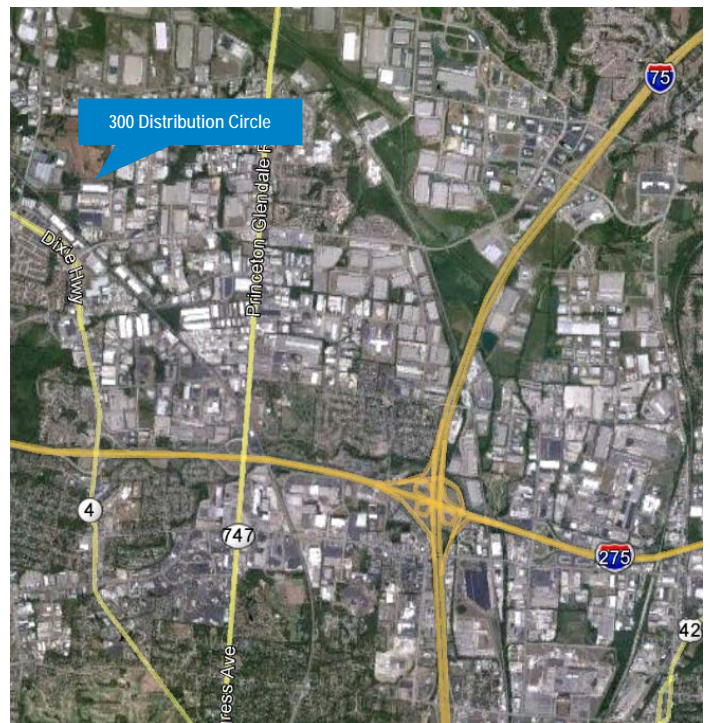
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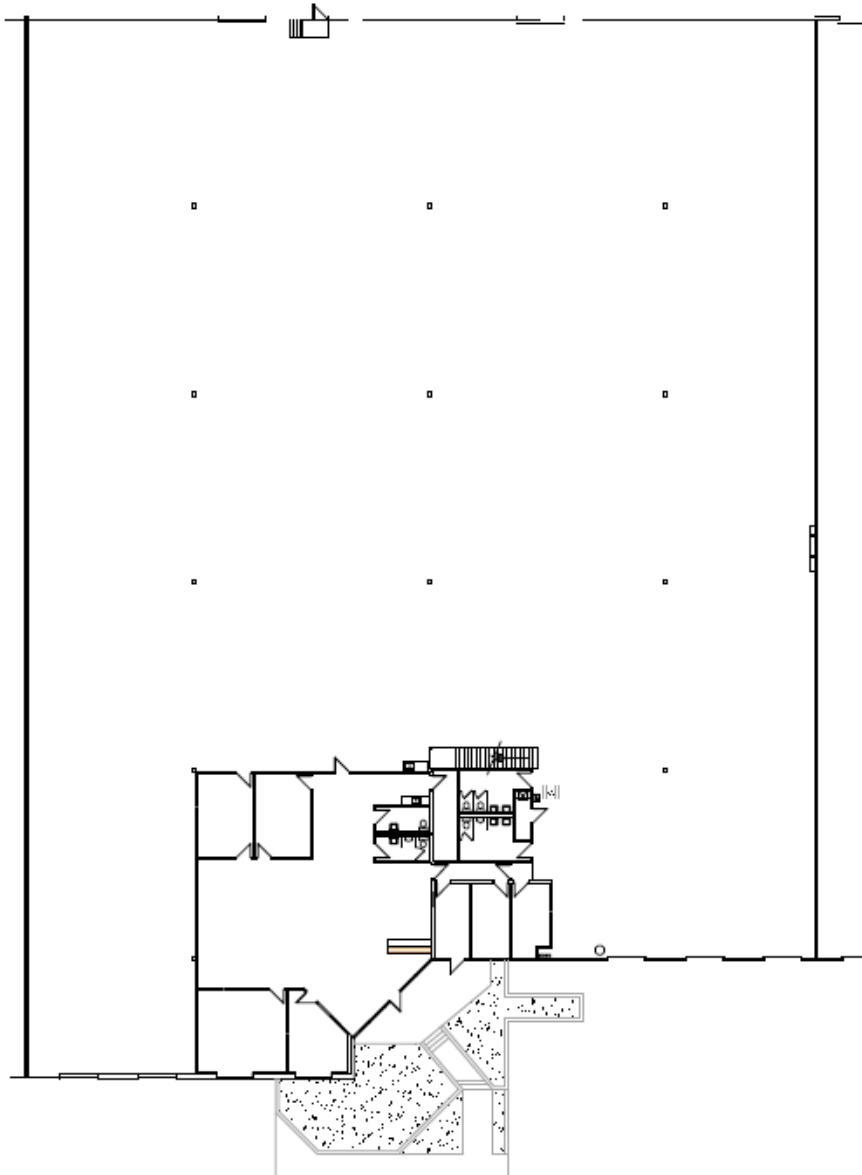
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Floor Plan – Suite G



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Building Specifications

Total Square Footage:	216,752 SF
Acres:	10.59 Acres
Zoning:	M-2, General Industrial
Year Built:	1982
Type of Construction:	Pre-Cast Concrete
Floor Construction:	6" Concrete
Clear Height:	22' – 27'
Column Spacing:	40' – 50' Typical
Truck Doors:	8' X 10'
Drive-In Doors:	To Suit
Roof System:	Rubber Membrane
Warehouse Heat:	Gas Fired Unit Heaters
Parking:	± 125
Sprinkler:	Wet System
Interior Lighting:	T-8 Lighting
Rest Rooms:	To Suit
Miscellaneous:	Rail Access

Available Space

Suite G	
Total SF:	34,334 SF
Office SF:	+/- 3,500 SF
Warehouse SF:	+/- 29,334 SF
Electric Service:	400 Amp/480 Volt/3 Phase
Dock Doors:	4
Drive-In Doors:	1 (12' X 14')
Net Rate:	\$2.85/SF
Operating Expenses:	\$0.75/SF/Year

