

Industrial/Retail Building for Sale

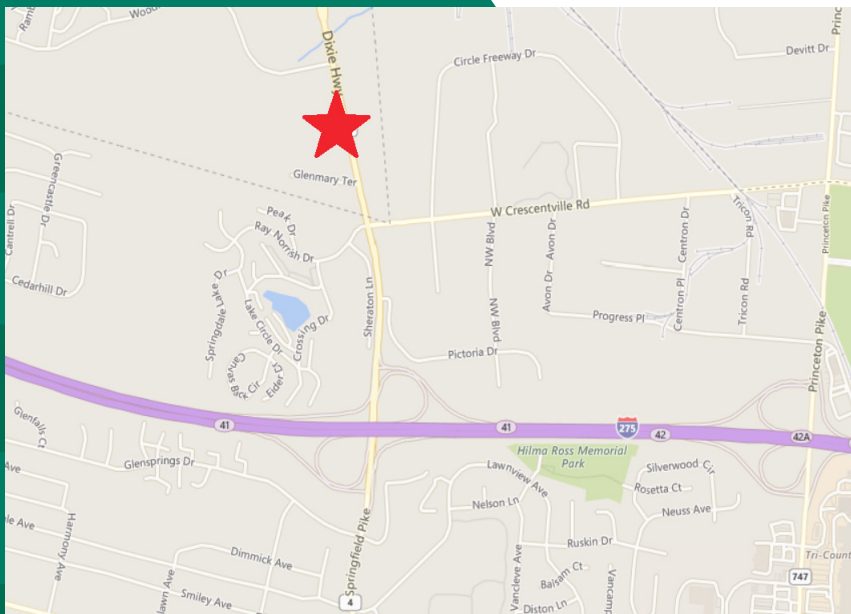
Fairfield, Ohio

Major Price Reduction!



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.



EVEREST

COMMERCIAL REAL ESTATE SERVICES

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

7371 Dixie Highway

| | |
|--|--|
| Address/City/County: | 7371 Dixie Highway Fairfield/Butler County |
| Square Footage: | 14,380 Total SF |
| Office/Waiting in Service Area: | 500 SF |
| Repair/Service Area: | 3,180 SF |
| Warehouse/Showroom Area: | 10,700 SF |
| Land Size: | 1.03 acres |
| Date of Construction: | 1985 |
| Type of Construction: | Insulated concrete block |
| Zoning: | C34 |
| Clearance Height: | 16' |
| Floor: | Concrete |
| Drive In Doors: | (9) |
| Lighting: | T8 lights and strip fluorescent lights |
| Parking: | 40+ Vehicles |
| Electric: | 240 volt 3 phase / 480 volt 3 phase |
| Roof: | Foam and rubber membrane / (3) years old |
| Heat & A/C: | 100% heat and air conditioned |
| Miscellaneous: | Dial one security system. Approved for auto sales/service. |
| Sale Price: | \$1,050,000 |



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FOR MORE INFORMATION, CONTACT

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