

FOR LEASE

# 6900-6918 FAIRFIELD BUSINESS CTR

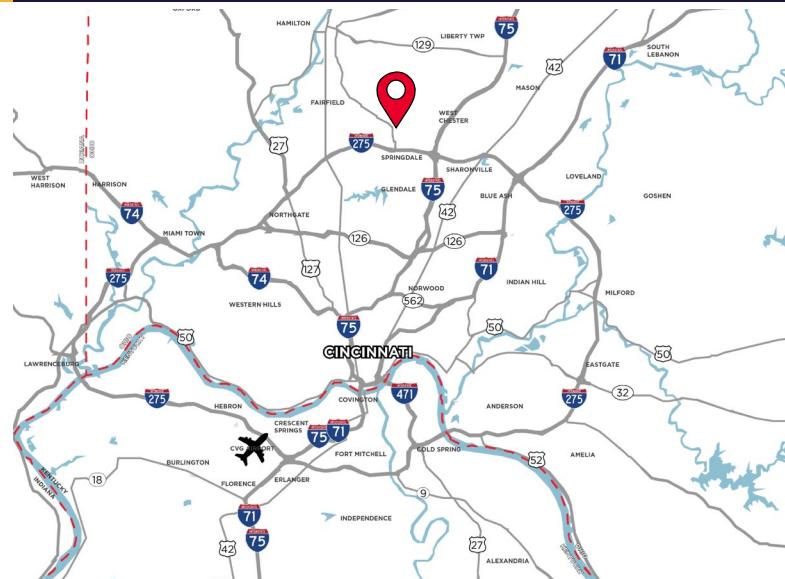
FAIRFIELD, OH 45014



## SHOWROOM/WAREHOUSE

LEASE RATE: \$7.95/SF NNN

- 39,558 SF Total
- ±5,650 SF Office
- 10 Dock Doors (9'x10')
- 6 Drive-in Doors
- 20' Clear Height
- Will Divide (Min. 15,000 SF)
- Available Now!



For more information, contact:

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[cushmanwakefield.com](http://cushmanwakefield.com)

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COUNTY	Butler	DOCK DOORS	10 Dock Doors (9'x10')
AVAILABLE SIZE	39,558 SF	DRIVE-IN DOORS	6 Drive-in Doors (5 Doors - 9'x10') (1 Door - 12'x12')
OFFICE SIZE	±5,650 SF	ELECTRIC	TBD
WAREHOUSE SIZE	±33,908 SF	HVAC	Warehouse - Heat Only
YEAR BUILT	1990	UTILITIES	
ACRES	2.7 Acres	ELECTRIC	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
ZONING	I-Industrial	GAS	<a href="http://www.bcohio.gov">www.bcohio.gov</a>
CLEAR HEIGHT	20'	WATER/SEWER	<a href="http://www.bcohio.gov">www.bcohio.gov</a>
FIRE SUPPRESSION	Wet System	TELEPHONE/DATA	<a href="http://www.altafiber.com">www.altafiber.com</a>
ROOF	Rubber Membrane	OPEX (2025)	\$2.95/SF

AERIAL



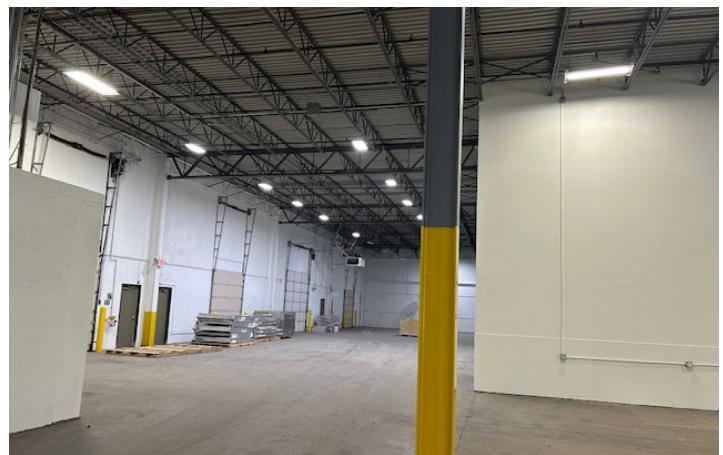
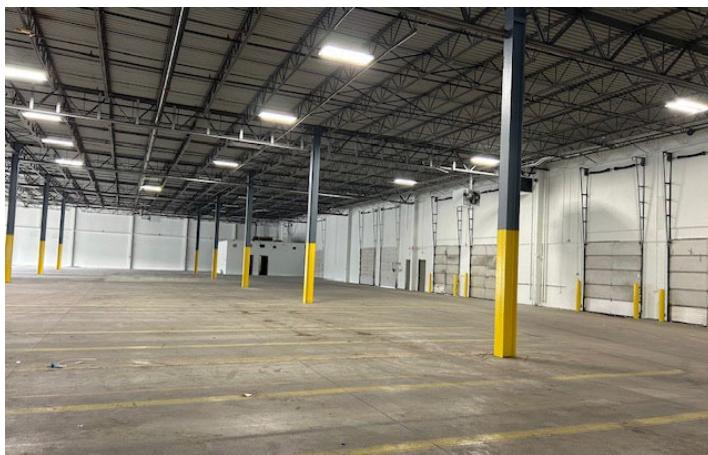
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## PHOTOS



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## AERIAL PHOTOS



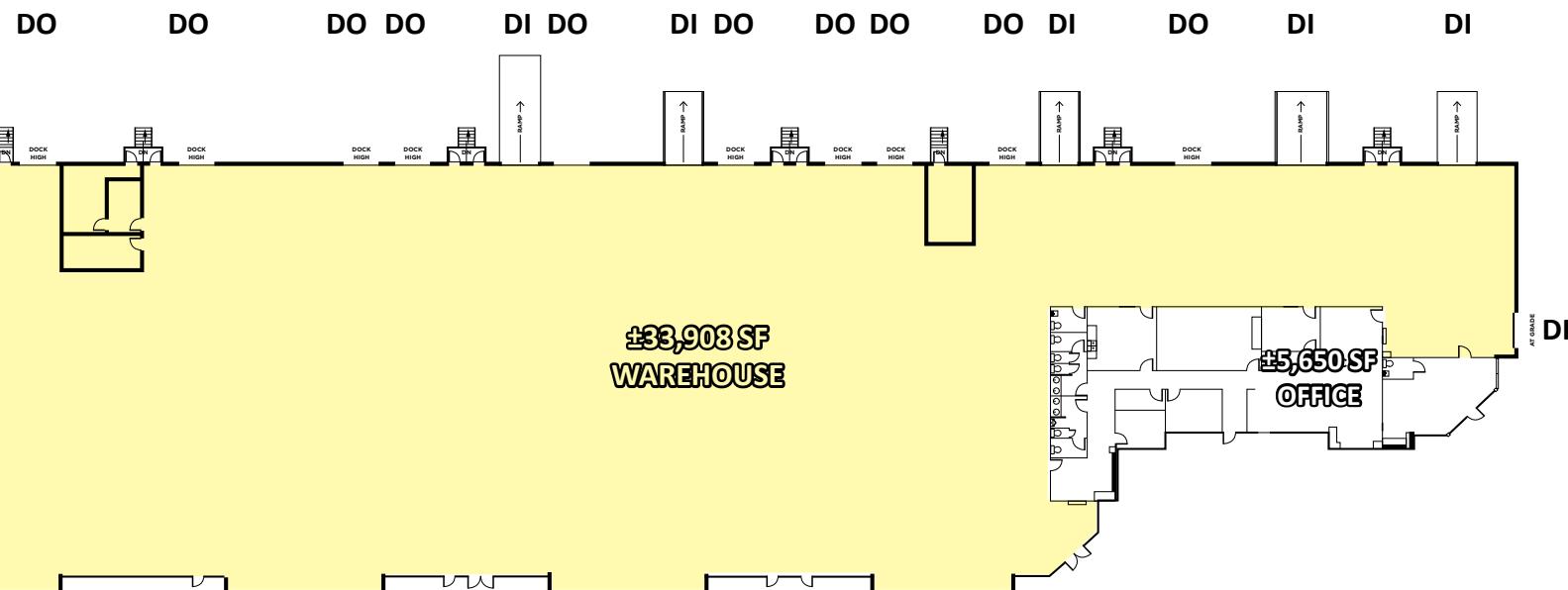
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## FLOOR PLAN



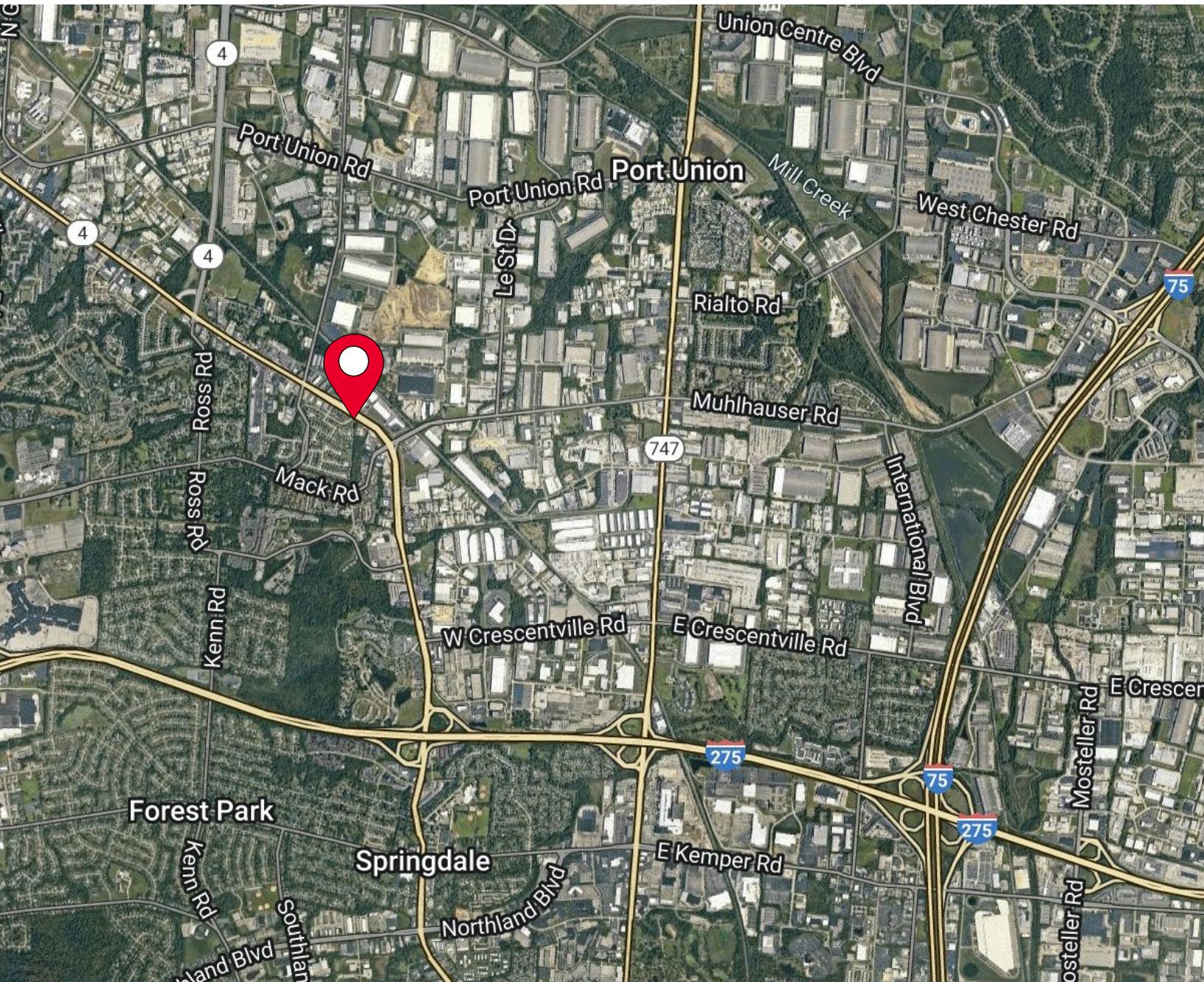
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## AERIAL LOCATION



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