



**SqFt**  
COMMERCIAL

## 7042-7068 FAIRFIELD BUSINESS CENTER DR. FAIRFIELD, OH 45014 – BUTLER COUNTY AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS



**4,196 SF Available**

- Rte 4 visibility with entry signage available
- Ample auto parking (3/1,000 sqft ratio)
- Professionally landscaped
- Attractive business park environment
- Immediate access to I-275/I-75
- Available 8/1/2026, potentially sooner if required
- Window-lined end cap unit
- Lease rate: \$8.95/SF NNN + \$2.67/SF OpEx



**CLICK HERE FOR ADDITIONAL PHOTOS**



**CLICK HERE FOR AERIAL VIDEO**

<b>SUITE 7068</b>	
Total SqFt:	4,196
Warehouse SqFt:	1,120
Office SqFt:	3,076 (open concept)
Clear Height:	16'6"-18'6"
Year Built:	1988
Type Construction:	Masonry/CMU
Lighting:	LED throughout
Dock doors:	None
Drive-in door:	Two (2): 8'6" w x 10' h
Sprinkler:	Wet System
Electric Service:	120/208V 3phase 225+ amps & 480V 3 phase transformer in suite
Heat:	Natural Gas Fired Unit Heaters in warehouse, 100% hvac in office
Restrooms:	One Set (1 womens, 1 mens)

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## EXTERIOR PHOTOS



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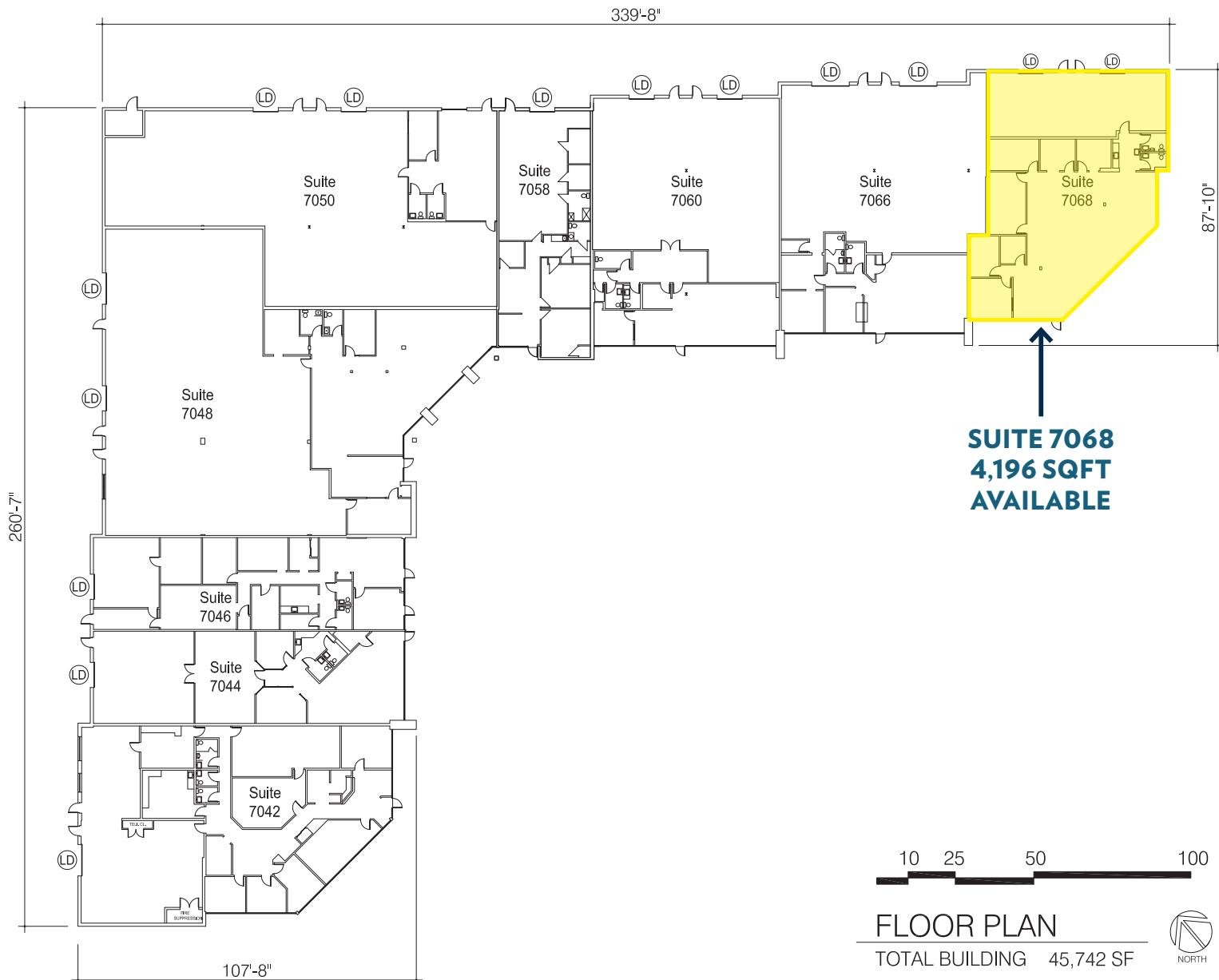
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## FLOOR PLAN



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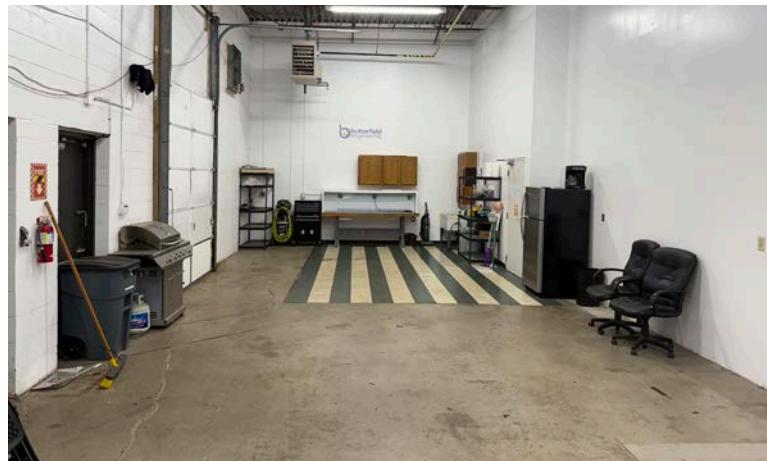
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## SUITE 7058 PHOTOS



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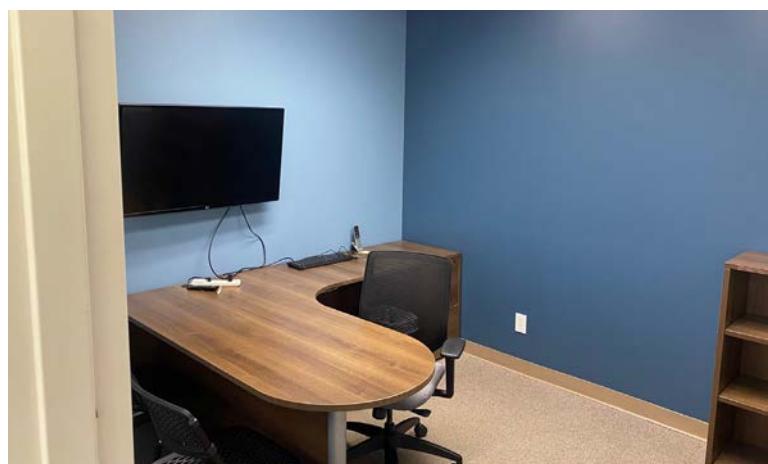
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## SUITE 7058 PHOTOS



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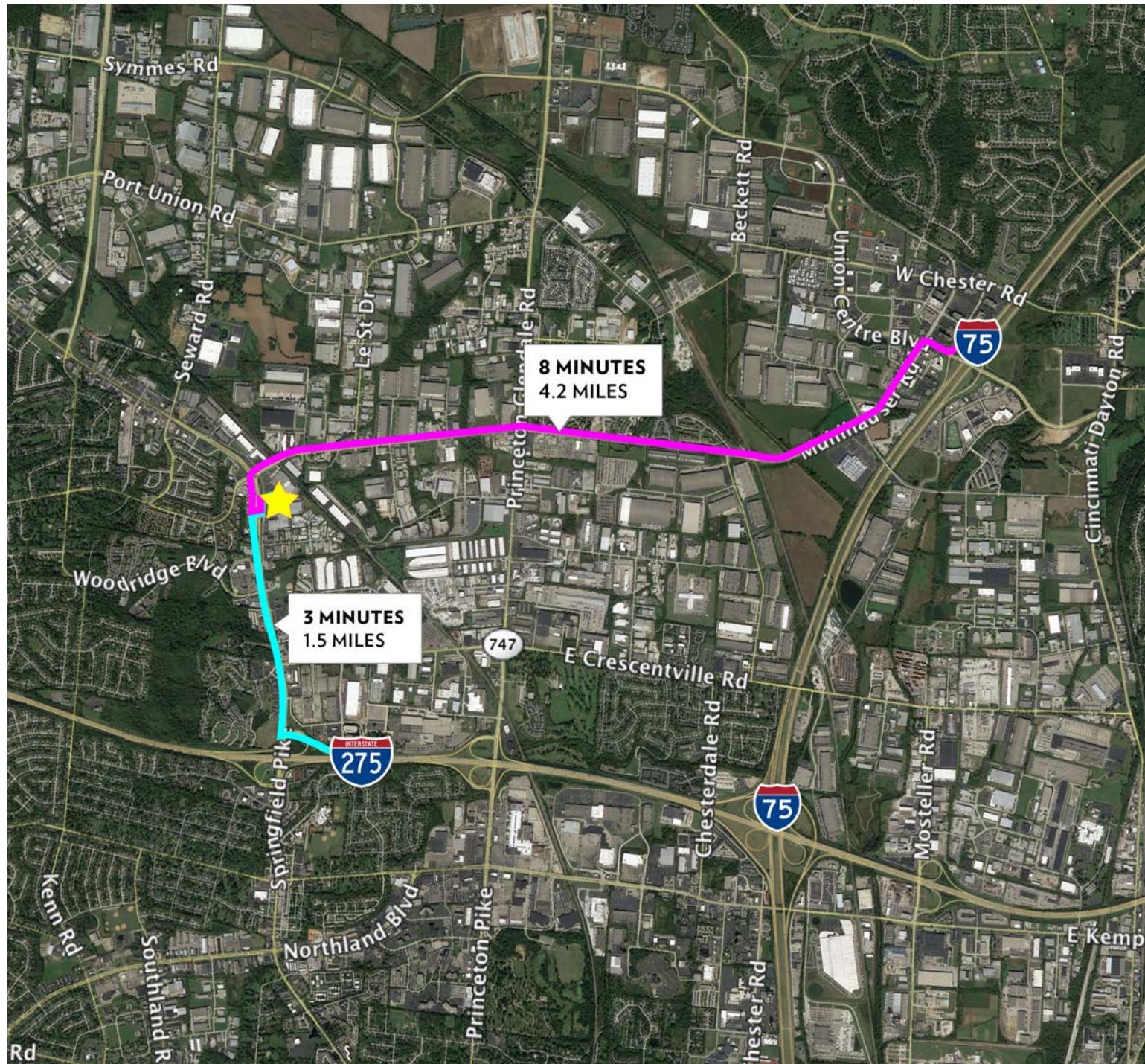
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## DISTANCE MAP



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