

130 Donald Drive
Fairfield, OH 45014

FOR LEASE

**Industrial/Flex Space
7,200 SF | \$10.00 SF/yr (MG)**

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

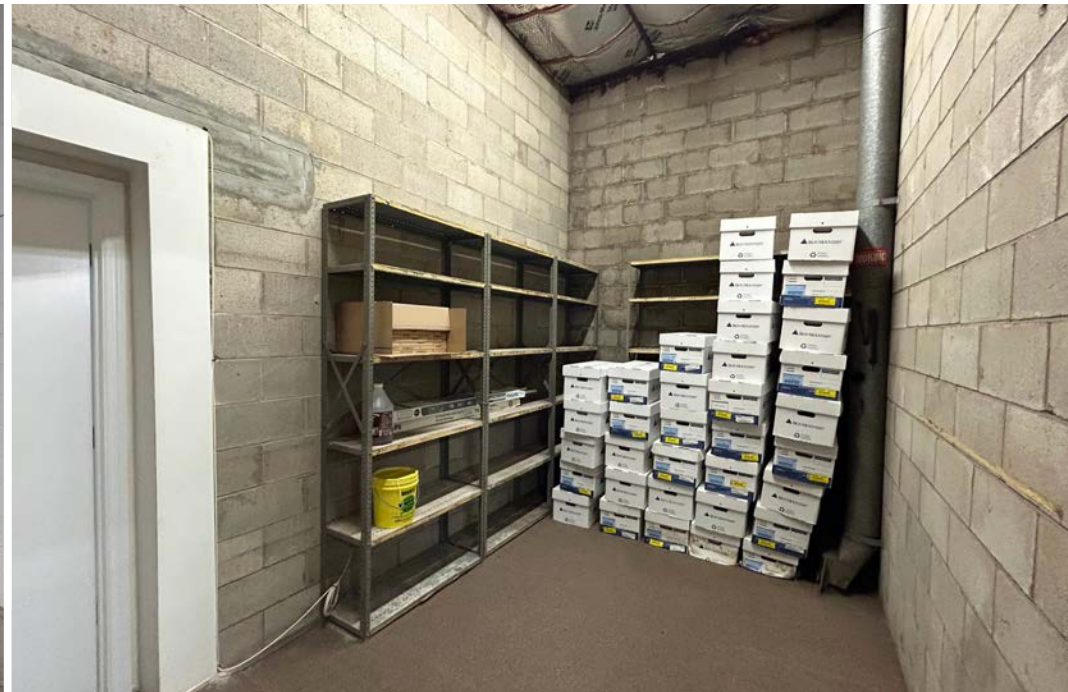
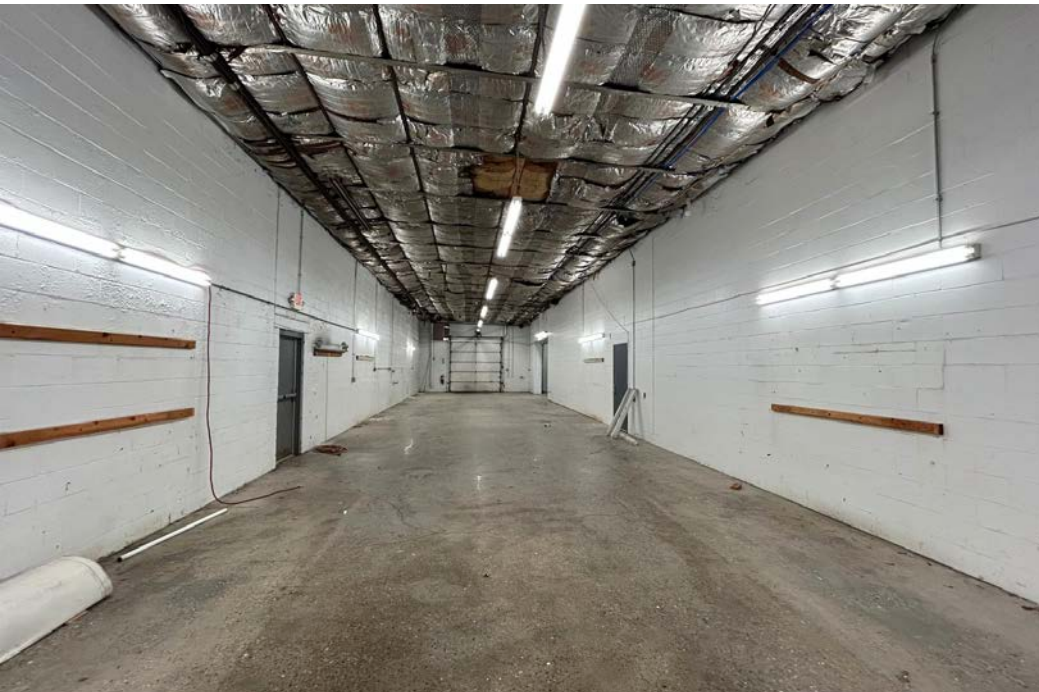
Property Description

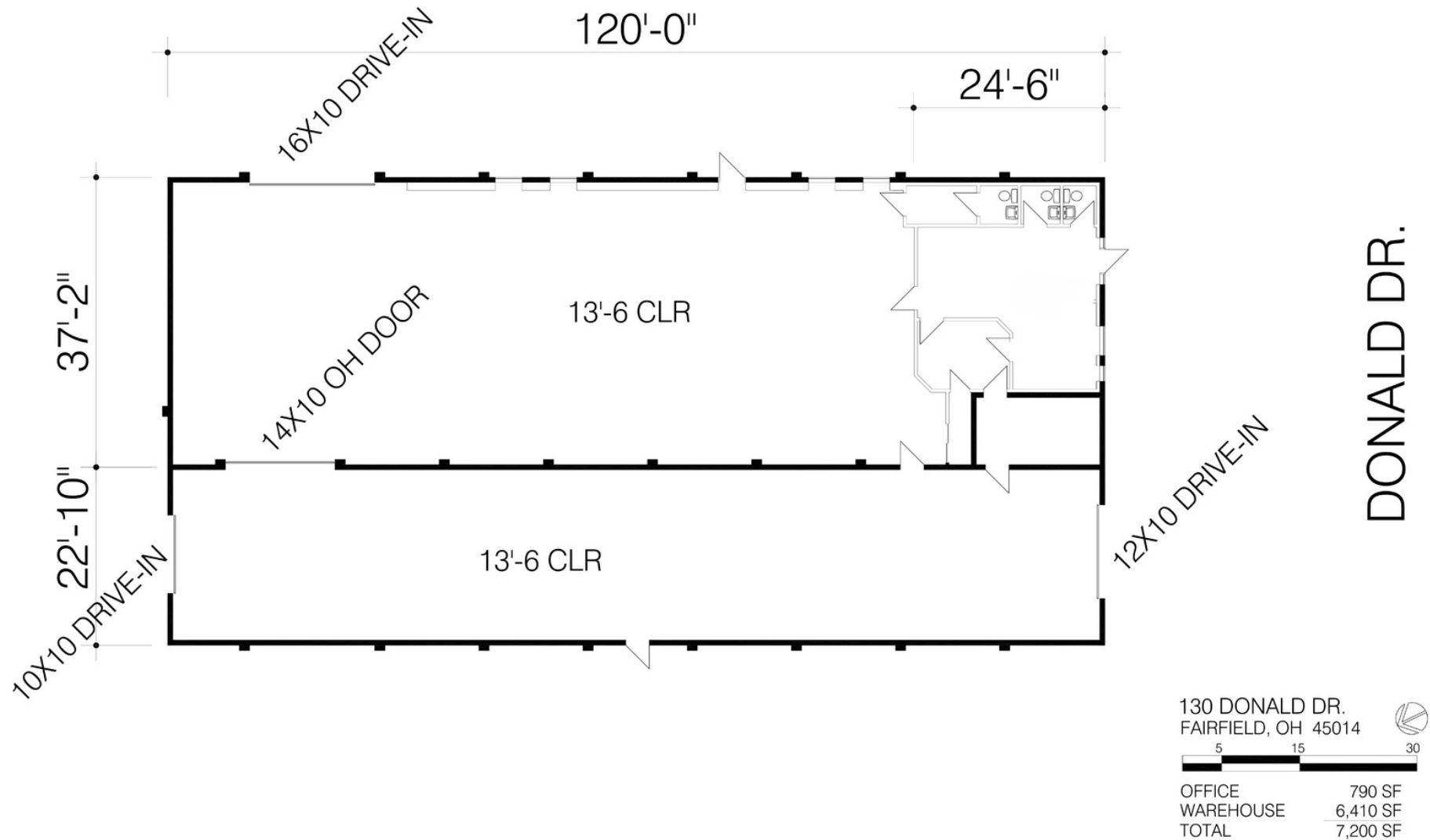
130 Donald Dr. presents a rare opportunity to lease a clean, freestanding 7,200 SF industrial building in the heart of Fairfield's established industrial corridor. The building features 6,410 SF of warehouse and 790 SF of office on a 0.46-acre lot, offering a versatile clear-span layout with 13' clear height and three (3) grade-level drive-in doors (10'x10', 16'x10', and 12'x10'), with capacity to add more if needed.

Originally built as an automotive tint shop, the property retains drive-thru capability, making it ideal for automotive, light manufacturing, distribution, trades, contractor, or service-based users. Functional building systems include T-5 lighting, natural gas unit heaters, three (3) electrical panels (120/208V, 3-phase, 150 amps each), a rubber membrane roof, and a concrete/asphalt parking and yard area. The space offers two single restrooms in the office and one in the warehouse.

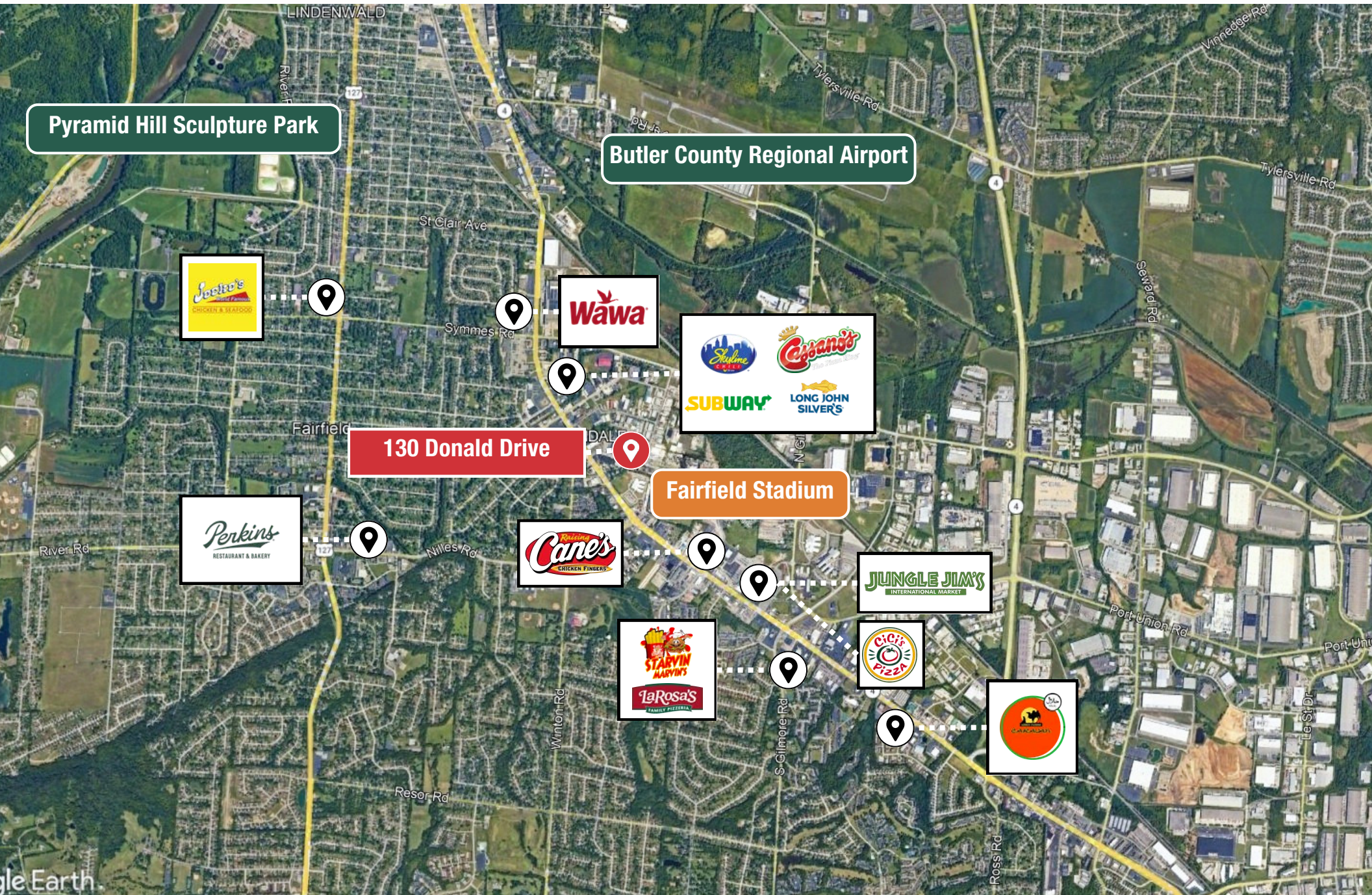
Highlights

- Free-standing clear span industrial building located minutes from I-75, I-275, and SR-129 in Fairfield, OH
- 790 sf office space, 6,410 sf warehouse space
- Former automotive tint shop with drive-thru capability
- Three (3) drive-in doors: 10'x10', 16'x10', and 12'x10'





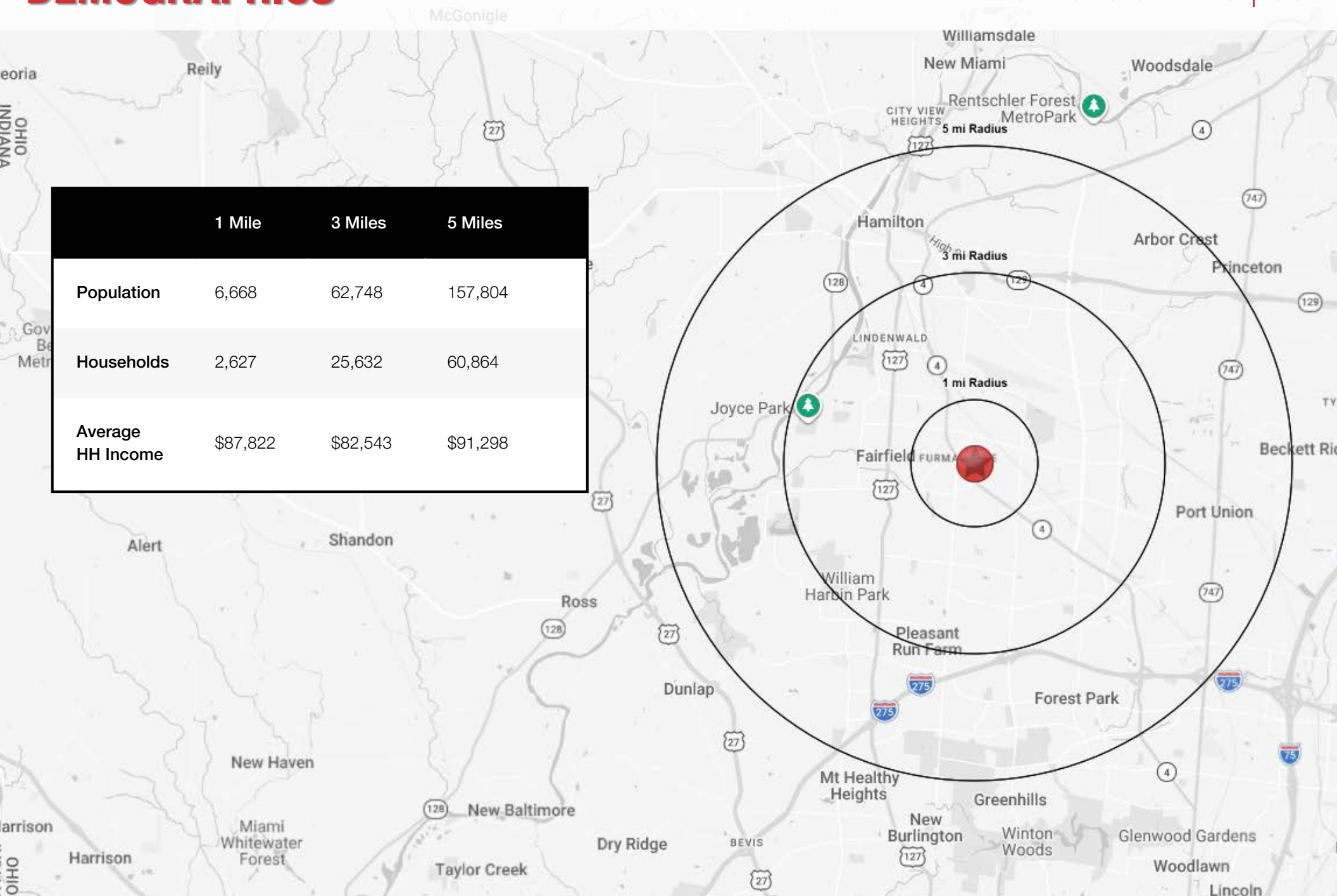
DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.



DEMOGRAPHICS

130 Donald Drive | 06

	1 Mile	3 Miles	5 Miles
Population	6,668	62,748	157,804
Households	2,627	25,632	60,864
Average HH Income	\$87,822	\$82,543	\$91,298



THANK YOU

STAY CONNECTED



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