



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

SUITE SUITE 7068

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)

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



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

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

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

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

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

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EXTERIOR PHOTOS



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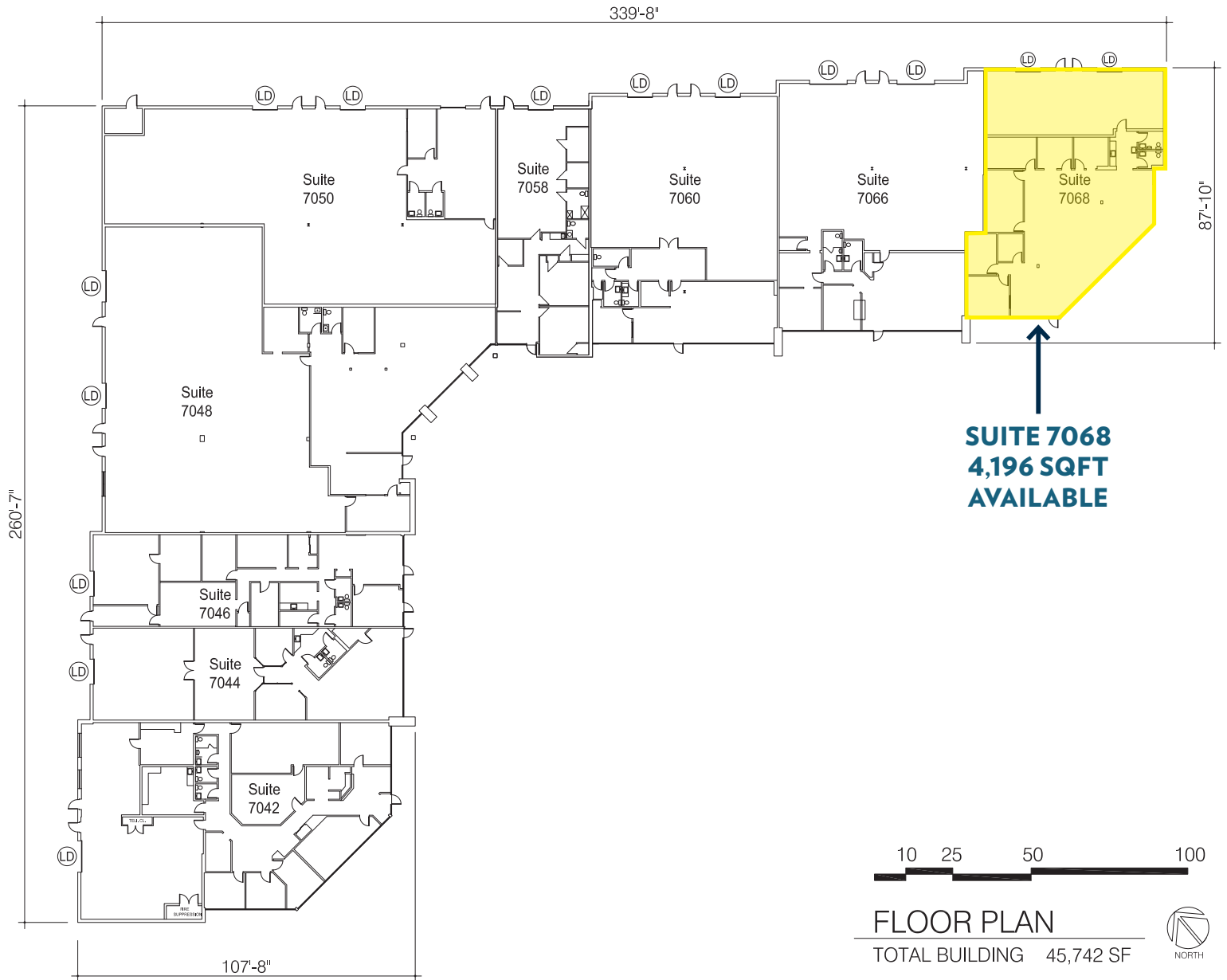
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FLOOR PLAN



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SUITE 7058 PHOTOS



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SUITE 7058 PHOTOS



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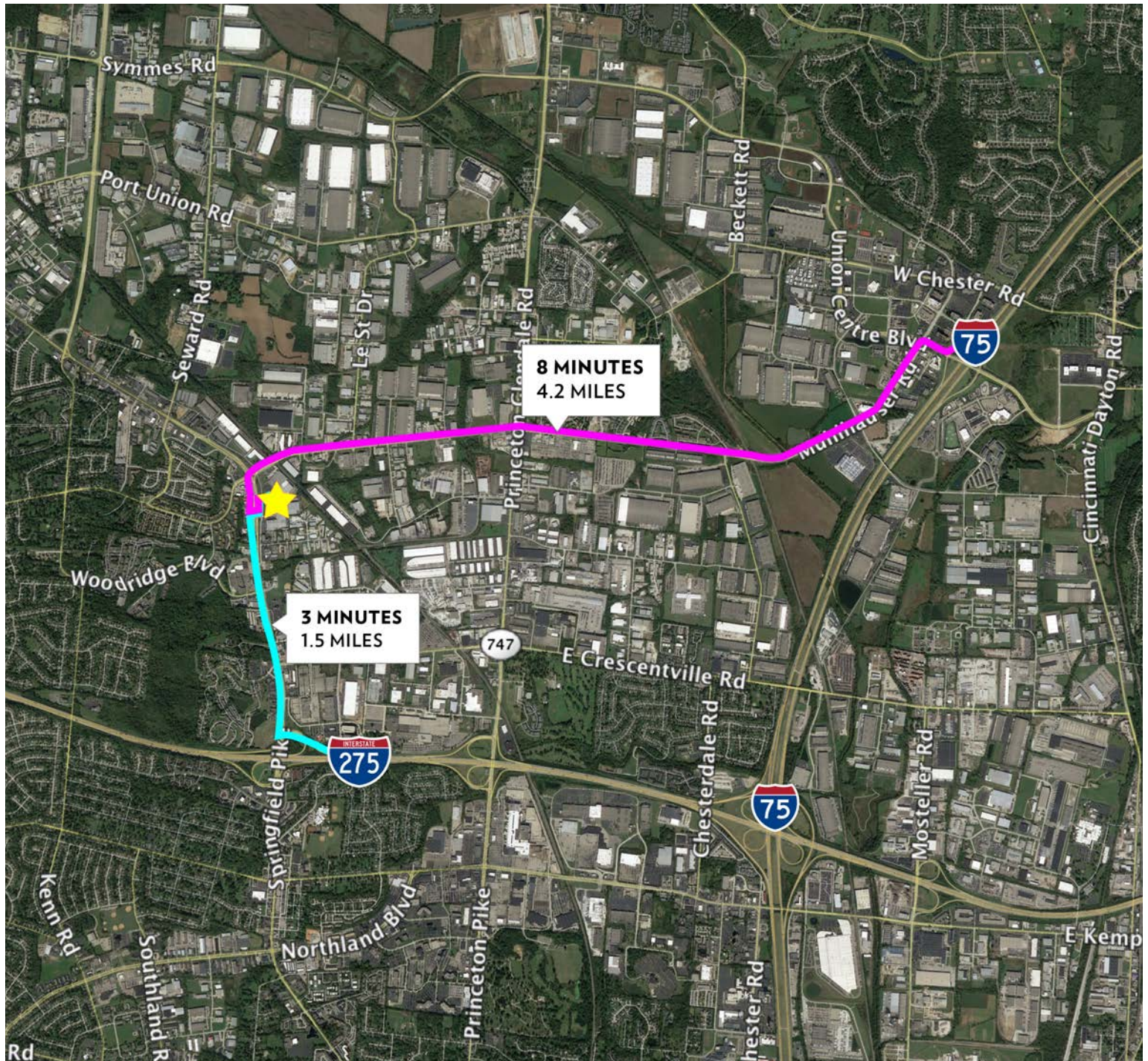
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DISTANCE MAP



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