

INDUSTRIAL BUILDING FOR SALE OR LEASE

33 DONALD DRIVE

Fairfield, OH 45014

**PRICED TO
SELL!**



**CLICK TO VIEW
MORE PROPERTY
PHOTOS**

VIRTUAL TOUR



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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL BUILDING FOR SALE OR LEASE

33 DONALD DRIVE

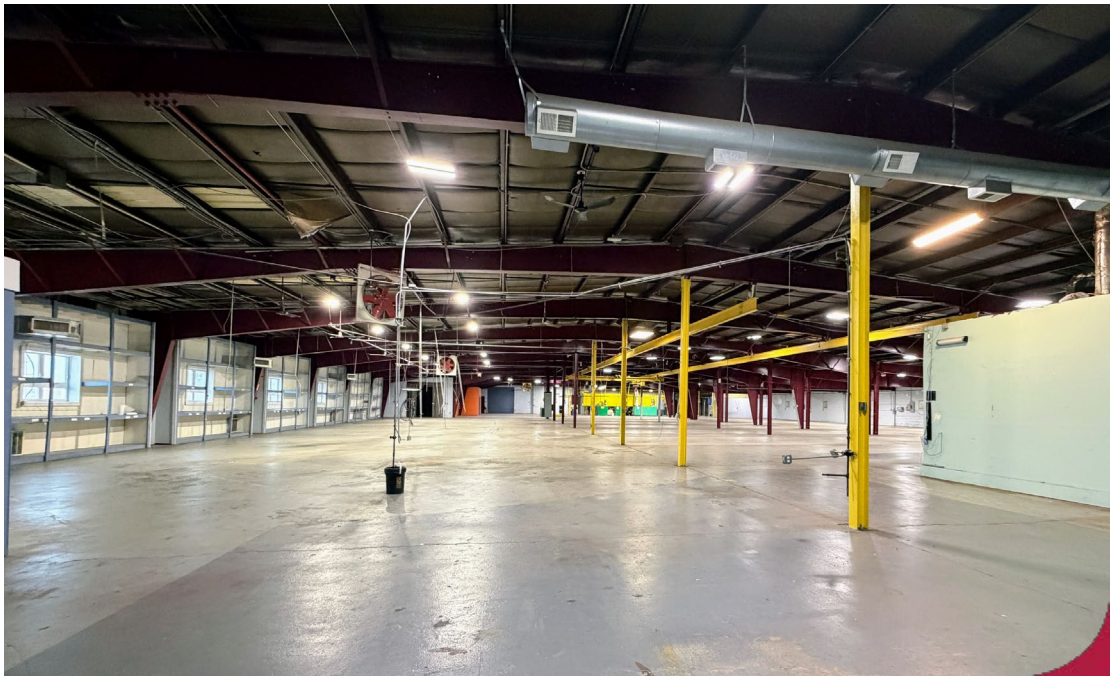
AVAILABLE: ± 52,509 SF | 2.02 Acres

FOR SALE: ~~\$5,150,000~~ \$4,495,000 (\$85.60/SF)

FOR LEASE: \$7.50/SF \$6.50/SF NNN

PROPERTY HIGHLIGHTS:

- Well-maintained manufacturing & warehouse property with heavy power
- Updated HQ office suites
- Highbay space, 2 cranes
- 5 dock doors, 1 drive in door
- Dixie Highway visibility at Donald Drive
- Convenient to restaurants, retail, amenities, & services
- Zoned M2 – General Industrial District



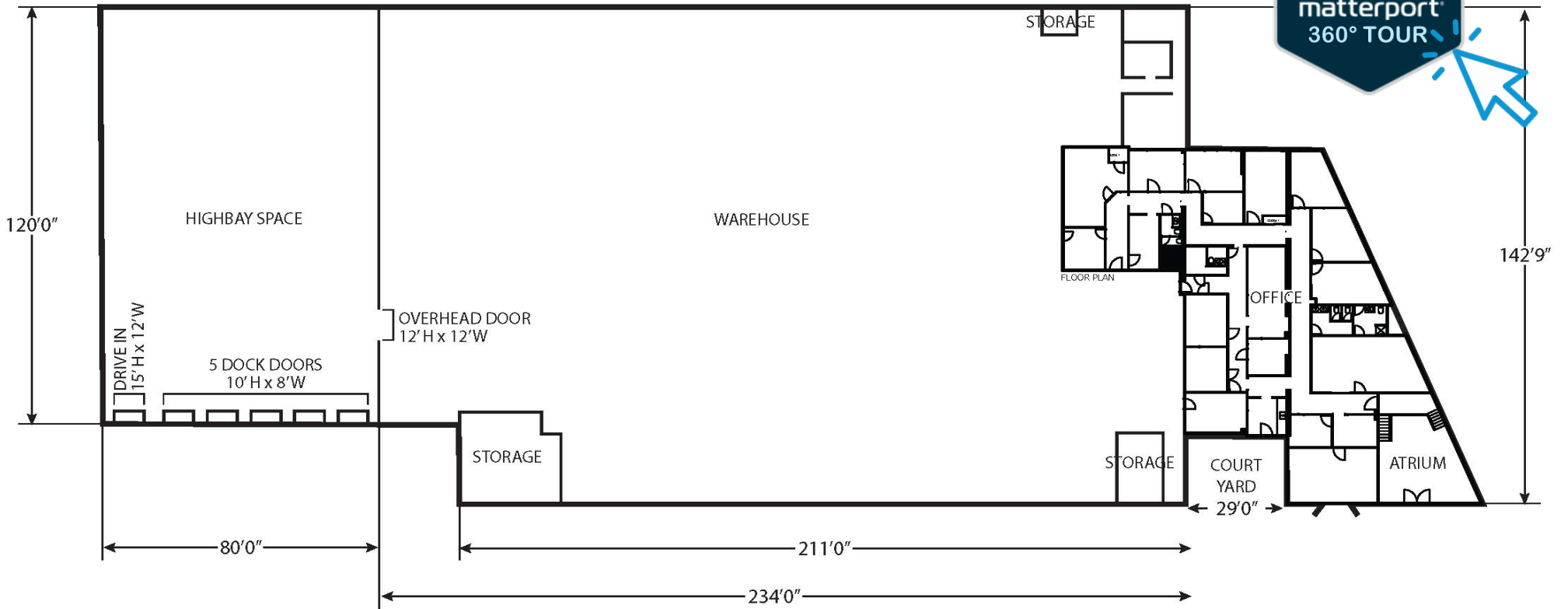
FACT SHEET

**PRICED
REDUCED!**

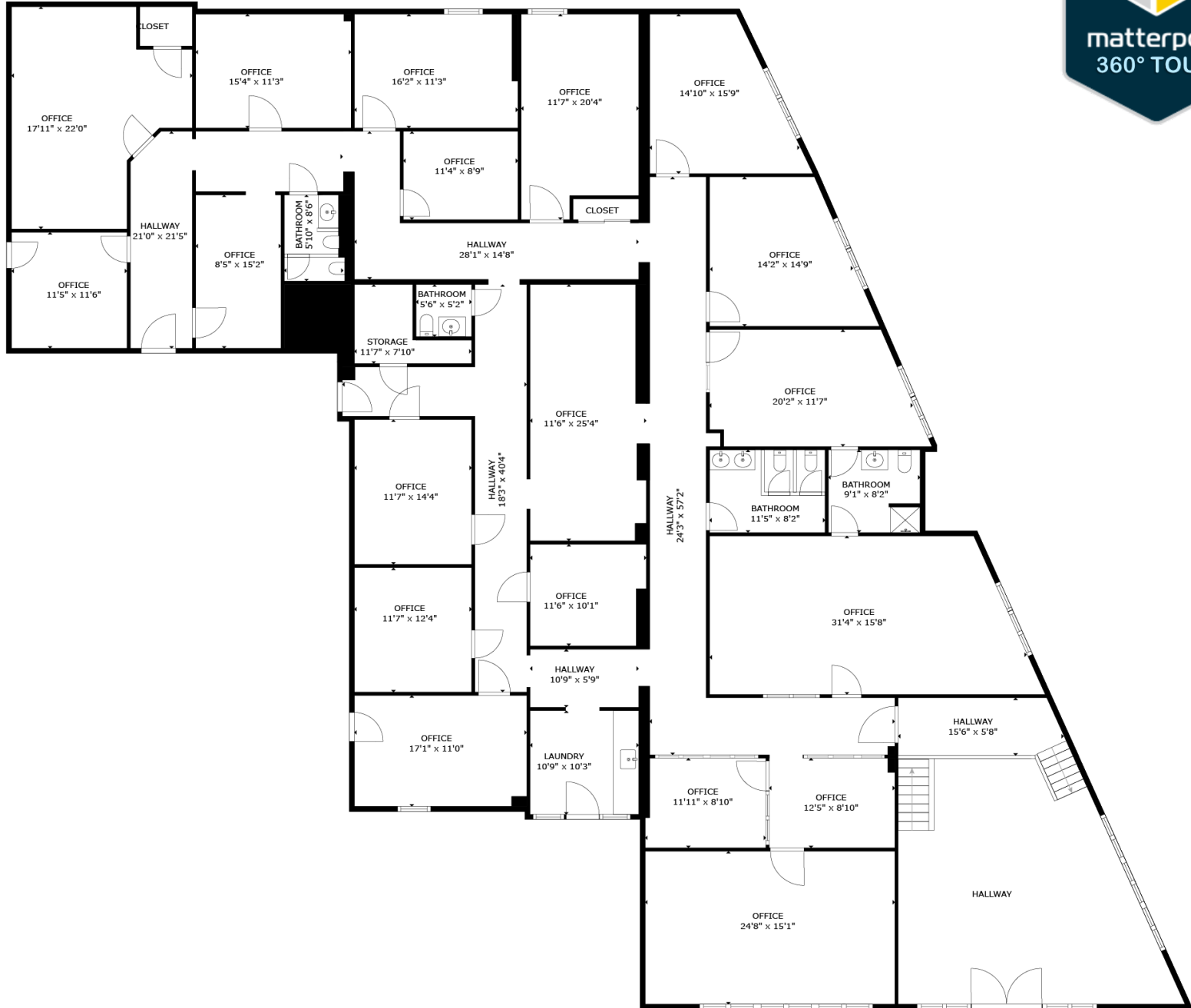
33 DONALD DRIVE

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|-----------------------------|--|----------------------------|--|
| Location: | City of Fairfield, Butler County, OH | Heating: | Warehouse, Gas Forced Air |
| Total Building Size: | ± 52,509 SF | Air Conditioning: | Office, Heat Pumps |
| Office Size: | ± 8,000 SF | Restrooms: | 4 Office, 2 Warehouse, 1 Executive with Shower |
| Warehouse Size: | ± 44,000 SF | Windows: | Office & Warehouse |
| Land: | ± 2.02 Acres | Parking: | 30 Surface Spots |
| Zoning: | M2 – General Industrial District | Lighting: | LED |
| Year Built: | 1982 | Electrical Service: | Heavy Power (480V, 3 Phase, 4,000 AMPS) |
| Construction: | Metal | Floor Drains: | Yes |
| Column Spacing: | Varies | Gas & Electric: | Duke Energy |
| Floor: | Concrete | Water & Sewer: | Butler County |
| Roof: | Rubber Membrane | Auditor Parcel ID: | A0700085000002 |
| Clear Height: | 25' in Highbay Space 11'9" – 17'9" in Warehouse | Annual Taxes: | \$16,956.08 |
| Loading Facilities: | 5 External Docks with Levelers (8' x 10') 1 Drive-Ins (12' x 16') | Sale Price: | \$5,150,000 \$4,495,000 (\$85.60/SF) |
| Cranes: | 2 (1 in Highbay Space, 1 in Warehouse) | Lease Price: | \$7.50/SF NNN \$6.50/SF NNN |

FLOORPLAN



OFFICE FLOORPLAN



LOWER LEVEL OFFICE FLOORPLAN

