

Fairfield Commerce Center
630 Commerce Center Drive
Fairfield, OH



SPACE FOR LEASE

±177,088 SF
Industrial Space For Lease

HIGHLIGHTS:

- 1.7 million potential employees are situated within a 30 mile radius
- Multiple sustainability features to reduce operating costs
- Zoned: M-2 (General Industrial)
- Located within 600 miles of more than 60% of U.S. manufacturing
- In the core of northern Cincinnati's manufacturing and distribution hub
- Located in pro-business Butler County; City of Fairfield

ACCESS:

- Accessible from multiple I-75 and I-275 Interchanges
- 4 miles to Butler County Regional Airport



LEASING BY:



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BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE:
 ±177,088 SF (260' x 680')

ACRES:
 ±13.86

OFFICE:
 ±2,505 SF Office

CONSTRUCTION:
 Pre-Cast Concrete

COLUMN SPACING:
 50' x 50' Typical

SPEED BAY:
 50' x 60' Staging

CLEAR HEIGHT:
 32'

DOCK DOORS:
 18

DRIVE-IN DOORS:
 2

DOCK PACKAGE:
 Dock seals, bumpers, and 40,000 lb. airbag leveler

TRUCK COURT:
 130'

TRAILER PARKING/K.O.'S:
 21 (28 Future Dedicated Trailer Parking)

CAR PARKING:
 136 spaces (Expandable)

SPRINKLERS:
 ESFR

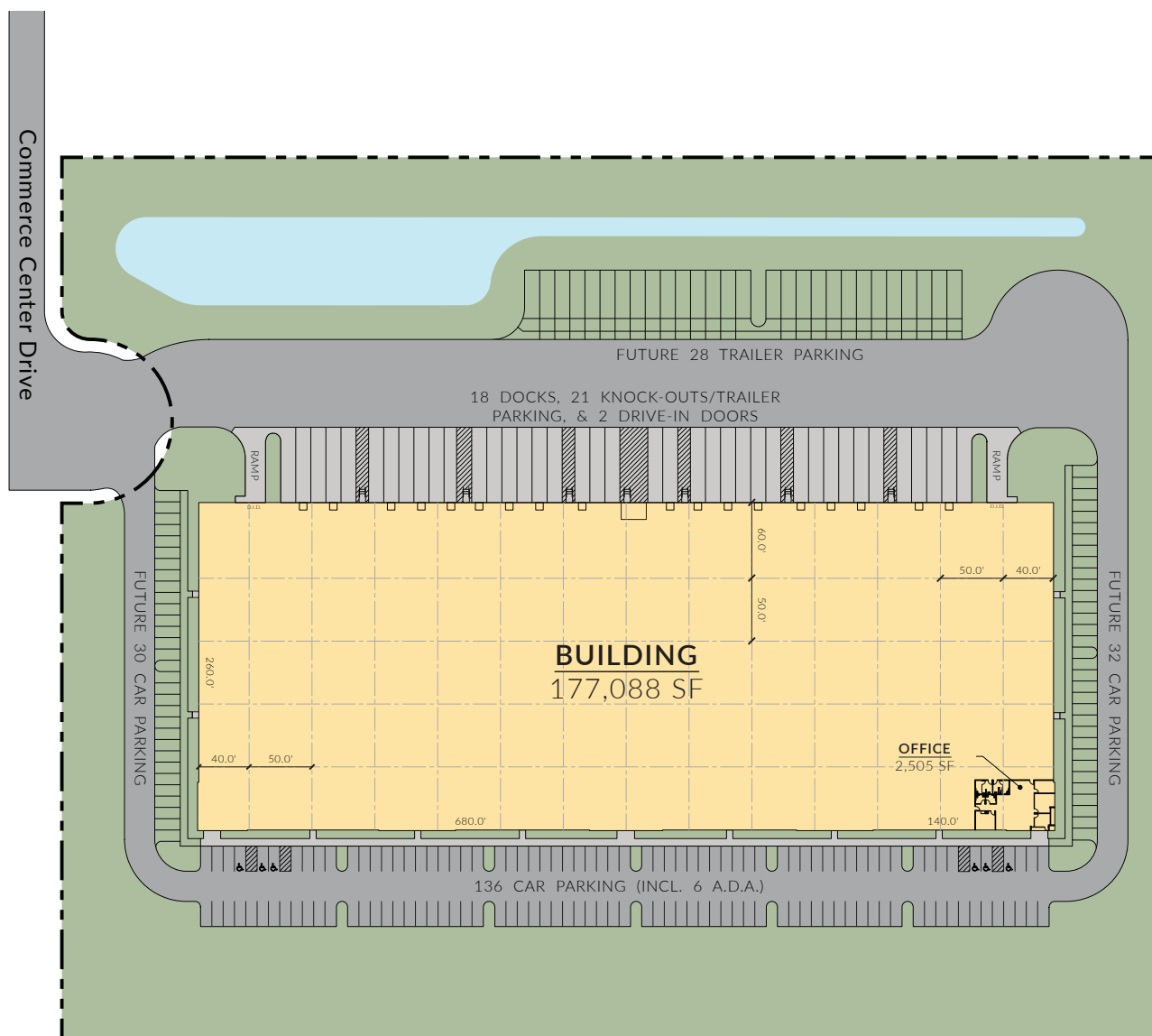
ELECTRICAL:
 1200 AMPS

LIGHTING:
 LED Lighting w/ Motion Sensors

ROOF:
 White TPO

MISC:
 Clerestory Glass on all walls
 Monument & Facade Signage Available

SITE PLAN



FOR LEASE