

FISHER

INDUSTRIAL PARK

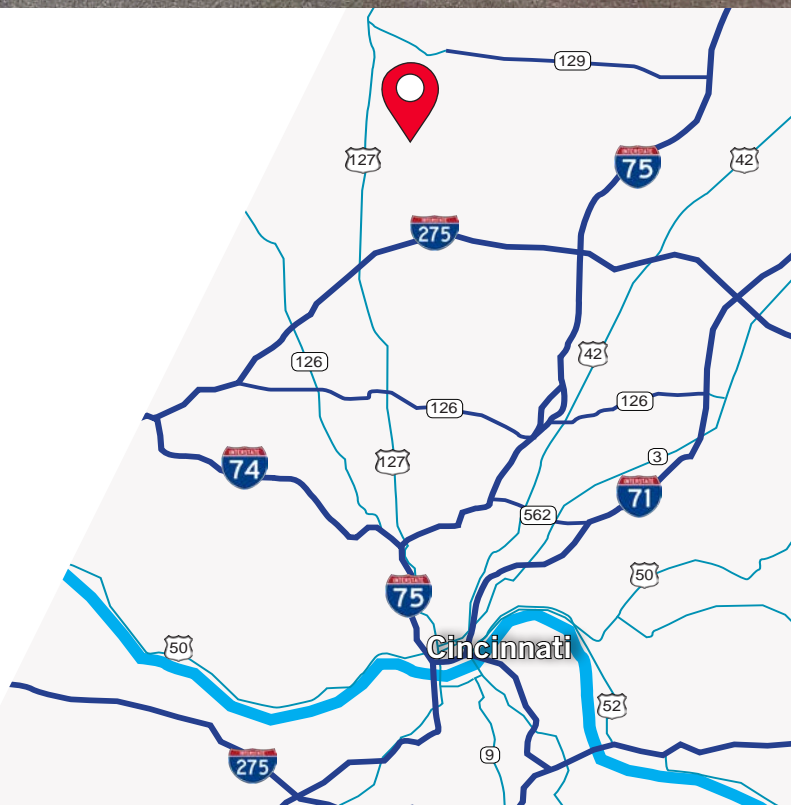
P PLYMOUTH REIT



NEW SPACE COMING FALL 2020!

4400 STATE
RTE. 4
FAIRFIELD, OH 45014

- 57,600 SF of new warehouse space
- 60,000 SF crane-served space available
- 50 acres available for development
- Outside storage

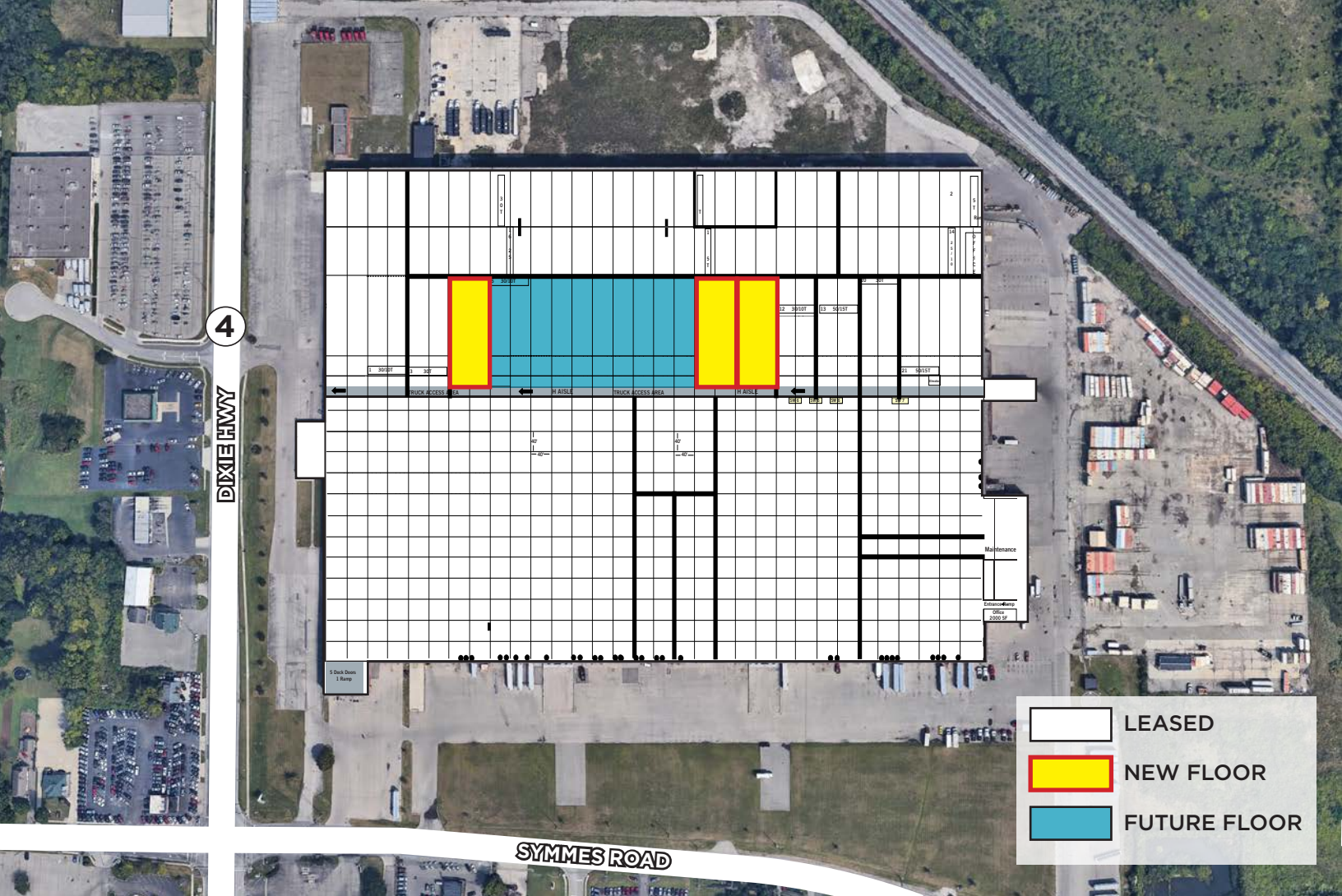


For more information, contact:

Tom McCormick, SIOR, CCIM
Director
+1 513 763 3025
tom.mccormick@cushwake.com

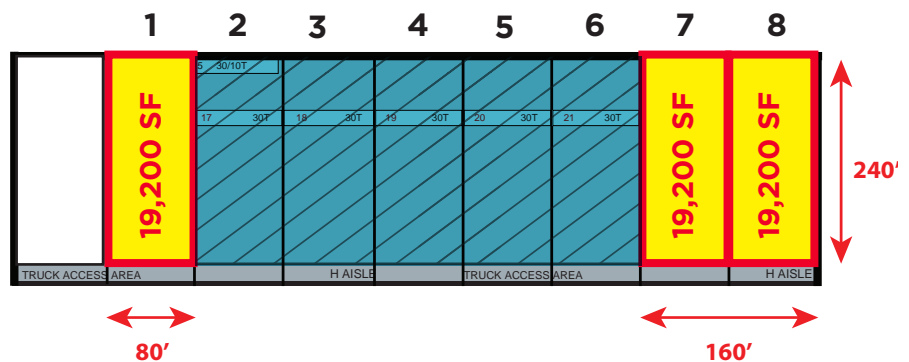
Ben McNab, SIOR, CCIM
Director
+1 513 763 3019
ben.mcnab@cushwake.com





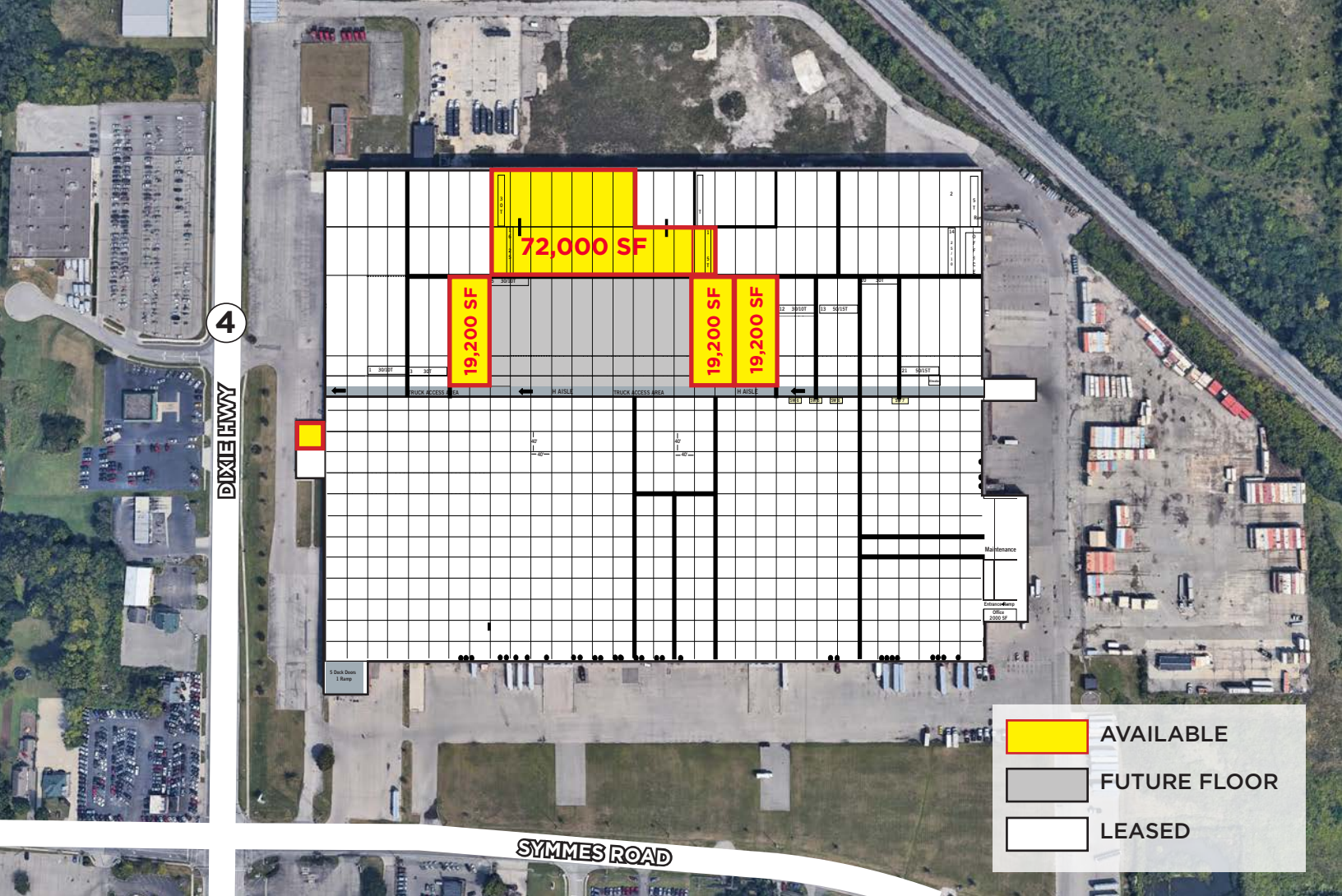
NEW FALL 2020!

- 19,200 - 57,600 SF
- OPEN PIT AREA TO BE OVERLAYED WITH REINFORCED CONCRETE
- NEW LED LIGHTING
- 40' CLEAR HEIGHT
- CRANE'S AVAILABLE



Suite	SF Available	Gross Rate	Cranes
BAY 1	19,200 SF	\$4.75/SF	Yes
BAY 7	19,200 SF	\$4.75/SF	Yes
BAY 8	19,200 SF	\$4.75/SF	Yes
BAY 7 & 8	38,400 SF	\$4.75/SF	Yes
BAY 1 - 8	150,000 SF	\$4.75/SF	Yes





ALL AVAILABLE SPACES

Type	Suite	Square Feet	Min Square Feet	DO/DI	Cranes	Gross Rate
OFFICE	4400	3,000	3,000	n/a	No	\$8.50/sf
CRANE/MFG		72,000	24,000	O/Y	Yes	\$4.75/sf
FALL 2020		38,400	19,200	O/Y	Yes	\$4.75/sf
FUTURE FLOOR		150,000	19,200	O/Y	YES	\$4.75/sf





AVAILABLE LAND

- 50± ACRES
- 1.5 - 20 ACRES AVAILABLE FOR DEVELOPMENT
- BUILD-TO-SUIT OPPORTUNITIES
- LAND LEASE



Color	Acres	Type of Land	Rates
PINK	3 - 6 ACRES	OUTSIDE STORAGE; AVAILABLE NOW; ROUGH GRAVEL	\$1,750/MO
GREEN	5 ACRES	OUTSIDE STORAGE; UNDEVELOPED	TBD
RED	25 ACRES	BUILD-TO-SUIT; 50,000 - 250,000 SF	TBD
ORANGE	7 ACRES	BUILD-TO-SUIT; 10,000 - 80,000 SF	TBD



CITY OF FAIRFIELD

Located in Southwestern Ohio about 20 miles north of Cincinnati, the City of Fairfield is home to 42,097 residents. It is situated along the northern loop of I-275, conveniently positioned within minutes of a variety of recreational, cultural and business areas.

Fairfield is a prime business address featuring more than 1,200 businesses including the corporate headquarters of Cincinnati Financial Corporation, regional staples like Skyline Chili and Jungle Jim's International Market, and major manufacturing firms such as Pacific Manufacturing and Koch Foods, among many others.



475,716
POPULATION



372,767
LABOR POPULATION



\$70,885
MEDIAN HH INCOME



19,985
TOTAL BUSINESSES



152,279
WHITE COLLAR WORKERS



88,329
BLUE COLLAR WORKERS

FISHER

INDUSTRIAL PARK



For more information, contact:

Tom McCormick, SIOR, CCIM
Director
+1 513 763 3025
tom.mccormick@cushwake.com

Ben McNab, SIOR, CCIM
Director
+1 513 763 3019
ben.mcnab@cushwake.com



©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.