



# BOBMEYER RD. FAIRFIELD, OH 45014

AVAILABLE FOR SALE OR LEASE

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## PROPERTY HIGHLIGHTS



**12,000 - 30,000 SqFt**

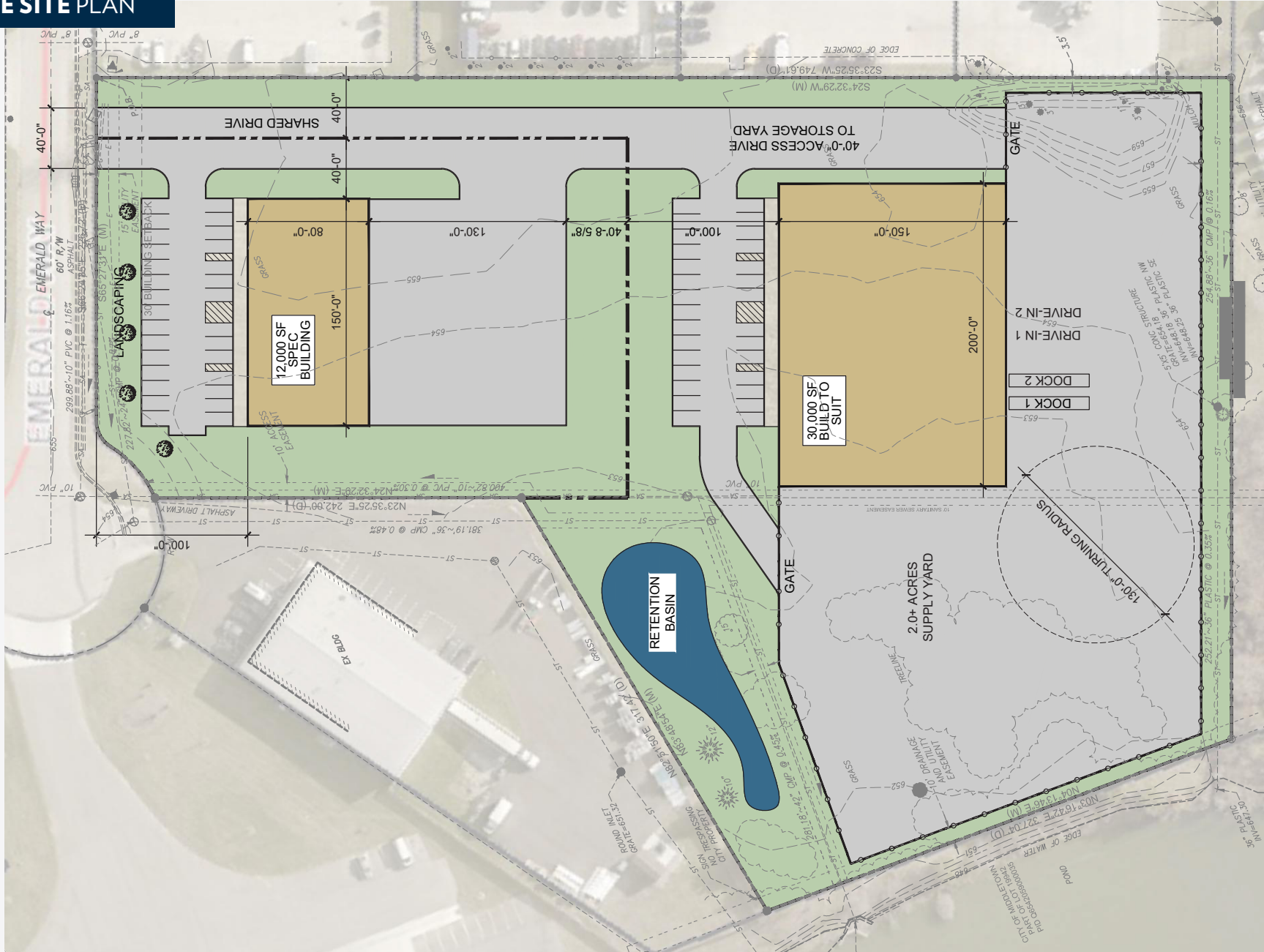
- Class A New Construction located in Fairfield
- Minutes to I-75 at SR-63 (Monroe) and SR 122 (Middletown)
- Spaces divisible to 3,000 SqFt – 30,000 SqFt with potential for outdoor storage yards
- Pre-engineered metal buildings and fully insulated
- Construction services by JTF Construction, Inc.
- M-2 General Industrial Zoning
- Site is pad / shovel ready for development and all utilities onsite.
- Planned speculative construction starting Q1 2026
- Potential incentives with City of Fairfield
- Lease Rates: \$8.95/SqFt NNN - \$12.50/SqFt NNN + approximately \$2.00/SqFt OpEx/CAM. Outdoor storage +/- \$4,000/month NNN per acre.

[CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	12,000 - 30,000
<b>Office SqFt:</b>	To Suit
<b>Acreage:</b>	11.65 acres
<b>Clear Height:</b>	22'-24'
<b>Year Built:</b>	2025/2026
<b>Type Construction:</b>	Pre-Engineered Metal-Fully Insulated
<b>Floor Slab:</b>	6" reinforced concrete
<b>Interior Lighting:</b>	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
<b>Exterior Lighting:</b>	LED Wall Packs
<b>Column Spacing:</b>	Clearspan
<b>Dock door:</b>	One (1) per bay, additional to suit
<b>Drive-in door:</b>	One (1) per bay, additional to suit
<b>Sprinkler:</b>	Wet system
<b>Electrical Service:</b>	480/277 volt, 3-phase, 400 amps. Additional to suit
<b>Heat:</b>	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
<b>Roof:</b>	Metal-Fully Insulated
<b>Truck court and Storage Yard:</b>	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
<b>Parking Lot:</b>	Thirty (30) spaces per building, additional to suit
<b>Restrooms:</b>	To Suit
<b>Butler County Parcel ID:</b>	A0700004000012 and A0700004000012T

## SAMPLE SITE PLAN



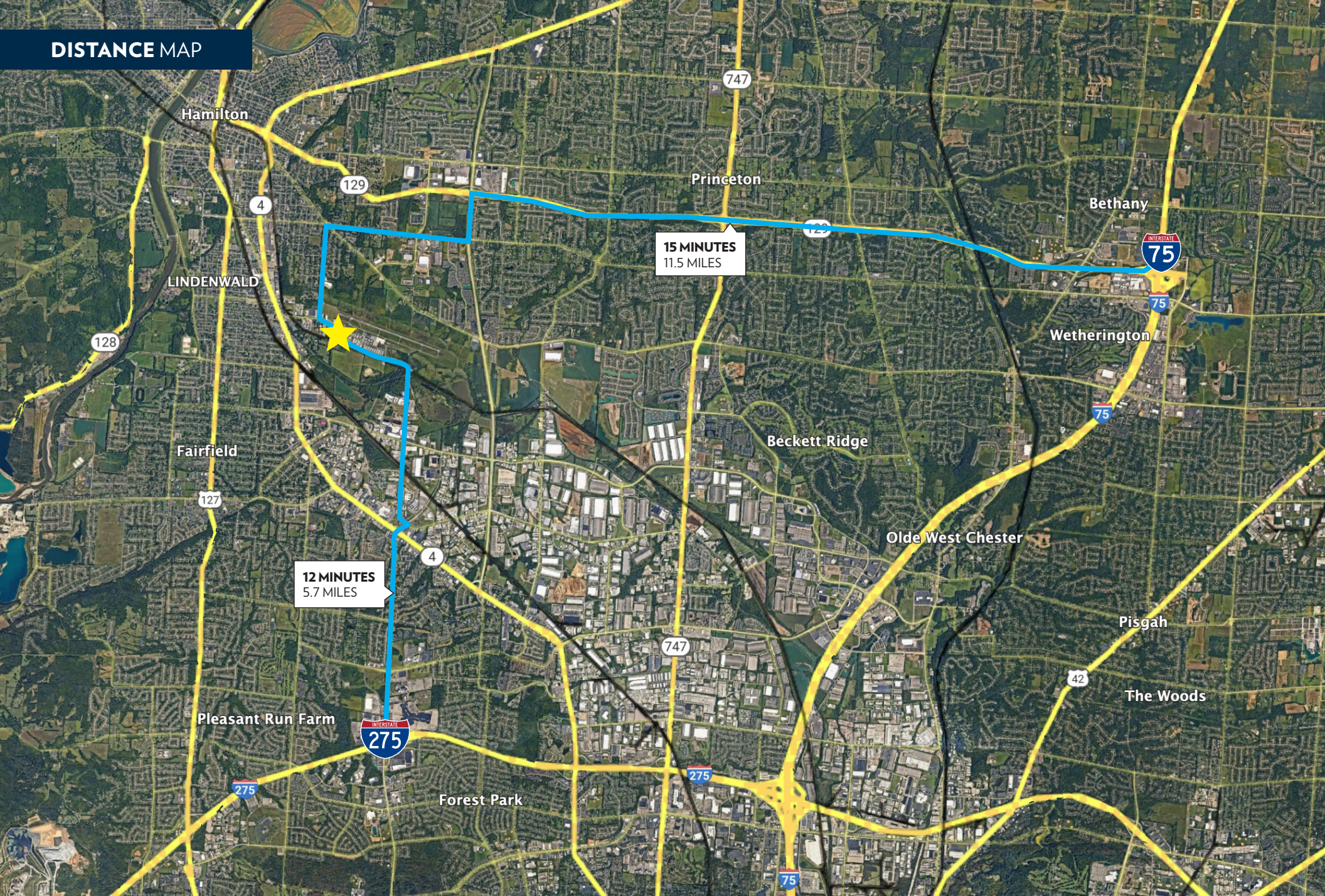
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## DISTANCE MAP



12 MINUTES  
5.7 MILES

15 MINUTES  
11.5 MILES

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## RENDERINGS



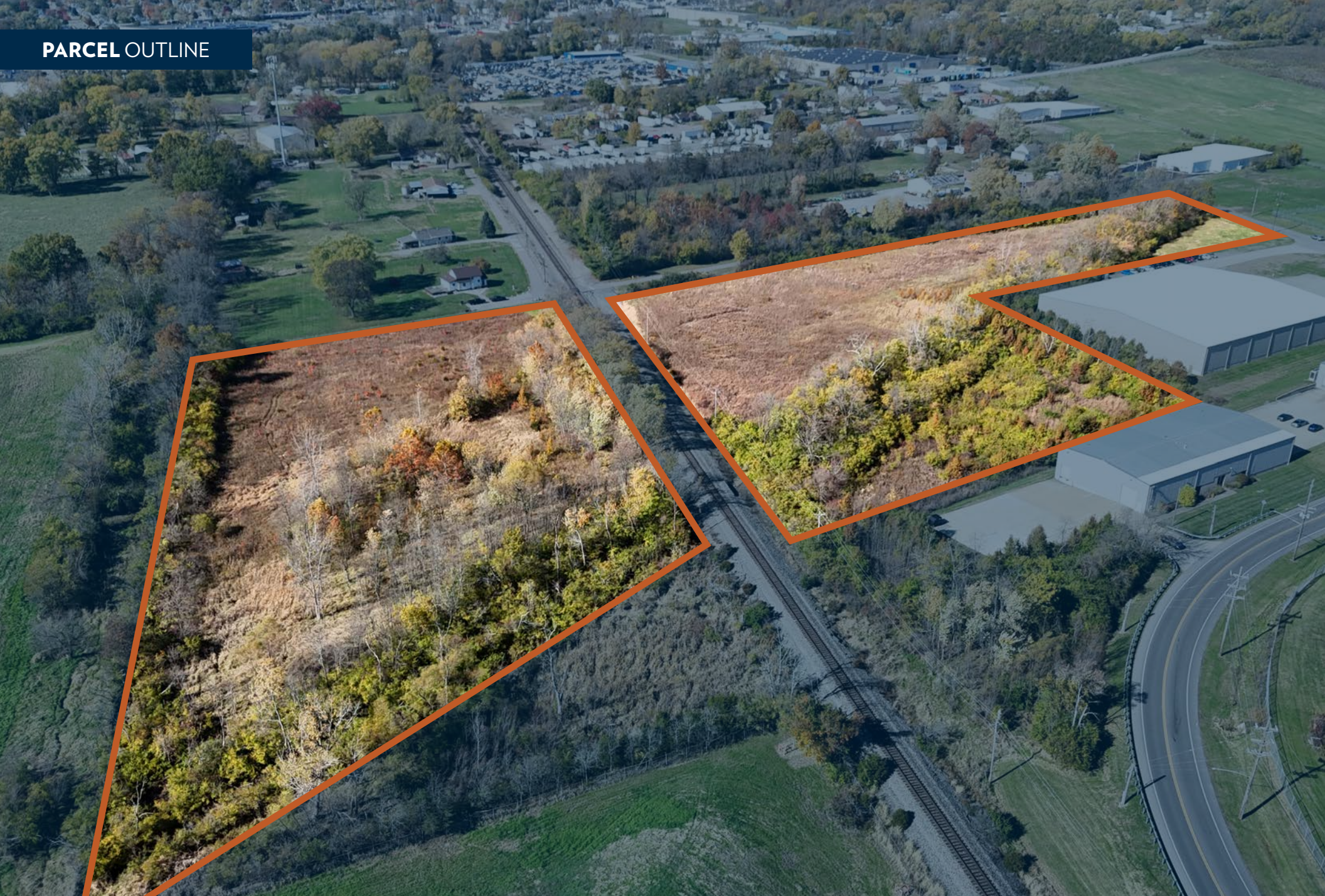
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## PARCEL OUTLINE



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