



CLARION PARTNERS

For Lease



AL. NEYER | EST. 1894

Fairfield Logistics Building 1A  
8200 Seward Road  
Fairfield OH 45011

~218,755 SF Available – Expandable up to additional 501,350 SF



### BUILDING HIGHLIGHTS

- 501,350 SF with office
- ~218,755 SF Available,  
~3,373 SF Spec Office
- 570' deep X 864' wide
- 40' clear height
- Approximate 56' x 50' bay spacing,  
60' speed bay at dock, end wall bays  
40'x50' (31,920 SF full bay)
- 32 docks available  
8 with levelers and seals
- 2 drive-in doors
- M-1 and M-2 Zoning per Fairfield TWP
- 145 vehicle/car parking spaces
- 47 truck/trailer parking spaces
- Floor 8" unreinforced slab
- Pursuing LEED Certification

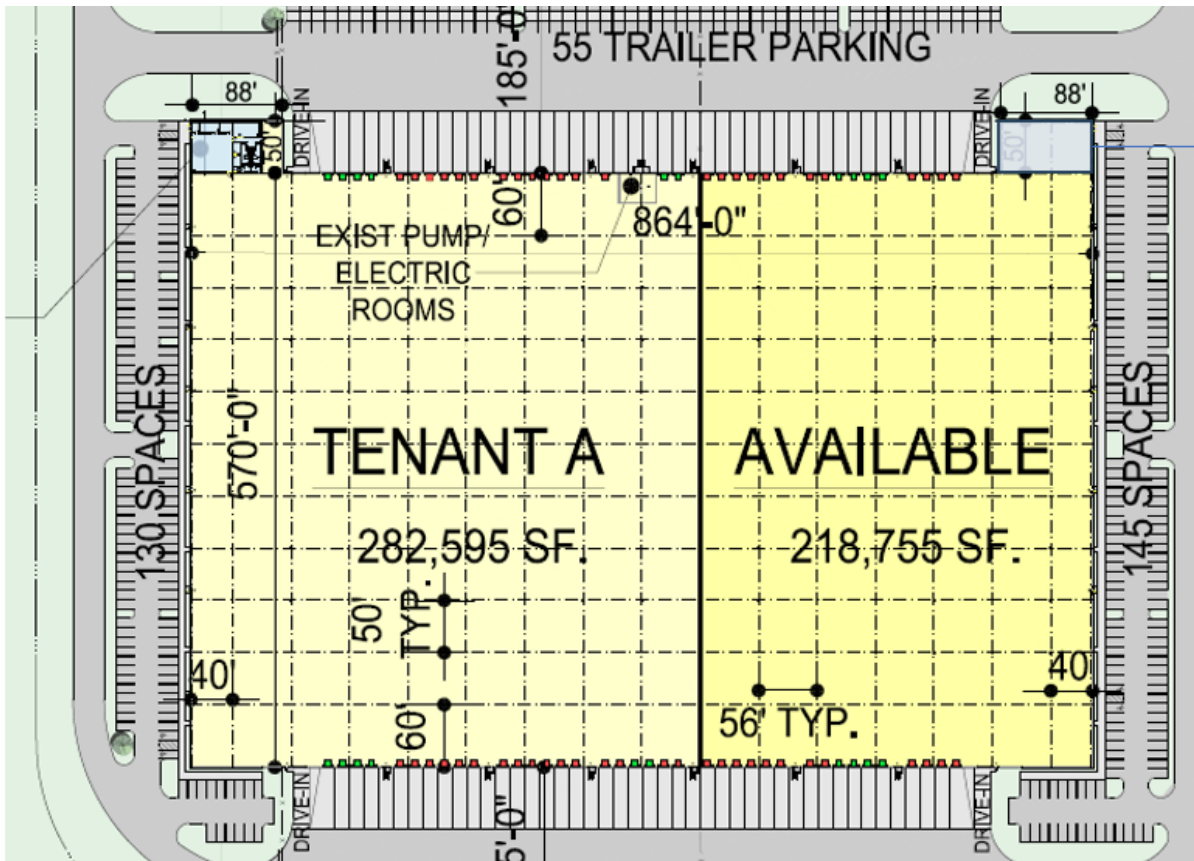


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

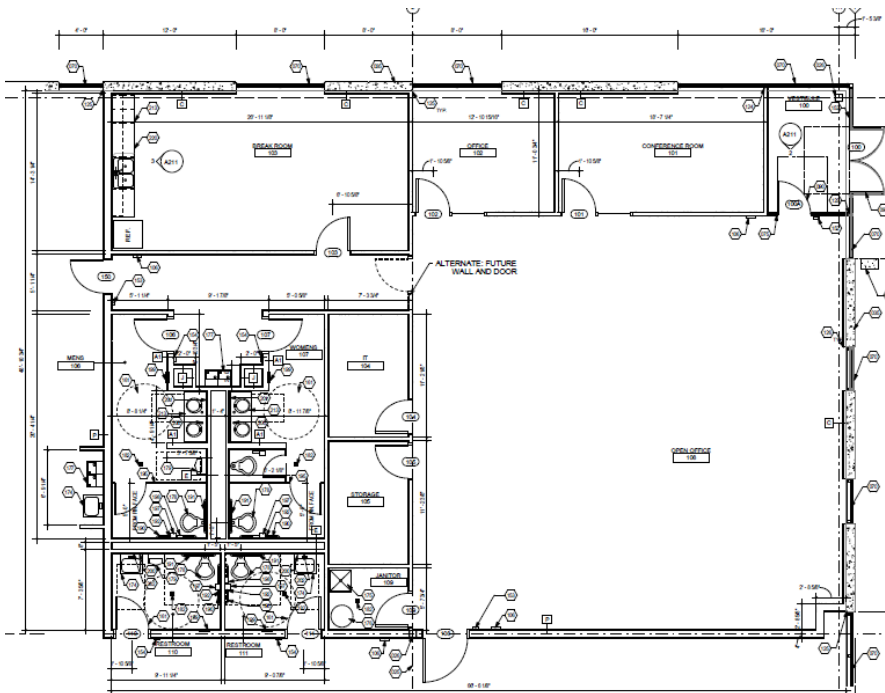


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## Fairfield Logistics Building 1A



Make Ready Office (Plan Below)



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For more information on this opportunity, please contact.

# CBRE

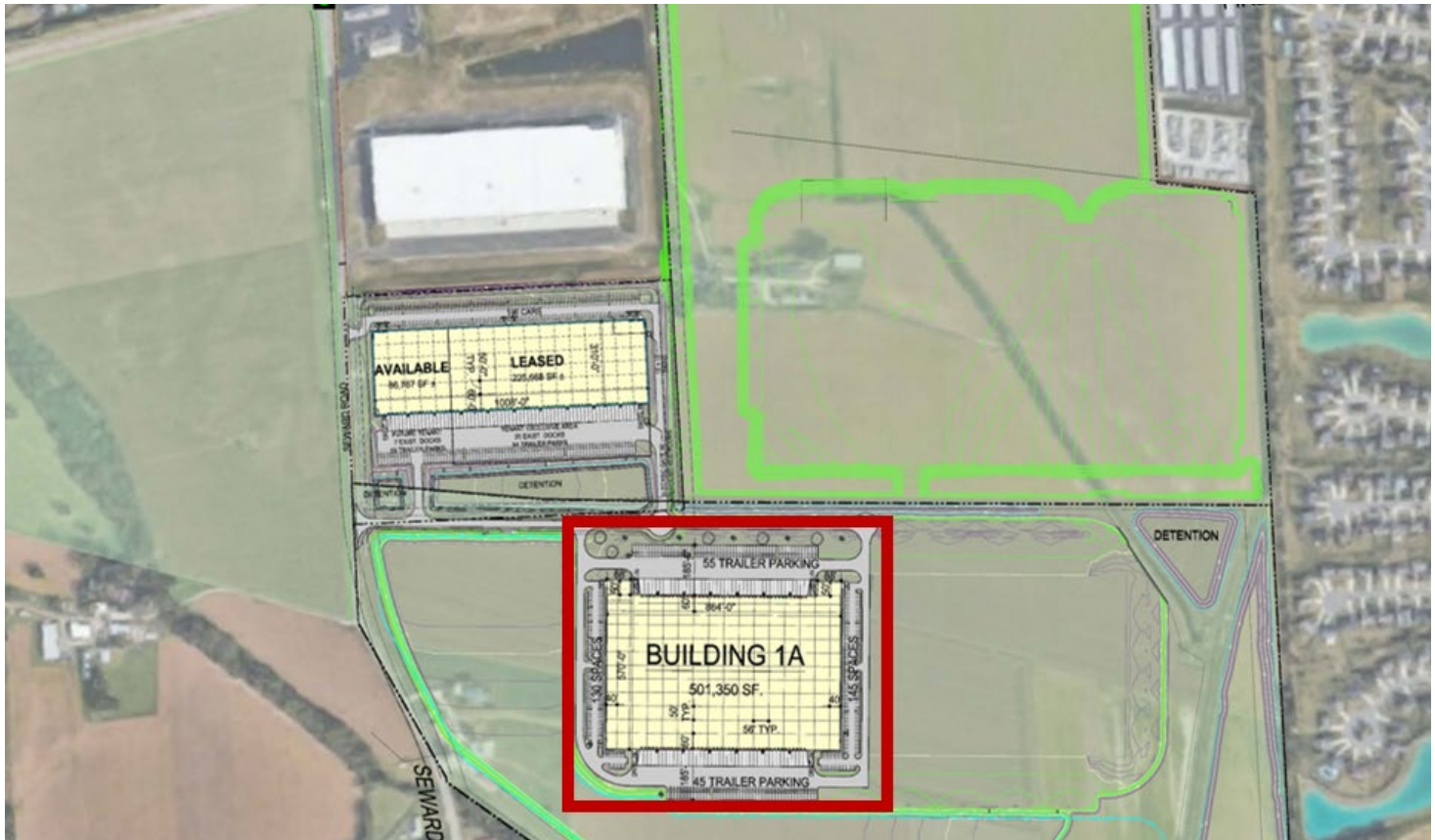
Mike Lowe  
 Executive Vice President  
 +1 513 369 1311





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## Fairfield Logistics Building 1A



Fairfield Logistics is a master planned logistics campus strategically located in Fairfield Township, offering easy access to interstate highways I-275, I-75 and I-74.

Located in the heart of Cincinnati's largest industrial submarket (79.4 million SF), the park's location allows companies to draw from high quality, competitively priced labor pools from the surrounding municipalities in addition to a number of amenities.

Situated within a 2-day access window to nearly 60% of the US population, the region offers several options for transportation as well as significant logistics cost savings.

With sites available to accommodate occupiers from 100,000 SF up to 1 million SF, Fairfield Logistics is an ideal location for local, regional and national distribution users.



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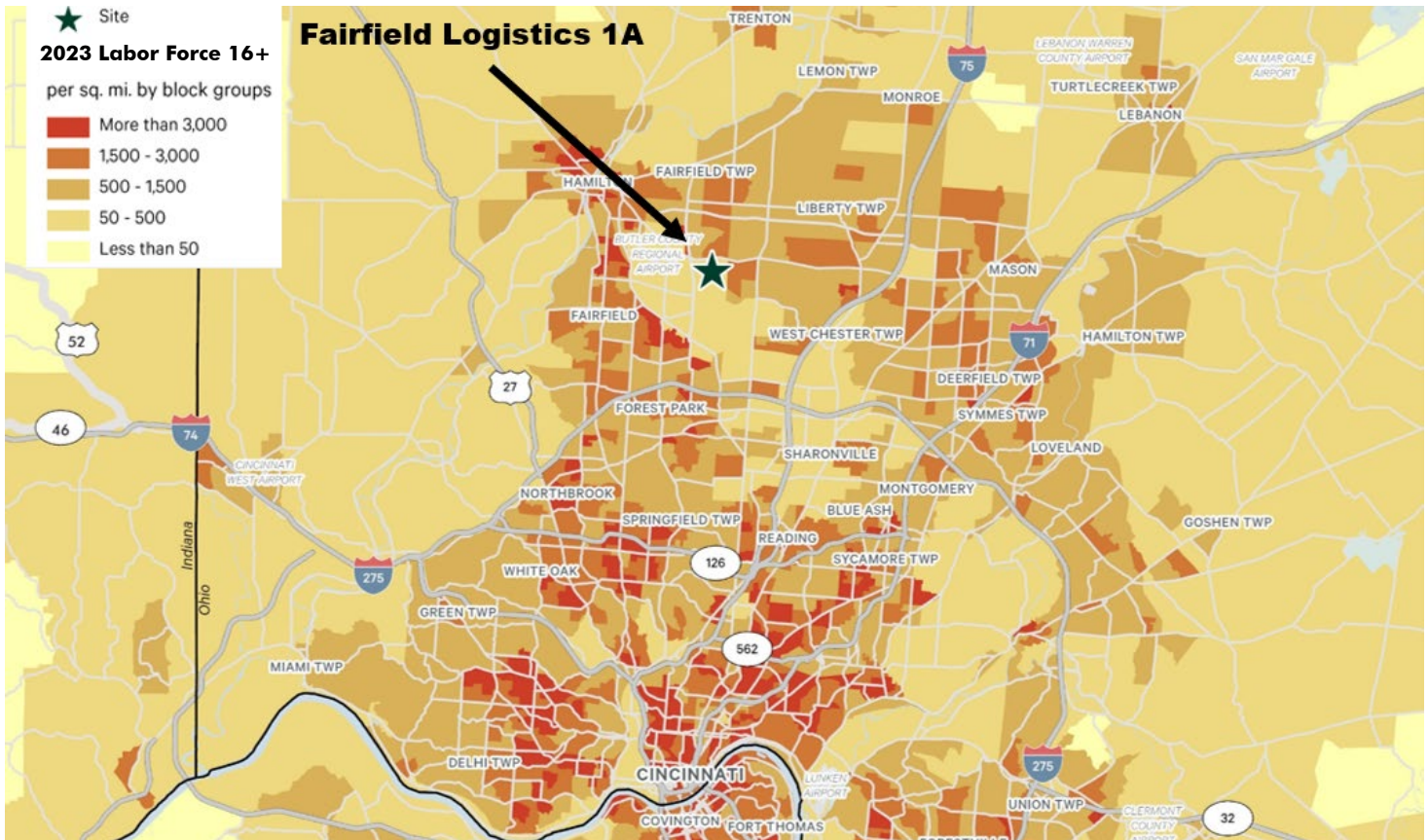
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## Fairfield Logistics Building 1A



### METRO AREA

|                       |           |
|-----------------------|-----------|
| I-75.....             | 5 miles   |
| I-275 .....           | 4.5 miles |
| I-71.....             | 13 miles  |
| I-675 (Dayton).....   | 33 miles  |
| Crossroads of America |           |
| I-70 at I-75.....     | 45 miles  |

### AIR

|                                    |          |
|------------------------------------|----------|
| Cincinnati Int'l.....              | 36 miles |
| Dayton Int'l.....                  | 50 miles |
| DHL Super Cargo Hub<br>at CVG..... | 36 miles |
| Prime Air Hub at CVG.....          | 36 miles |

### GROUND

|                   |          |
|-------------------|----------|
| FedEx Ground..... | 4 miles  |
| UPS.....          | 10 miles |

### INTERMODAL

|                       |          |
|-----------------------|----------|
| CSX.....              | 23 miles |
| Norfolk Southern..... | 23 miles |



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