



2975 SYMMES RD.
FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

10,500 SqFt

- Located in City of Fairfield minutes to I-75, I-275, and SR-129
- New ownership and make-ready remodel underway with JTF Construction, Inc. – <https://www.jtfconstruction.com/>
- Four (4) drive-in doors (12'x14') and One (1) dock door with additional to suit
- Approximately +/- 3 acres of surplus parking or outdoor storage
- Zoning: City of Fairfield – M-2
- Available for immediate occupancy
- Lease Rate: \$20,000/month NNN

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

PROPERTY DETAILS

Total SqFt:	10,500
Warehouse SqFt:	9,000 (150'x60')
Office SqFt:	1,500 (30'x50')
Acreage:	4.00 acres
Clear Height:	12'-15'
Year Built:	1980
Type Construction:	Pre-engineered metal building, fully insulated
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	One (1) 8'x10'
Drive-in door:	Four (4) - 12'x14' with drive through capability
Sprinkler:	None
Electric:	120-volt, single phase, 200 amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal
Parking Lot:	3+ acres of parking and outdoor storage area
Restrooms:	One (1) in office and one (1) in warehouse
Butler County Parcel ID's:	A0700006000146 and A0700006000146T

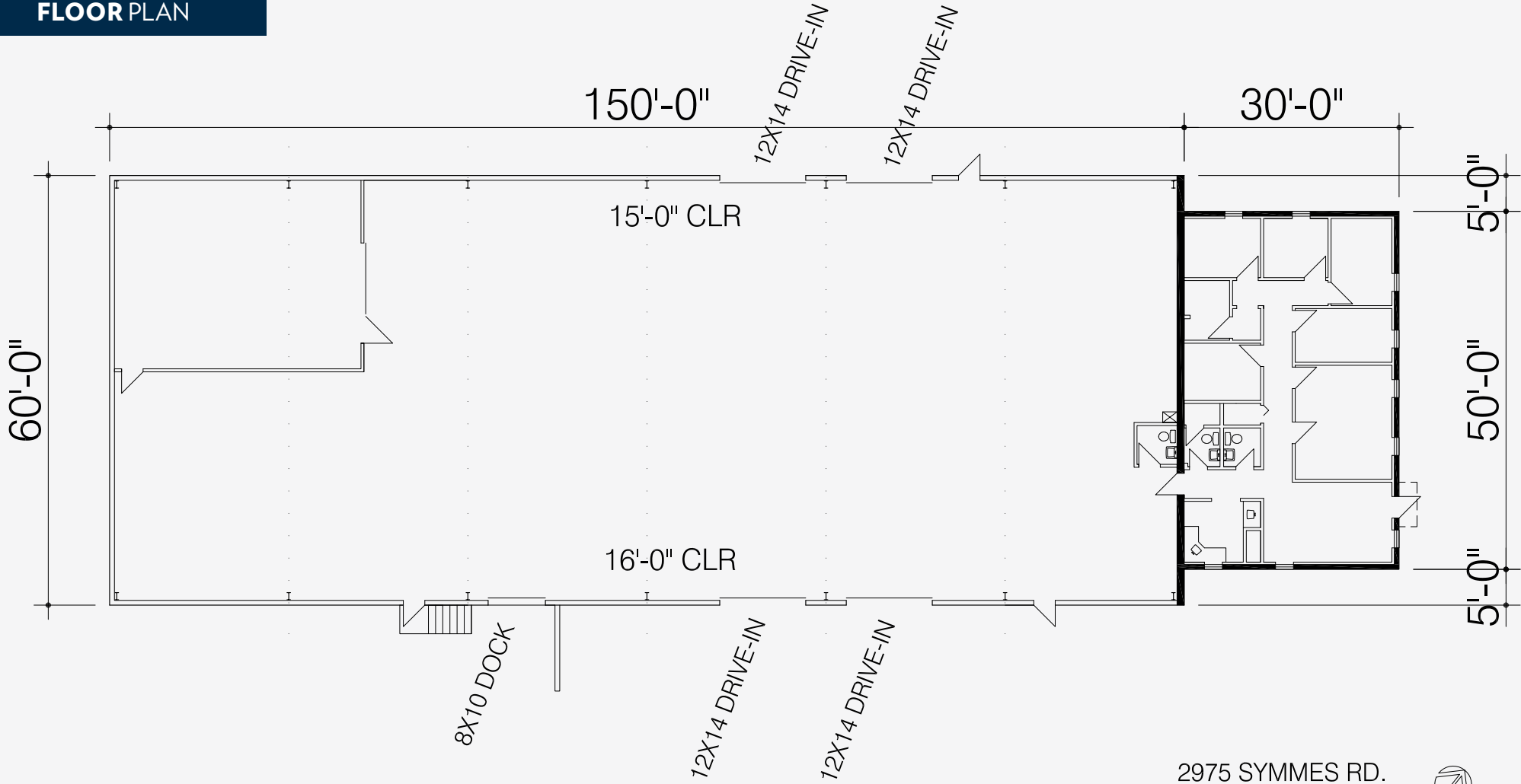
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FLOOR PLAN



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5 15 40

OFFICE	1,500 SF
WAREHOUSE	9,000 SF
TOTAL	10,500 SF

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

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PARCEL OUTLINE



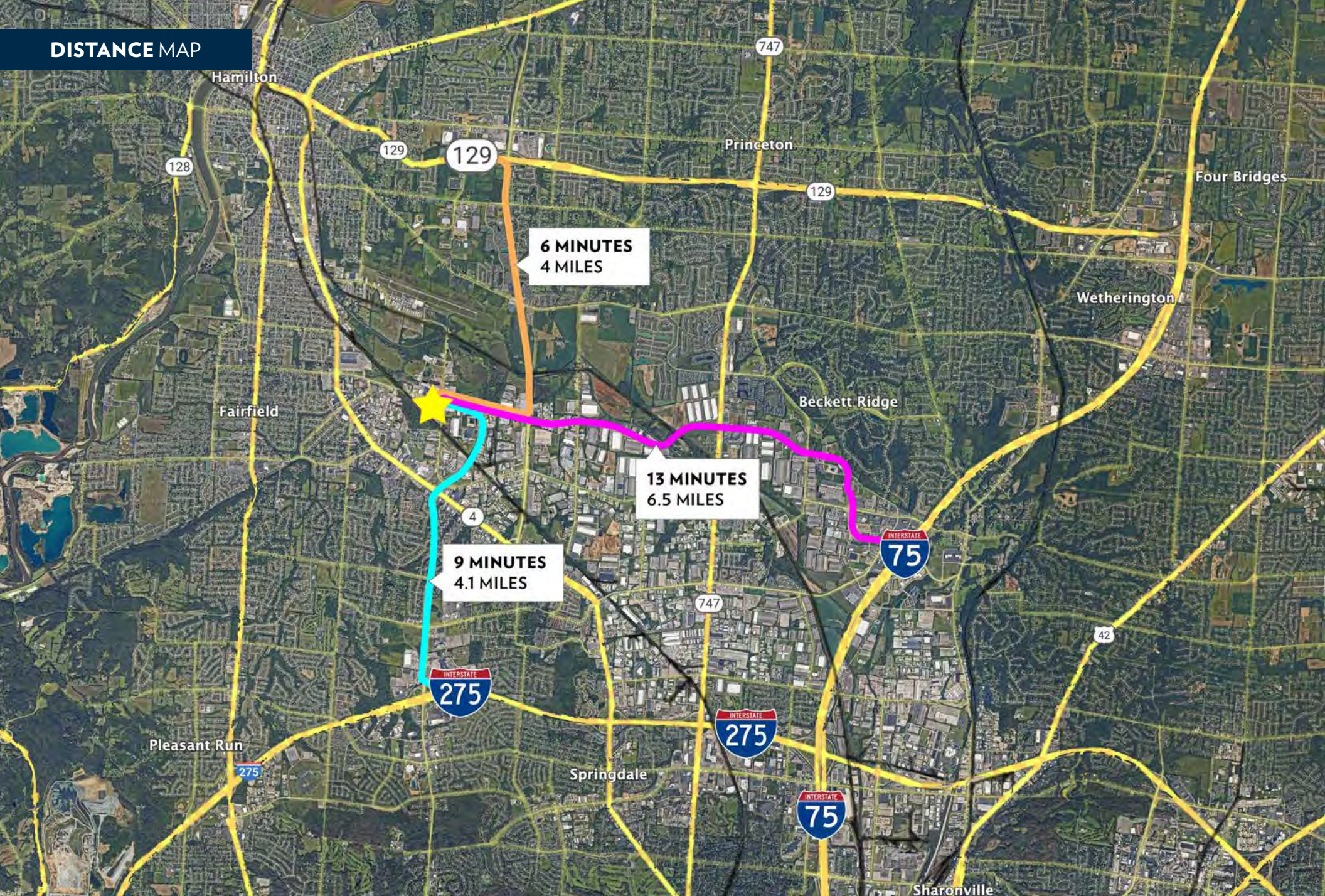
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DISTANCE MAP



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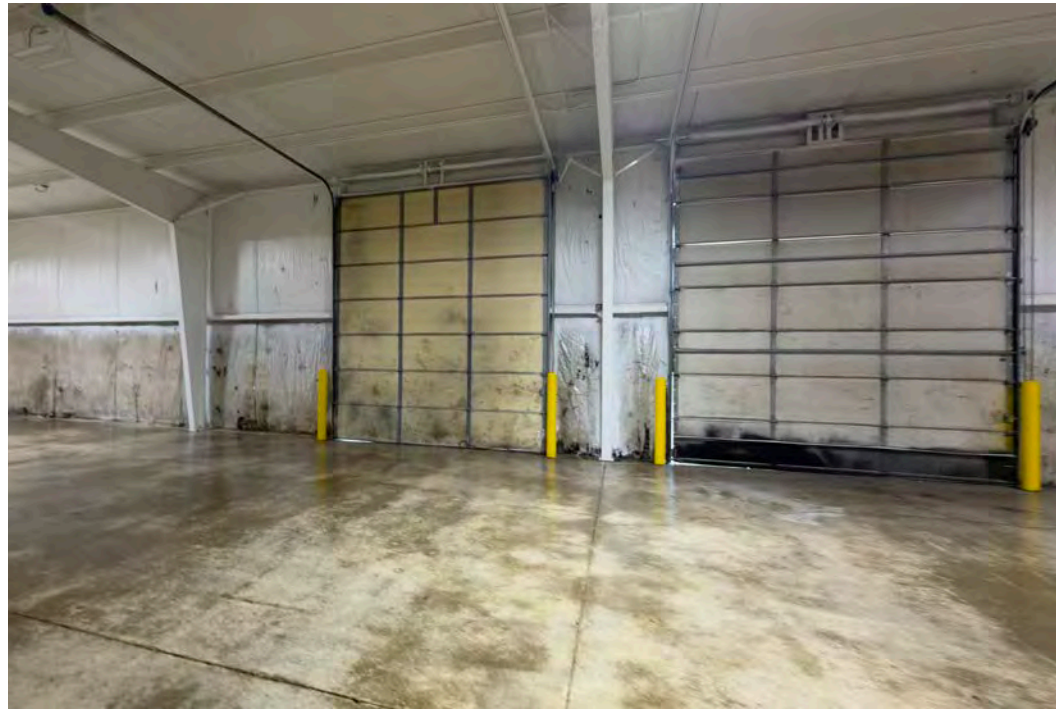
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