

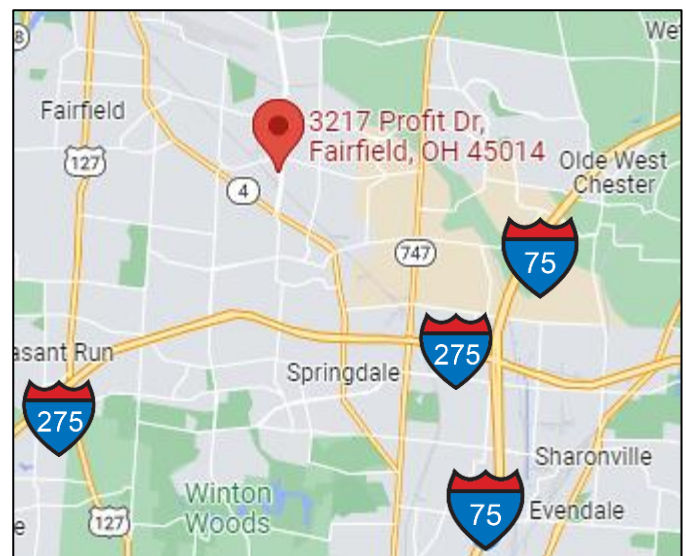
# FOR LEASE

3217 Profit Drive  
Fairfield, Ohio 45014



## PROPERTY FEATURES:

- ❖ 12,000 SF total building size
- ❖ 11,175 SF of warehouse space
- ❖ 825 SF of office space
- ❖ Restrooms in warehouse and office areas
- ❖ One (1) drive-in door (14' x 12')
- ❖ Two (2) truck docks (10' x 8')
- ❖ Year built: 2015
- ❖ Available February 2024
- ❖ **Lease Rate: \$10.00 PSF Gross**



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**JEFF WOLF  
& PARTNERS**  
REAL ESTATE

**Jeff Wolf, SIOR, CCIM**  
Jeff Wolf & Partners Real Estate  
513.368.3749  
[jeff@jeffwolfrealestate.com](mailto:jeff@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

**Kim Auburger**  
Jeff Wolf & Partners Real Estate  
859.630.9121  
[kim@jeffwolfrealestate.com](mailto:kim@jeffwolfrealestate.com)  
[www.jeffwolfrealestate.com](http://www.jeffwolfrealestate.com)

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## Property Specifications

LOCATION:	Fairfield, Ohio Butler County
AVAILABLE SQUARE FOOTAGE:	12,000 SF Warehouse: 11,175 SF / Office: 825 SF
INTERSTATE ACCESS:	Easy access to I-75 and I-275
YEAR BUILT:	2015
CONSTRUCTION:	Pre-engineered Metal
CEILING HEIGHT:	22' – 25'
DRIVE-IN DOOR:	One (1) 14' x 12'
TRUCK DOCKS:	Two (2) 10' x 8'
LIGHTING:	LED lighting
HEATING:	Gas-fired Unit Heaters
ELECTRIC:	300 Amps/240 Volts / 3-Phase
PARKING:	12+ Parking Spaces
COMMENTS:	Clear span; restrooms in warehouse and office area; breakroom
AVAILABILITY:	February 2024
LEASE RATE:	\$10.00 PSF Gross



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