

FOR LEASE

**2720 Symmes Road,
Suite B
Fairfield, OH 45014**

8,331 SF Available



AVAILABLE:

8,331 SF
7,574 SF warehouse, 426 SF office, & 331 SF finished
mezzanine

USES:

Light industrial/flex

OFFERED AT:

\$10.00 PSF NNN
\$3.00 PSF OpEx

LOCATION:

Positioned near Bypass Route 4, just east of the local railroad
tracks, making it accessible from both I-75 (via Union Centre
Blvd/Symmes Rd) and I-275.

SUMMARY:

Multi-tenant light industrial property - auto repair use is permitted
by Landlord but will need conditional approval with City.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

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John Stretch

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OVERVIEW

8,331 SF FLEX
SPACE AVAILABLE
FOR LEASE

YEAR BUILT:
1989

OCCUPANCY:
First quarter 2027

ZONING:
M-2 (Click for zoning resolution)

PROPERTY INFO:

- 8,331 total SF flex space available
- Warehouse SF: 7,574
- Office SF: 757 SF (including 331 SF mezzanine) w/ 3 restrooms (first floor, warehouse, finished mezzanine)
- 16'-19' clear
- 3 total 14'x16' drive-in doors w/ electric openers (one pull through)
- 120/480V 3Phase, 400 amps
- Floor drains
- Airlines in warehouse
- Column spacing: 20'x50'
- Natural gas heaters
- LED lighting
- Vehicle lifts and paint booth negotiable



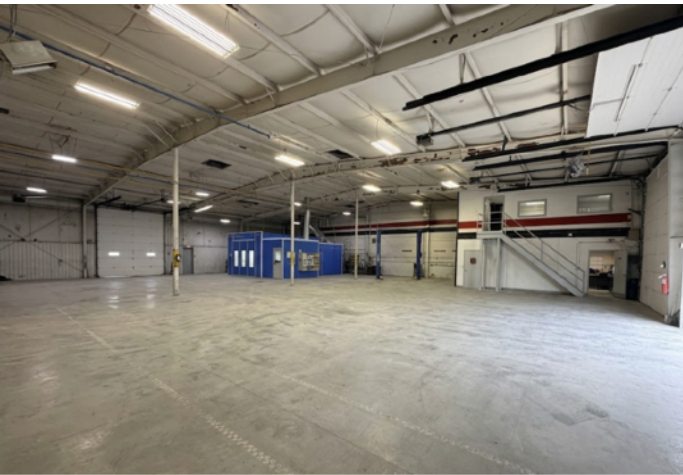
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PROPERTY PHOTOS

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AERIAL

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