

UNION CENTRE LOGISTICS PARK

UCLP 1 | 8580 SEWARD RD | FAIRFIELD, OHIO 45011

SUITE
NUMBER

100

AVAILABLE
SPACE

±78,338 SF

OFFICE
SPACE

±1,474 SF

DOCK
DOORS

7

DRIVE-IN
DOORS

1

AVAILABLE
DATE

10/01/2026



UNION CENTRE LOGISTICS PARK | BUILDING 1



SI PITSTICK, SIOR, CCIM
Executive Managing Director

513-864-6600
si.pitstick@nmrk.com

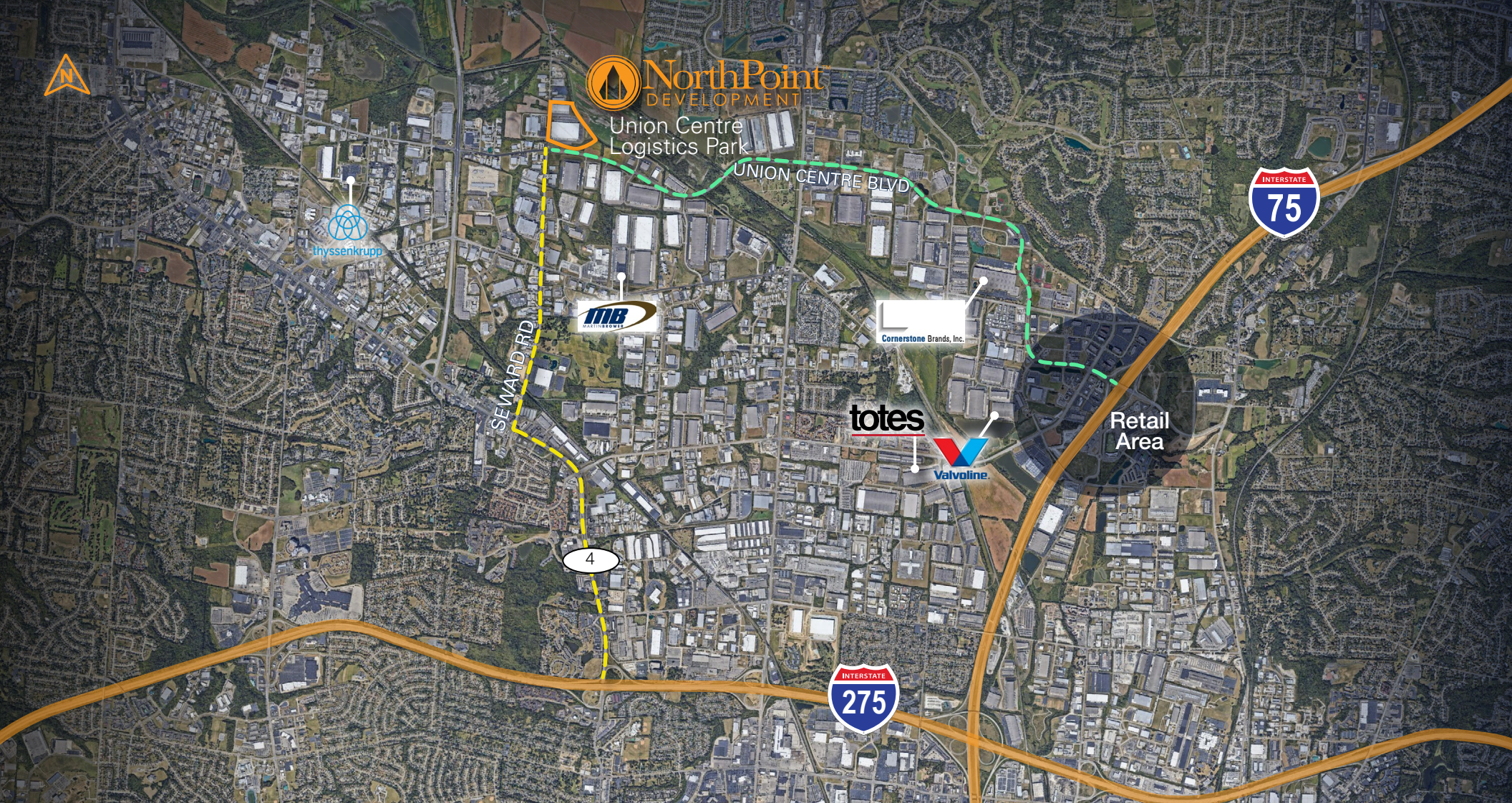


JOSH YOUNG, SIOR
Senior Managing Director

513-864-6602
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NEWMARK

nmrk.com



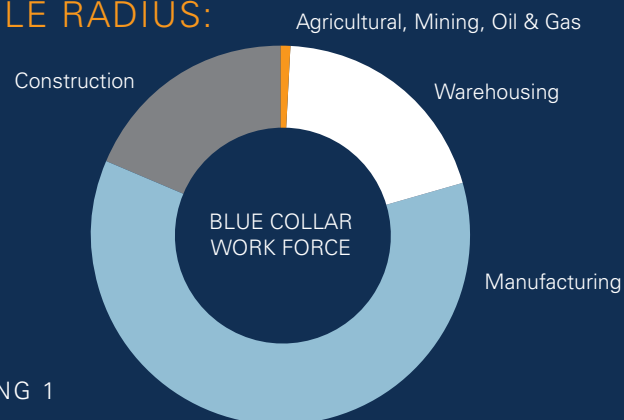
DEMOGRAPHICS WITHIN 10-MILE RADIUS:

314,878+
Employees

39.9
Median Age

\$45,273
Per Capita Income

UNION CENTRE LOGISTICS PARK | BUILDING 1



CVG
Cincinnati International
Airport

±36 Miles



±7 Miles

FedEx

±3 Miles



Intermodal

±9 Miles



Intermodal

±21 Miles



NorthPoint
DEVELOPMENT
UCLP 2

NorthPoint[™]
DEVELOPMENT
UCLP 1

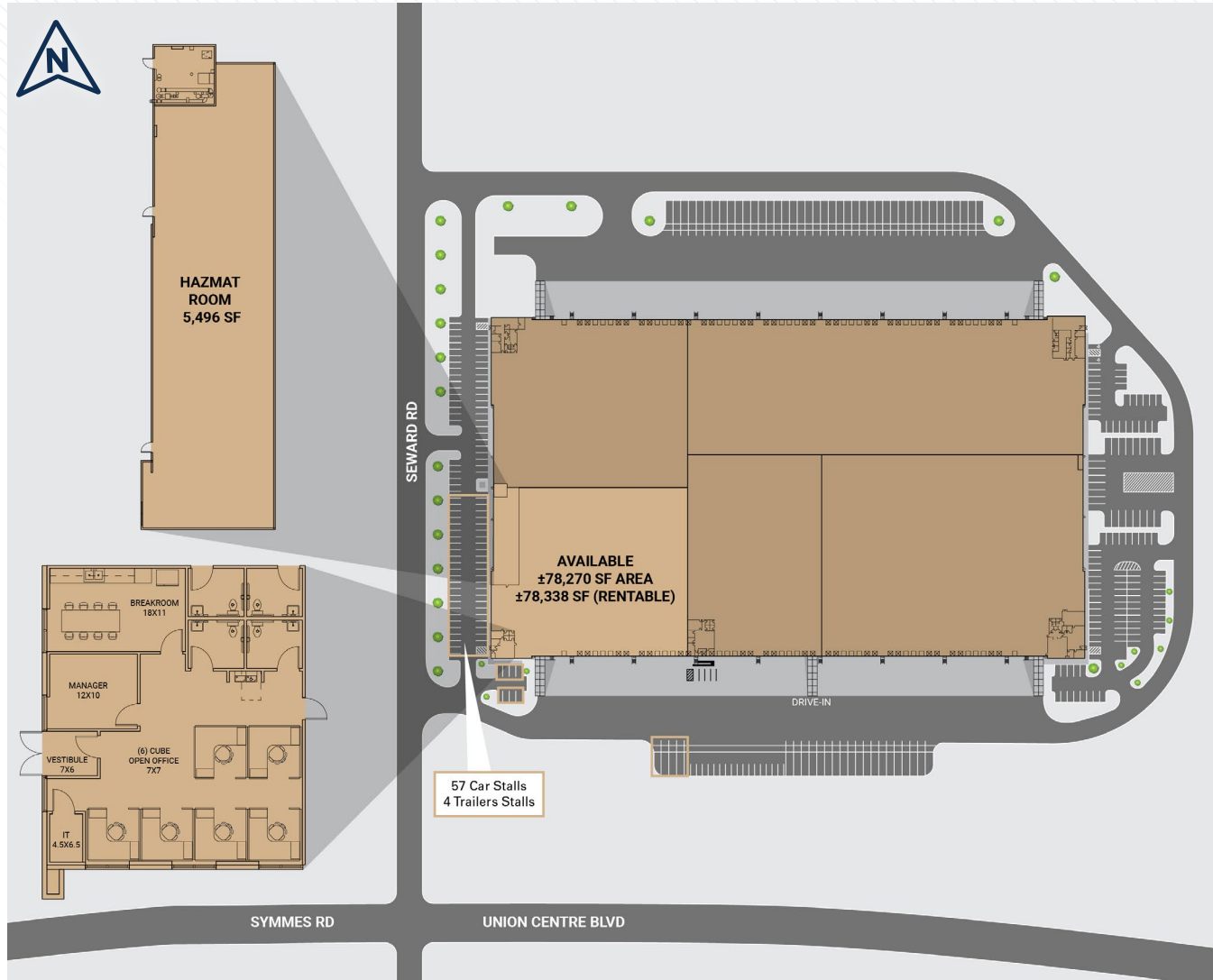
±78,338 SF
AVAILABLE

SEWARD RD

UNION CENTRE BLVD.

SUITE 100

☐ Dock Door ☒ Expandable Dock Door



Building UCLP 1
8580 Seward Rd
Suite 100
Fairfield, Ohio 45011

Rentable Area ±78,338 SF

Availability (As-Is) 10/1/2026

Office Space ±1,474 SF

HazMat Room 5,496 SF

Trailer Parking 4 Spaces

Auto Parking 57 Spaces

Loading 7 Docks
Expandable to 14
1 Drive-In

Battery Charger Disconnects Six (6) 30 amp

Power 1,000 AMP

Lighting LED on Motion
Sensors

Heating 80/20 Make-up Unit

Column Spacing 52' x 50'
52' x 60' Speed Bays

Asking Rate \$7.75/SF

Estimated OPEX \$2.34/SF



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