Industrial | For Lease

CBRE

NorthPoint™ DEVELOPMENT

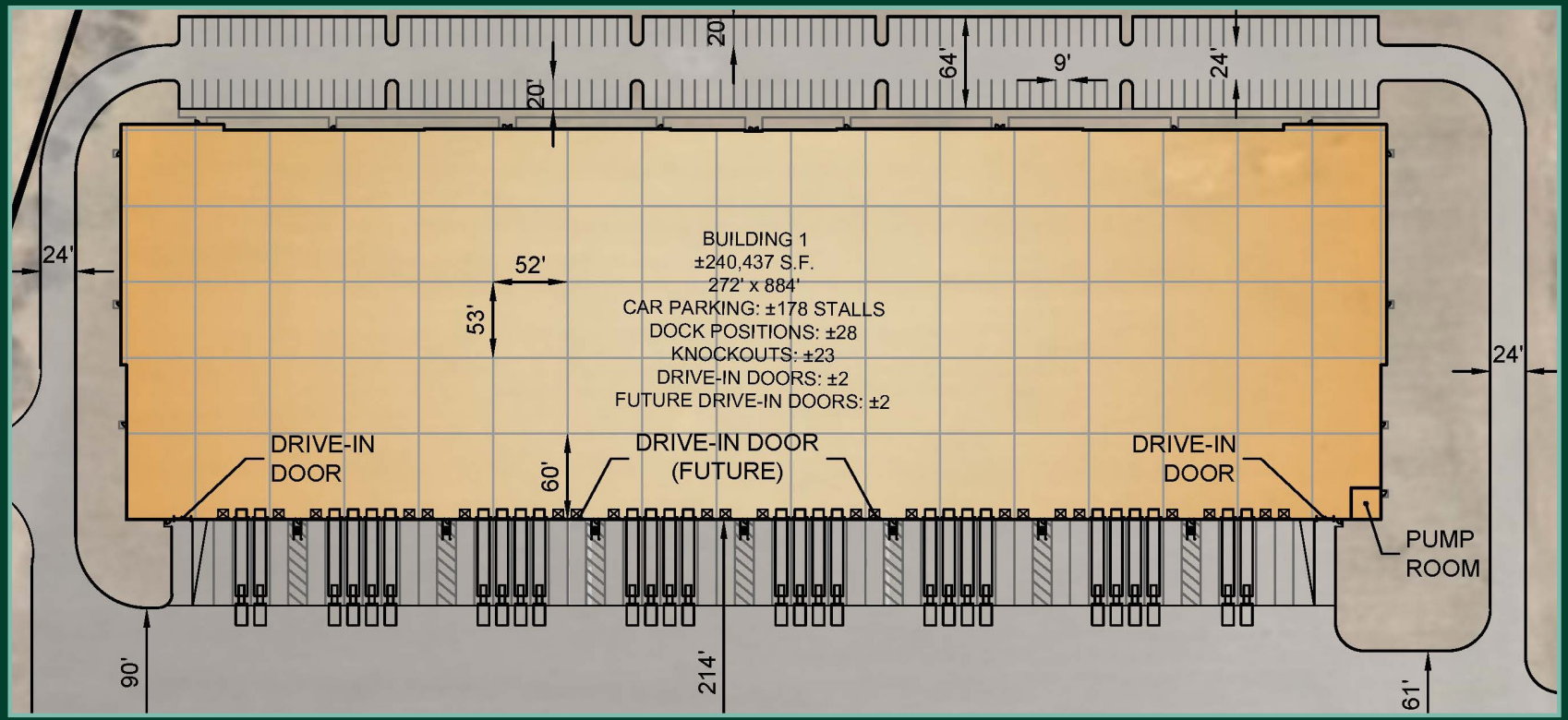
Butler County Trade Center

Building 1: +/-240,437 | Building 2: +/-254,581 SF

Fairfield, OH, 45011 | PERFORMANCE BASED TAX ABATEMENT AVAILABLE



Building 1

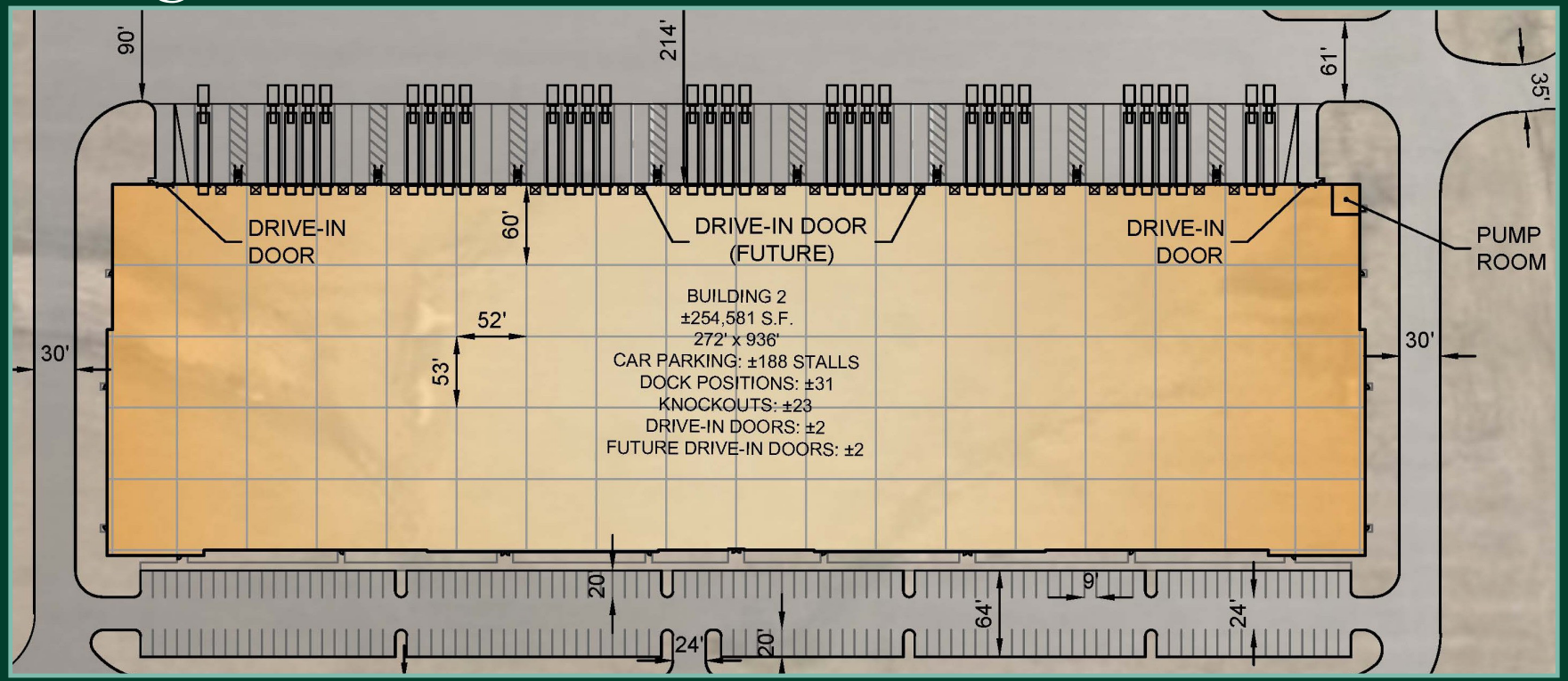


Available SF	+/- 240,437 SF
Building Dimensions	272' x 884'
Building Configuration	Rear-load
Column Spacing	53' x 52' Speed Bay 60'
Clear Height	36'

Docks Doors	+/- 28 Positions +/- 23 Knockouts
Drive-in Doors	+/- 2 +/- 2 (Future)
Power	3200A of 480v, 3-phase
Car Parking	+/- 178
Truck Court	214'

Fire Protection	ESFR
Lighting	LED w/motion sensors, 30 FC; 30" AFF
Construction	Tilt-Wall Concrete
Floor Slab	7" non-reinforced concrete, 4000 PSI.
Heat and Ventilation	50°F at -0°F, 0.25 ACH

Building 2



Available SF	+/- 254,581 SF
Building Dimensions	272’ x 936’
Building Configuration	Rear-load
Column Spacing	53’ x 52’ Speed Bay 60’
Clear Height	36’

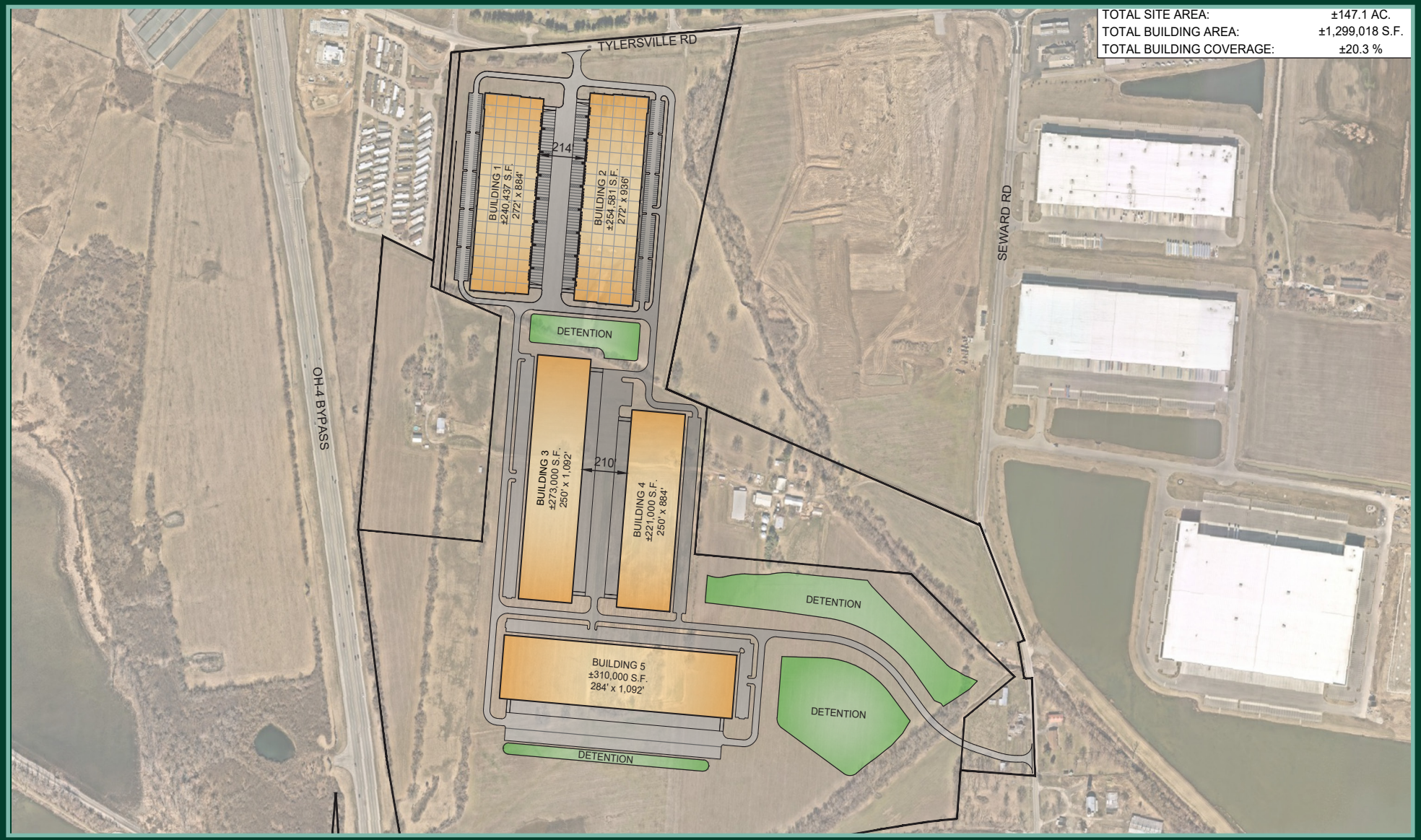
Docks Doors	+/- 31 Positions +/- 23 Knockouts
Drive-in Doors	+/- 2 +/- 2 (future)
Power	3200A of 480v, 3-phase
Car Parking	+/- 188
Truck Court	214’

Fire Protection	ESFR
Lighting	LED w/motion sensors, 30 FC; 30” AFF
Construction	Tilt-Wall Concrete
Floor Slab	7” non-reinforced concrete, 4000 PSI.
Heat and Ventilation	50°F at -0°F, 0.25 ACH

Master Site Plan

3603 Tylersville Road, Fairfield, OH 45011

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Area Map

3603 Tylersville Road, Fairfield, OH 45011

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Location Highlights

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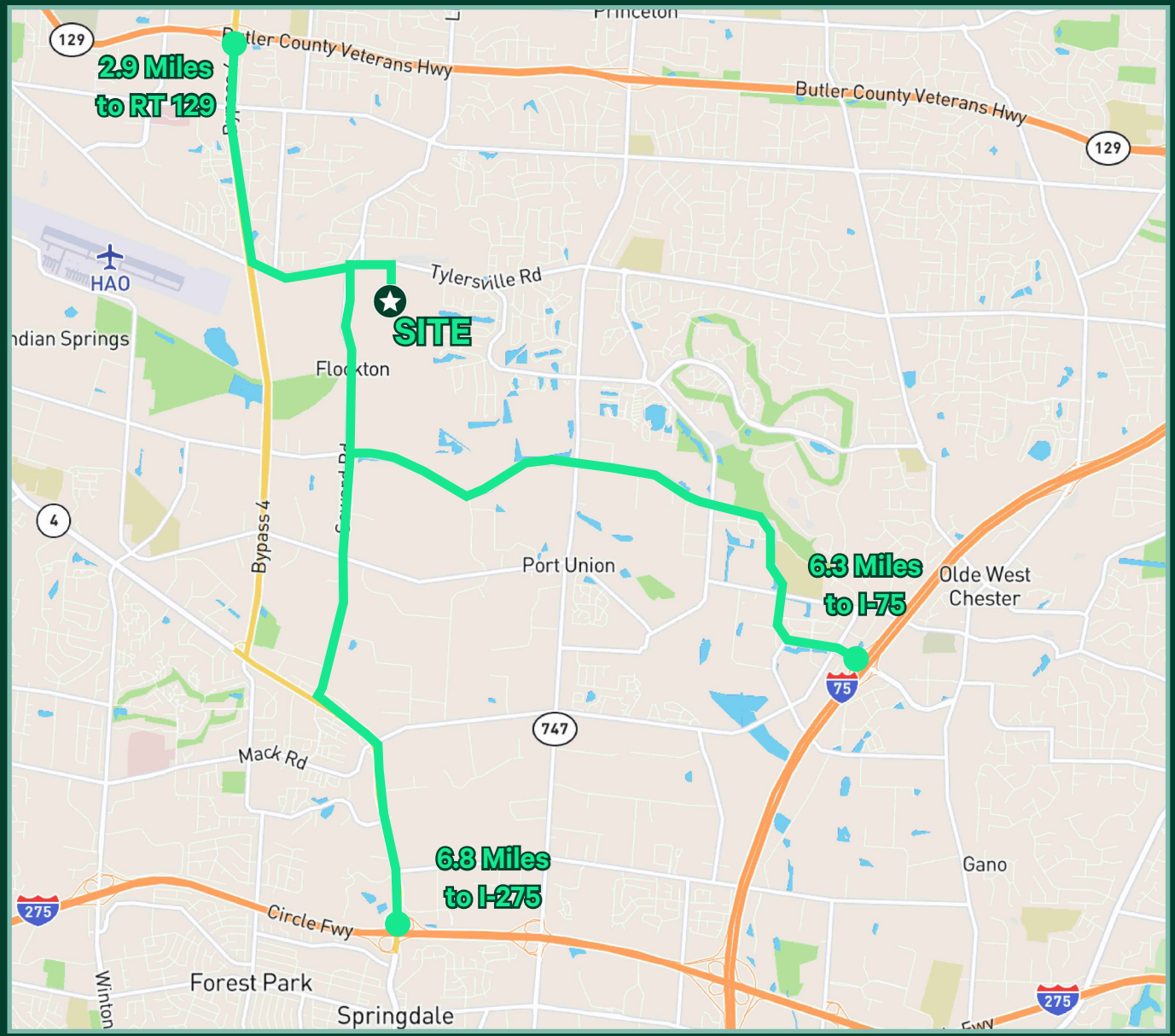
Park is located in Ohio's City of Fairfield, (northern Cincinnati) featuring superior labor diversity & costs, and affordable housing.

Excellent Midwest location for local, regional and national distribution & e-commerce support.

The Park's location in pro-business Butler County, Ohio is within a 2-day drive of 60% of the United States population.

Additional incentives may be available through Jobs Ohio and City of Fairfield

With easy access to I-75 and I-275, the park is at the center of Cincinnati's proven manufacturing and distribution hub.



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