



TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INDUSTRIAL BUILD TO SUIT LAND SITE
AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY HIGHLIGHTS



12,000 SqFt

- Class A New Construction located in City of Fairfield
- Minutes to I-75 at Union Centre Blvd. and I-275 at Seward and Route 4 (Dixie Highway)
- Construction Commencing Q2 2025 and substantial completion Q2 2026
- 12,000 SqFt building with outdoor storage yard & trailer parking area
- Fully insulated pre-engineered metal building
- Additional Docks and Drive-in Doors To Suit
- Potential property tax abatement and incentives with City of Fairfield
- Construction services by JTF Construction, Inc.
- \$20,000/month absolute NNN



[CLICK HERE FOR RENDERING VIDEO](#)

[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

PROPERTY DETAILS

Total SqFt:	12,000 (150' x 80')
Office SqFt:	To Suit
Acreage:	2 Acres
Clear Height:	24'
Year Built:	2025
Type Construction:	Pre-Engineered Metal-Fully Insulated
Floor Slab:	6" reinforced concrete
Interior Lighting:	LED high bay at 30FC maintained at 36" AFF in Warehouse. Flat Panel LED's in Office.
Exterior Lighting:	LED Wall Packs
Column Spacing:	Clearspan
Dock door:	Two (2) 9' x 10' Dock Doors with Seals/Shelters and 30K LB Mechanical Pit Levelers
Drive-in door:	Two (2) 16' x 16' Drive-in Doors with Motorized Openers
Sprinkler:	None
Electrical Service:	480/277 volt, 3-phase, 400 amps
Heat:	Natural Gas Fired Unit Heaters in Warehouse. 100% HVAC in Office.
Roof:	Metal-Fully Insulated
Truck court and Storage Yard:	Heavy Duty Asphalt and/or Concrete Suitable for Truck Traffic
Parking Lot:	Thirty-Five (35) Striped Spaces
Restrooms:	To Suit
Butler County Parcel ID:	A0700186000005

TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014



TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

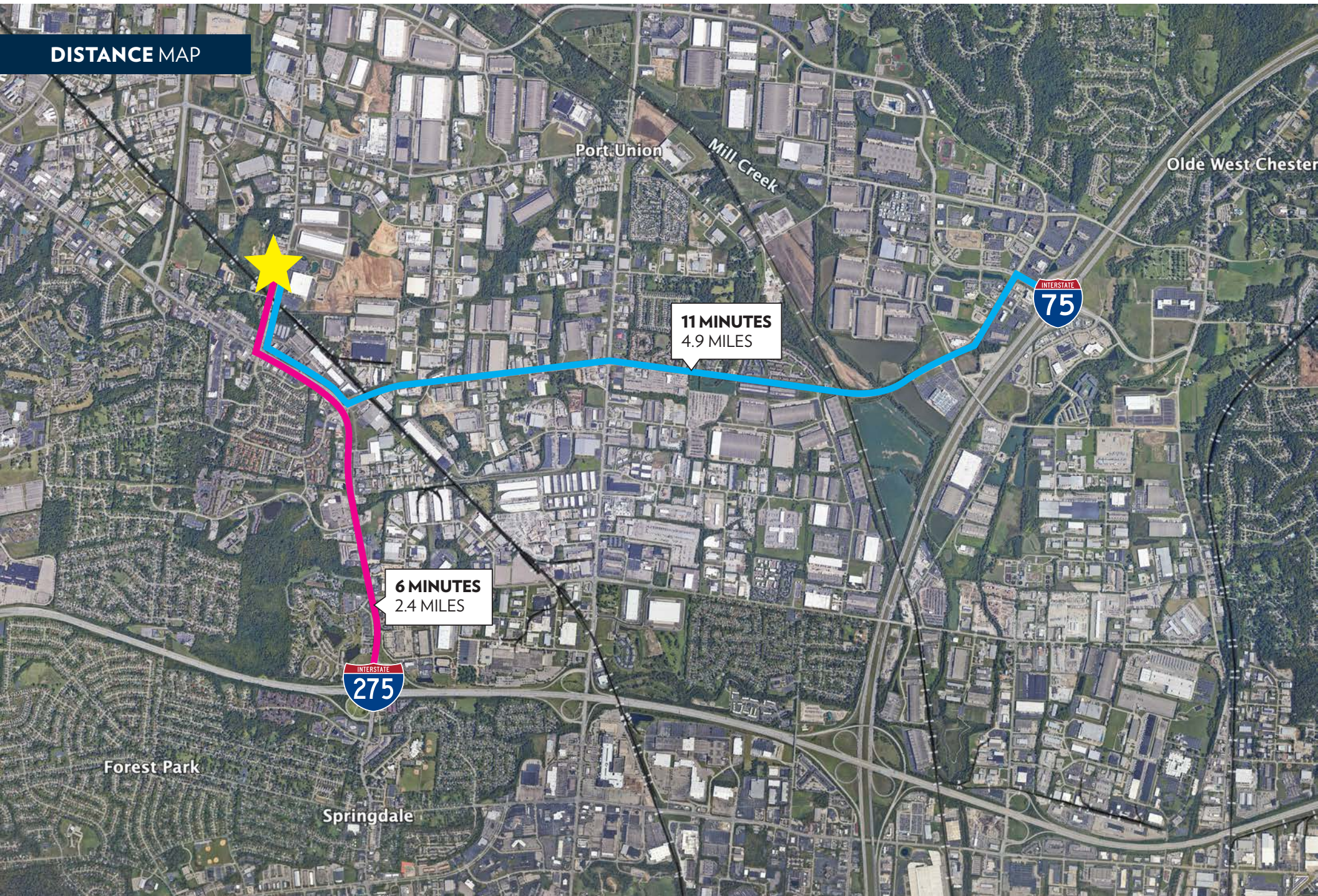
INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



DISTANCE MAP



TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



TRI-STATE INDUSTRIAL PARK

9381 SEWARD RD. FAIRFIELD, OH 45014

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



PARCEL OUTLINE



2 ACRE SITE WITH FRONTAGE ON SEWARD RD.