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Fairfield Commerce Center sees growth

Jun. 5, 2013 |  Comments

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Written by
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The Fairfield Commerce Center is one site showing proof of a revival in the Greater Cincinnati and Northern Kentucky industrial real estate market.

The overall vacancy rate for the region's industrial real estate market dropped below 8 percent in the first quarter for the first time since 2008, according to data from Cassidy Turley's Cincinnati office. Vacancy rates dipped and rents rose for bulk warehouse and freestanding industrial facilities.

"The industrial market is pretty strong right now," said Joe Kramer, executive vice president at Henkle Schueler in Lebanon.

Kramer said the Fairfield Commerce Center, a 275-acre development at Port Union Road and the Ohio 4 bypass, is about 75 percent developed and could see a time when there's no more space to develop.

One high-profile development at the site includes the construction, which is expected to be complete this summer, on Western States' Machine Co.'s new 76,000-square-foot manufacturing facility and company headquarters.

Bunnell Hill Development sold about 11 acres of land to Western States at 625 Commerce Center Drive for \$5.5 million in November.

Western States does fabrication and assembly work on centrifuges and sells them around the world. The company's centrifuges are used in the processing of commodities such as sugar and chemical manufacturing.

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Western States currently operates in a North 3rd Street facility in Hamilton.

Chicago area-based Koch Foods also expanding its chicken processing facility at the Fairfield Commerce Center. The company bought nearly five acres of land for \$295,000 to add production capacity.

Last year, the company announced it would double the size of its operations and boost employment to about 1,120 workers within three years.



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