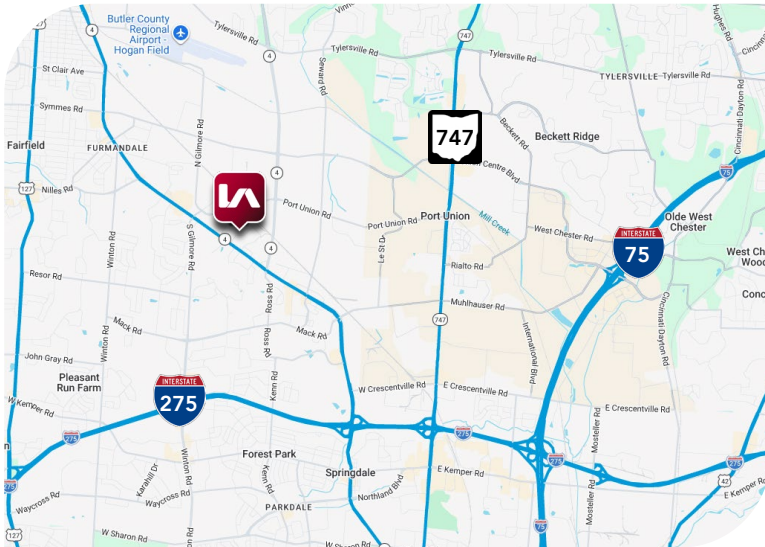


10,150 SF WAREHOUSE FOR LEASE

3260 HOMEWARD WAY

Fairfield, OH 45014



PROPERTY HIGHLIGHTS

- 1 dock door
- 2 drive-in doors (1 shared)
- Clearspan warehouse
- Outside storage permitted

PROPERTY SUMMARY:

AVAILABLE SF:	10,150 SF
OFFICE SF:	3,500 SF
LEASE RATE:	\$9.50/SF Net
ZONING:	M-2

Paul Schmerge
pschmerge@lee-associates.com
D 513.588.1107
C 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D 513.588.1132
C 513.844.2665



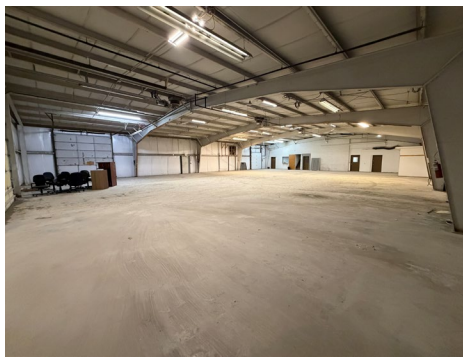
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

10,150 SF WAREHOUSE FOR LEASE

3260 HOMEWARD WAY

FACT SHEET

Location:	Fairfield, OH 45014	Air Conditioning:	Office Only
Available Space:	10,150 SF	Heating:	Electric Heaters
Lot Size:	1.95 Acres	Parking:	Front & Side (not fenced lot)
Zoning:	(M-2) General Industrial	Restrooms:	2 Office/2 Warehouse
Access to Expressways	Route 4 to I-275	Sprinkler:	No
Year Built:	1981	Lighting:	LED & Fluorescent
Column Spacing:	None; Clearspan	Electrical Service:	240V 3 Phase
Floor:	Concrete	Electric:	Duke Energy (No Gas)
Roof:	Pitched Metal	Water & Sewer:	City
Ceiling Height:	10' - 14'	Availability:	Immediate
Loading Facilities:	1 Dock 1 Drive-in (12' x 12') 1 Shared Drive-in (14' x 14')	Lease Rate:	\$9.50/SF Net
Ventilation Fans:	Yes	Operating Expense:	TBD



Paul Schmerge
pschmerge@lee-associates.com
D 513.588.1107
C 513.305.5690

Chas Cook
chas.cook@lee-associates.com
D 513.588.1132
C 513.844.2665

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES