

130 Donald Drive
Fairfield, OH 45014

FOR LEASE

**Industrial/Flex Space
7,200 SF | \$9.00 SF/yr (NNN)**

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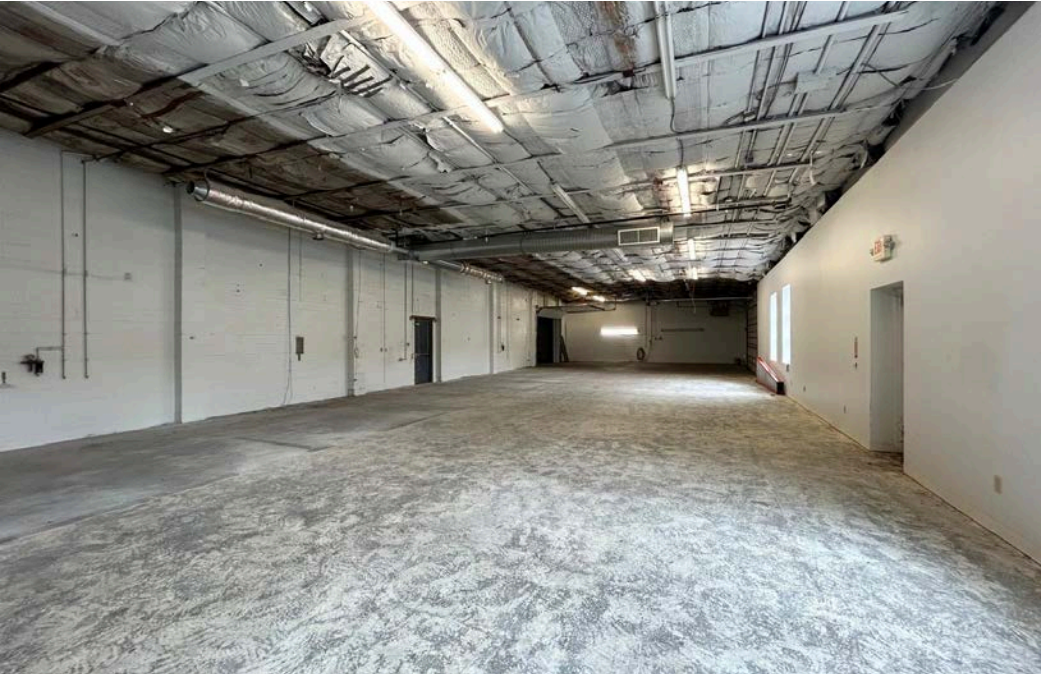
Property Description

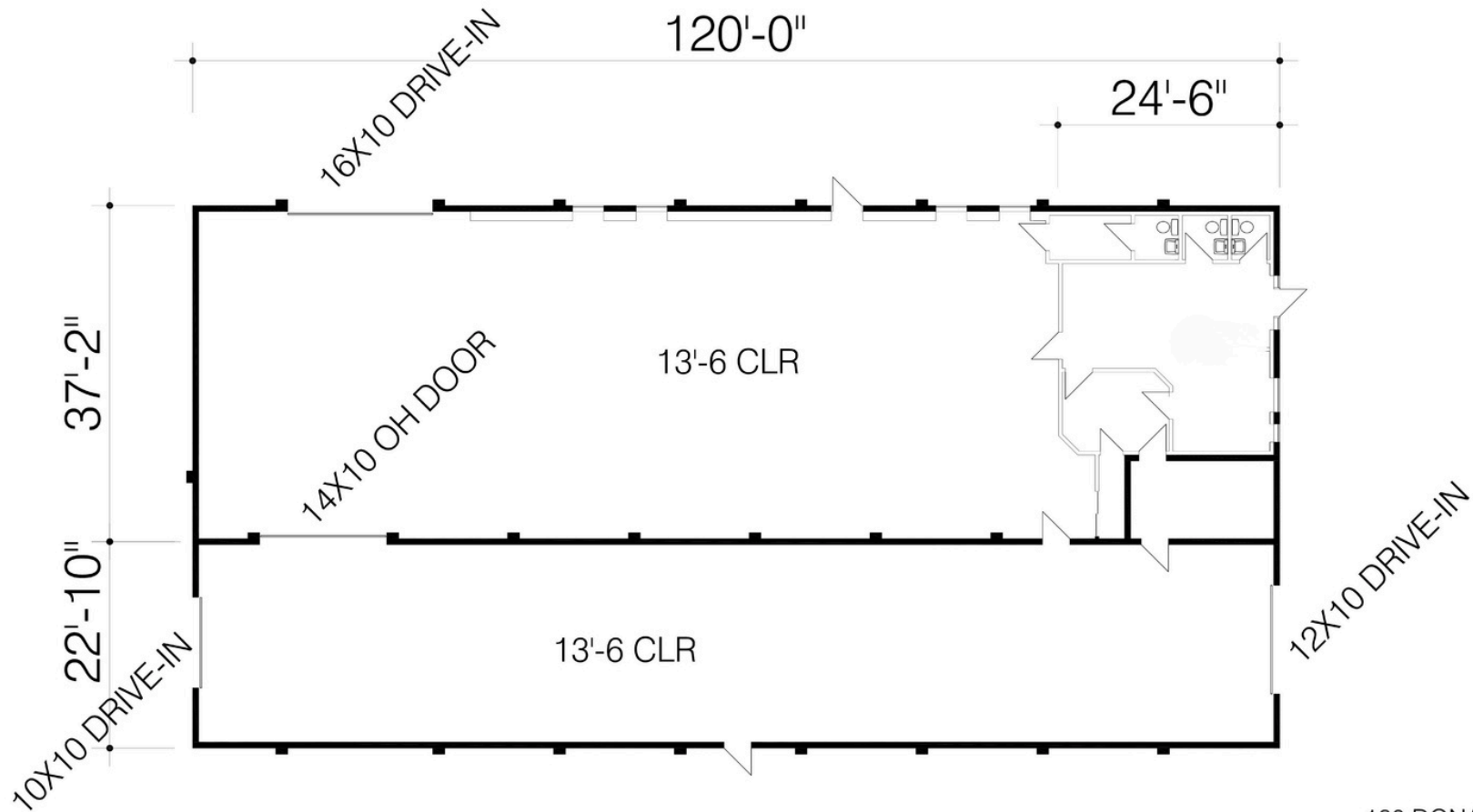
130 Donald Dr. presents a rare opportunity to lease a clean, freestanding 7,200 SF industrial building in the heart of Fairfield's established industrial corridor. The building features 6,410 SF of warehouse and 790 SF of office on a 0.46-acre lot, offering a versatile clear-span layout with 13' clear height and three (3) grade-level drive-in doors (10'x10', 16'x10', and 12'x10'), with capacity to add more if needed.

Originally built as an automotive tint shop, the property retains drive-thru capability, making it ideal for automotive, light manufacturing, distribution, trades, contractor, or service-based users. Functional building systems include T-5 lighting, natural gas unit heaters, three (3) electrical panels (120/208V, 3-phase, 150 amps each), a rubber membrane roof, and a concrete/asphalt parking and yard area. The space offers two single restrooms in the office and one in the warehouse.

Highlights

- Free-standing clear span industrial building located minutes from I-75, I-275, and SR-129 in Fairfield, OH
- 790 sf office space, 6,410 sf warehouse space
- Former automotive tint shop with drive-thru capability
- Three (3) drive-in doors: 10'x10', 16'x10', and 12'x10'





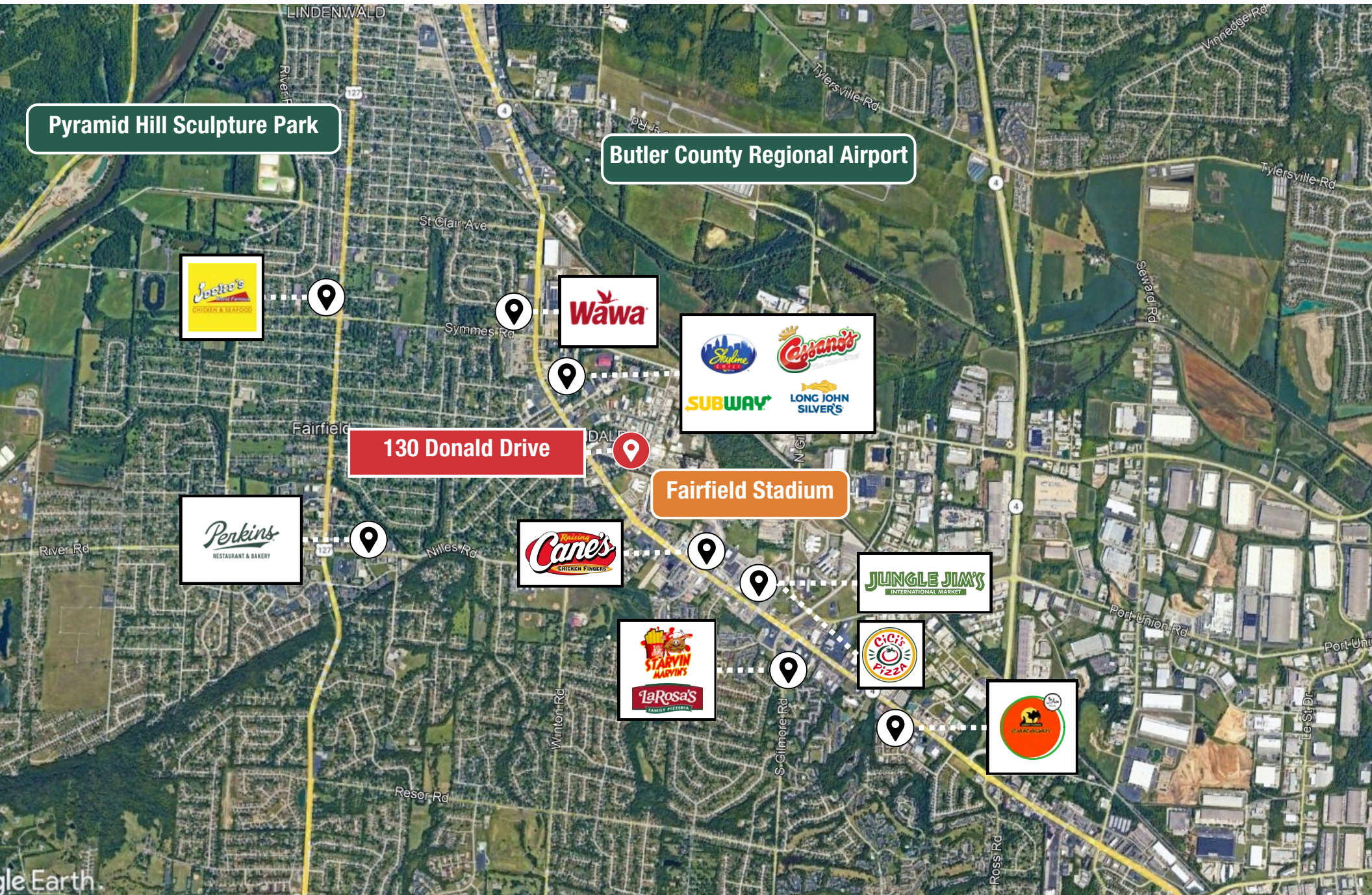
DONALD DR.

130 DONALD DR.
FAIRFIELD, OH 45014



OFFICE	790 SF
WAREHOUSE	6,410 SF
TOTAL	7,200 SF

DRAWING ISSUED FOR MARKETING PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.



THANK YOU

STAY CONNECTED



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