

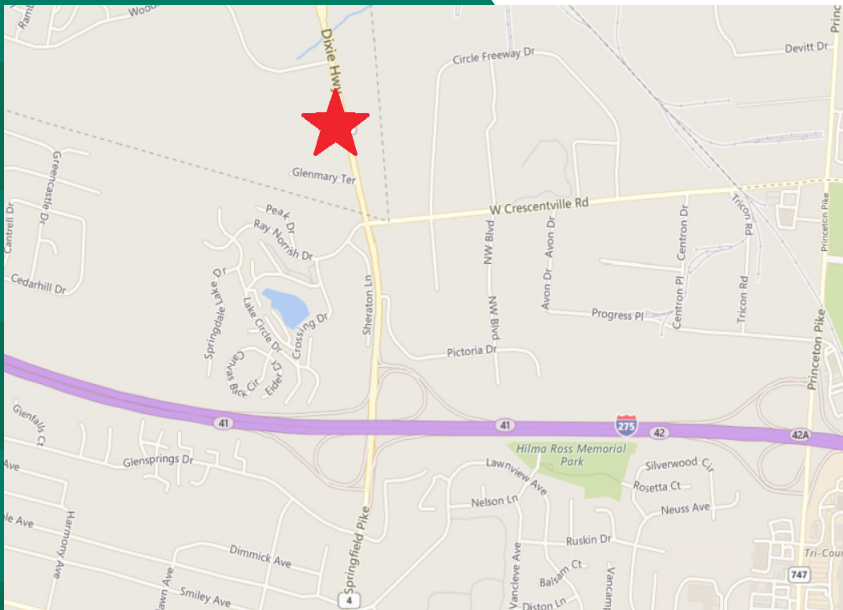
# Industrial/Retail Building for Sale

## Fairfield, Ohio



### FEATURES

- **14,380 Total SF**
- 10,700 SF warehouse/showroom area with offices
- 3,180 SF repair/service area
- 500 SF office/waiting area in service department
- 1.03 acres
- (9) drive-in doors
- 100% heat & air conditioned
- Approved for auto sales/service



### LOCATION

**7371 Dixie Highway  
Fairfield, OH 45014**

### CONTACT

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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 7371 Dixie Highway

<b>Address/City/County:</b>	7371 Dixie Highway Fairfield/Butler County
<b>Square Footage:</b>	14,380 Total SF
<b>Office/Waiting in Service Area:</b>	500 SF
<b>Repair/Service Area:</b>	3,180 SF
<b>Warehouse/Showroom Area:</b>	10,700 SF
<b>Land Size:</b>	1.03 acres
<b>Date of Construction:</b>	1985
<b>Type of Construction:</b>	Insulated concrete block
<b>Zoning:</b>	C34
<b>Clearance Height:</b>	16'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(9)
<b>Lighting:</b>	T8 lights and strip fluorescent lights
<b>Parking:</b>	40+ Vehicles
<b>Electric:</b>	240 volt 3 phase / 480 volt 3 phase
<b>Roof:</b>	Foam and rubber membrane / (3) years old
<b>Heat &amp; A/C:</b>	100% heat and air conditioned
<b>Miscellaneous:</b>	Dial one security system. Approved for auto sales/service.
<b>Sale Price:</b>	\$1,150,000



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## FOR MORE INFORMATION, CONTACT

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