

For Lease

Individual Units and Land for Lease

100-400 Office Park Dr
Fairfield, Ohio 45014

Colliers



5,200 SF
Available Now

1,000 SF
*Coming Soon

1,000 SF
*Coming Soon

6,000 SF
*Coming Soon

12,000 - 24,000 SF Available BTS
+/- 2.15 Acres

Available Now
Coming Soon

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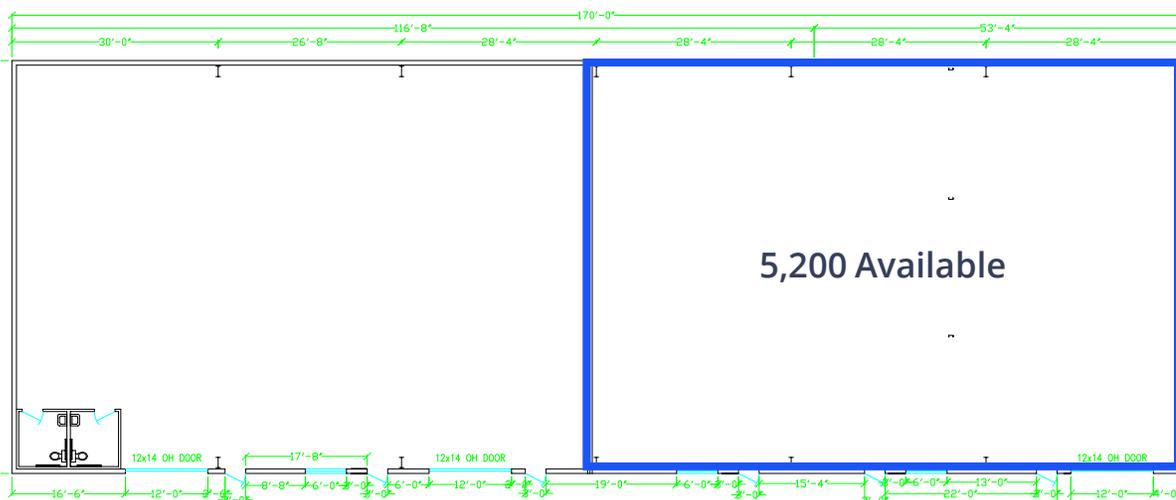
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BUILDING 400 | PROPERTY OVERVIEW

Address	400 Office Park
Total SF Available SF	10,400 SF 5,200 SF
Office	BTS
Zoning	C3APUD – City of Fairfield <i>*Click to view more information</i>
Drive-in	1 (Motorized)
Dock	None
Clear Height	18'-20'
Power	TBD
Lighting	LED
HVAC	Gas forced air & full HVAC throughout
Construction	Pre-engineered Metal Fully Insulated
Columns	None (Freespan)
Restroom	BTS
Available	Immediately
Rate	\$10.00 / SF NNN
OpEx	\$1.75 Est



BTS OPPORTUNITY | PROPERTY OVERVIEW



Total SF | Acres 12,000-24,000 SF | +/- 2.13 Acres

Lease Term 5+ Years

Zoning [C3APUD – City of Fairfield](#)
**Click to view more information*

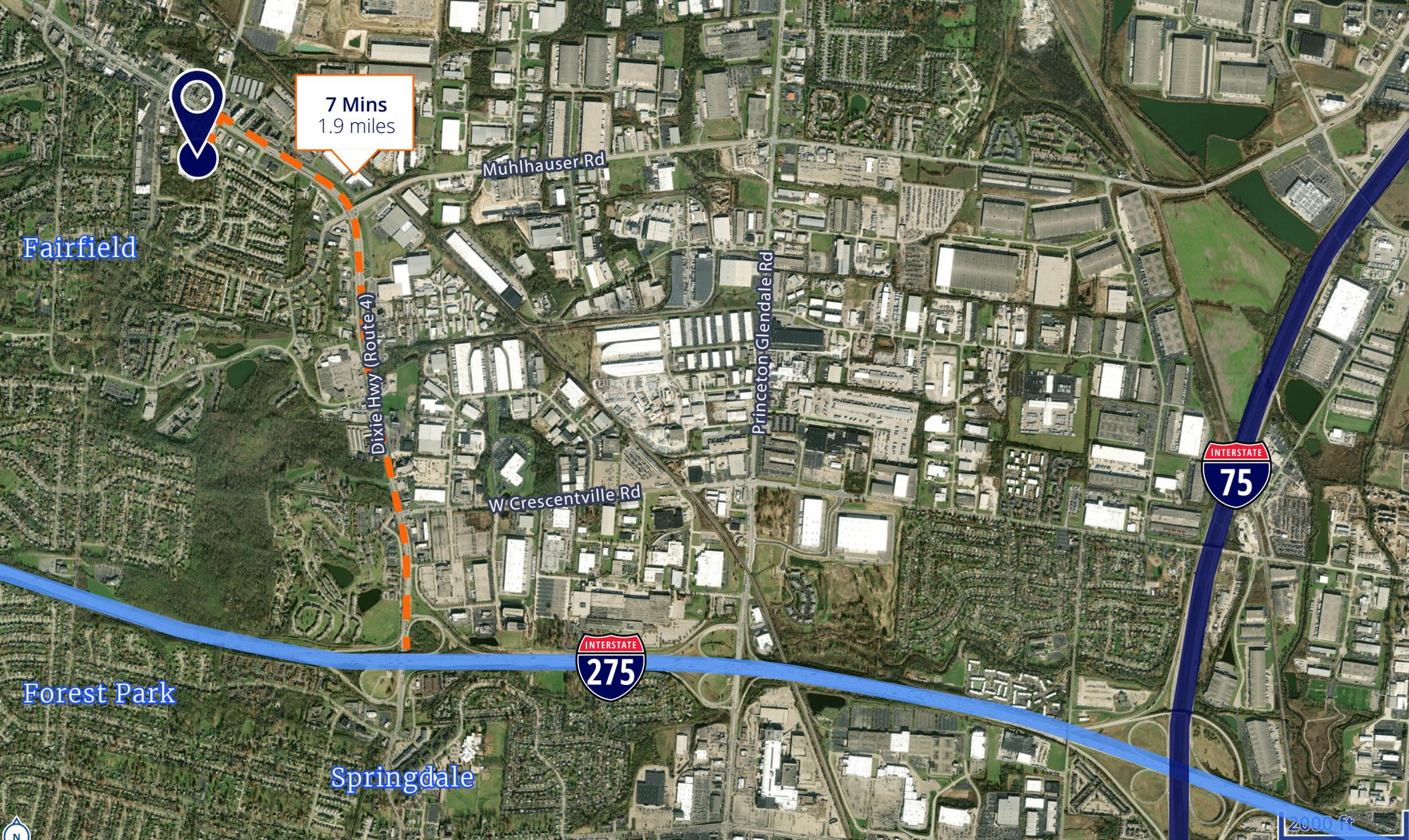
Drive-In BTS

Clear Height 18'-20'

Other

- Two additional pads available for ground-up construction
- Additional access road available to the site (— —)
- All utilities on site





7 Mins
1.9 miles

Fairfield

Forest Park

Springdale

Muhlhauser Rd

Dixie Hwy (Route 4)

W Crescentville Rd

Princeton Glendale Rd



2000 ft

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