



7042-7068 FAIRFIELD BUSINESS CENTER DR. FAIRFIELD, OH 45014 – BUTLER COUNTY

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS



2,350 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 Immediately
- Lease rate: \$9.50/SF NNN + \$2.67/SF OpEx



CLICK HERE FOR ADDITIONAL PHOTOS



CLICK HERE FOR AERIAL VIDEO

SUITE 7058

Total SqFt:	2,350
Warehouse SqFt:	1,200
Office SqFt:	1,150
Clear Height:	10' to drop ceiling, 18' to warehouse joists
Year Built:	1988
Type Construction:	Masonry/CMU
Lighting:	Fluorescent
Dock doors:	None
Drive-in door:	One (1) 9' W x 10' H
Sprinkler:	Yes, wet system
Electric Service:	120/208V 3phase & 480V 3phase, 200amps
Heat:	100% hvac throughout
Restrooms:	Two (2): 1 in office & 1 in warehouse

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

Rod MacEachen

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

Roddy MacEachen, SIOR

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

Jared Wagoner, SIOR

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

Amy Castaneda

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

Sarah Kern

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



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EXTERIOR PHOTOS



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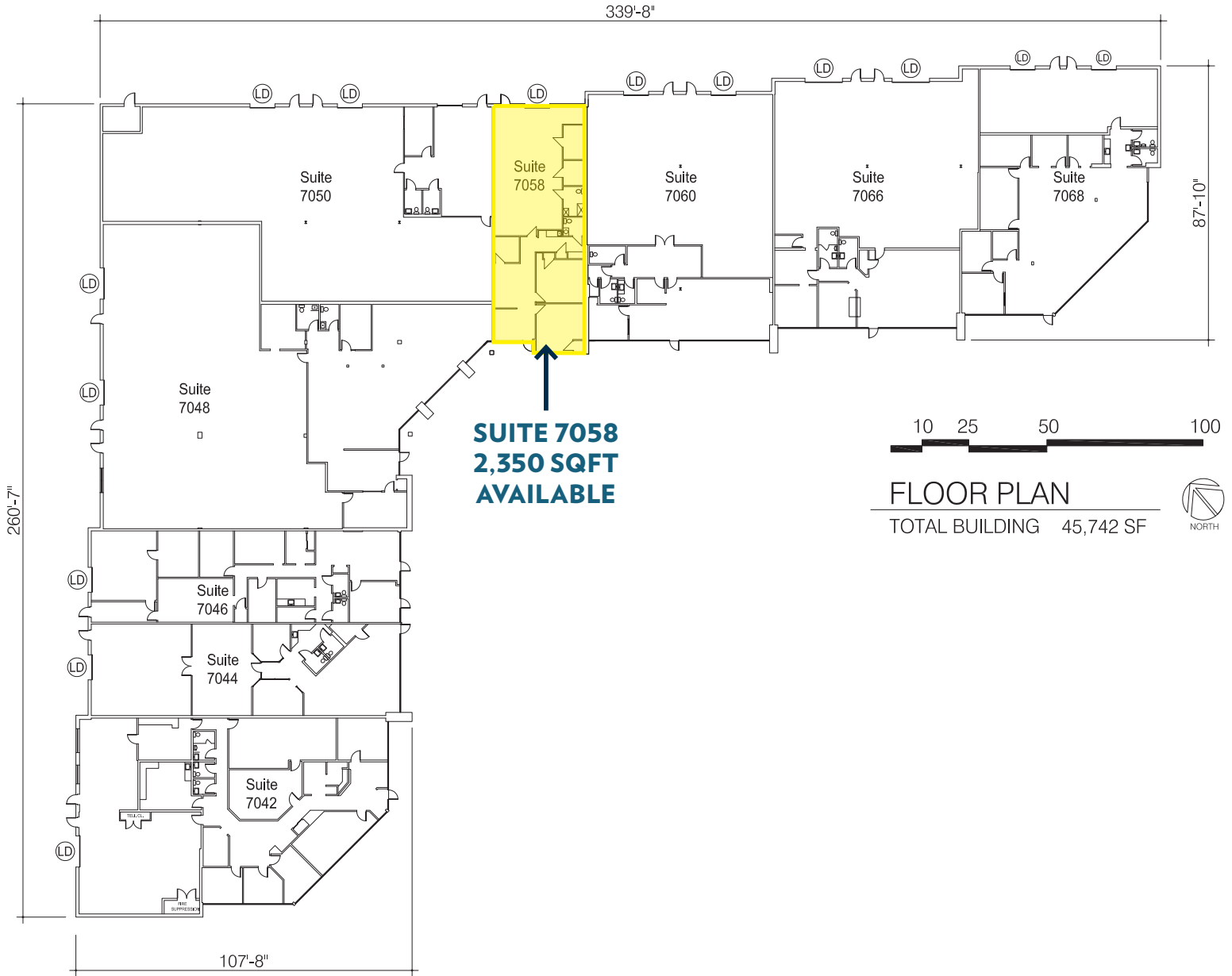
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FLOOR PLAN



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SUITE 7058 PHOTOS



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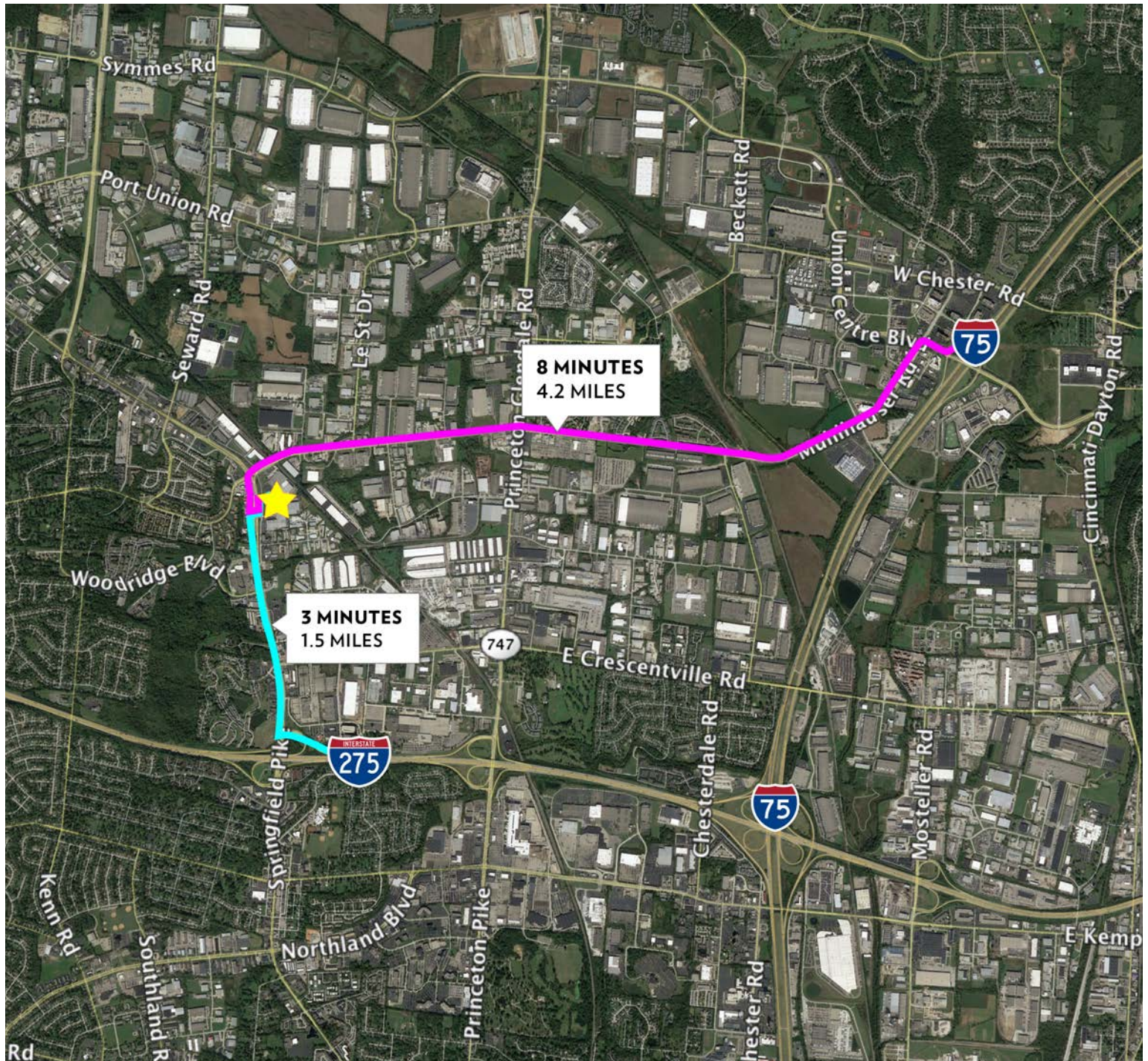
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DISTANCE MAP



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