



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

PROPERTY HIGHLIGHTS



5,148 SF Available

- Rte 4 visibility with entry signage & building signage
- Ample auto parking (3/1,000 sqft ratio)
- Professionally maintained & landscaped
- Attractive business park environment
- Immediate access to I-275/I-75
- Available 4/1/2024
- Lease Rate: \$8.50/SF NNN + \$2.43/SF OpEx

 **CLICK HERE FOR ADDITIONAL PHOTOS**

 **CLICK HERE FOR AERIAL VIDEO**

SUITE 7066	
Total SqFt:	5,148
Warehouse SqFt:	3,523
Office SqFt:	1,625
Clear Height:	16'-18'
Type Construction:	Masonry/CMU
Column Spacing:	27'd x 30'w
Year Built:	1988
Lighting:	Fluorescent
Electrical Service:	120/208V & 480/277V 3PH
Dock doors:	None
Drive-in door:	Two (2): 1 10'h x 12'w and 1 12'w x 14' h
Sprinkler:	Wet System
HVAC:	Natural Gas Fired Unit Heaters in Warehouse
Restrooms:	Two single seat restrooms

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EXTERIOR PHOTO



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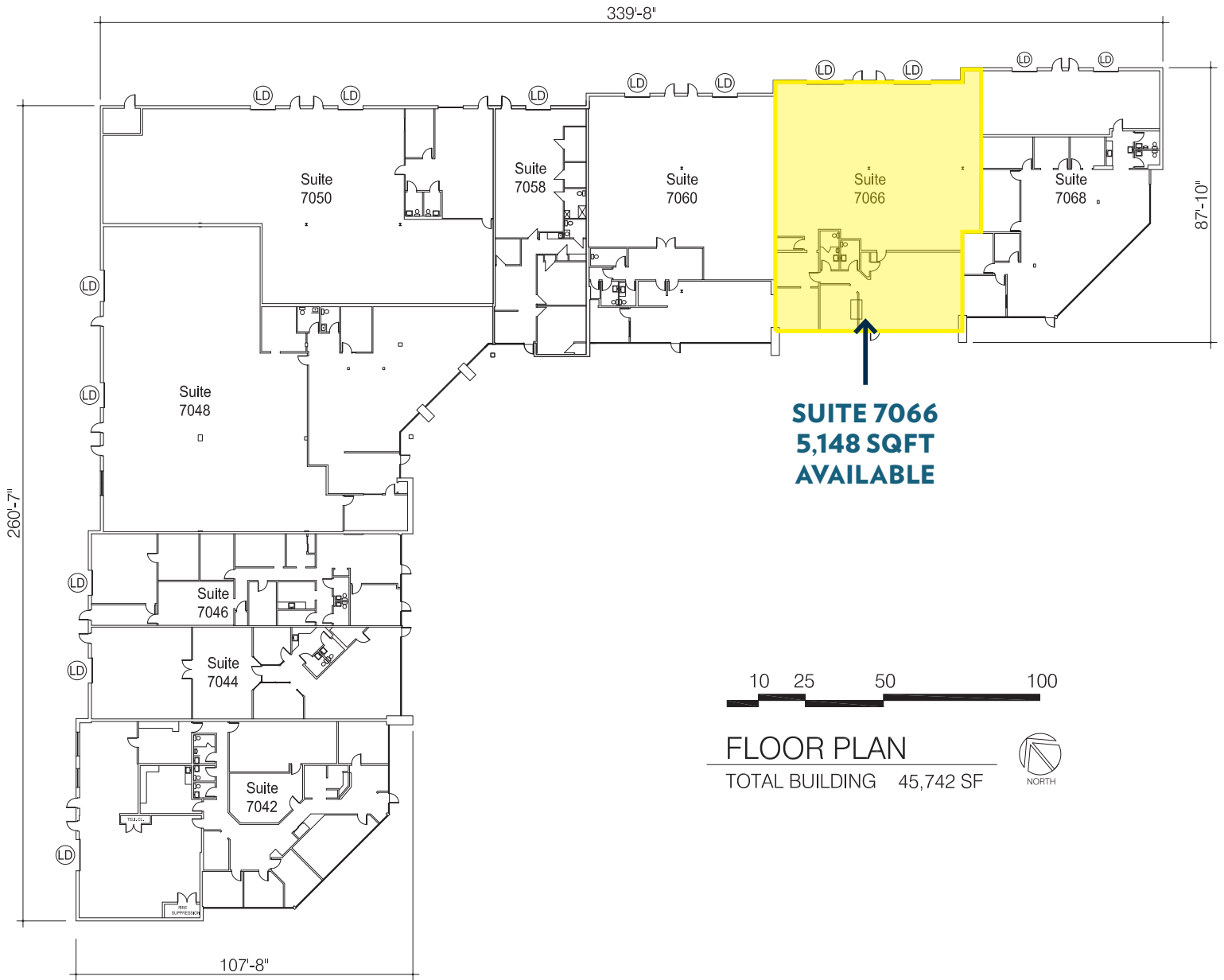
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FLOOR PLAN



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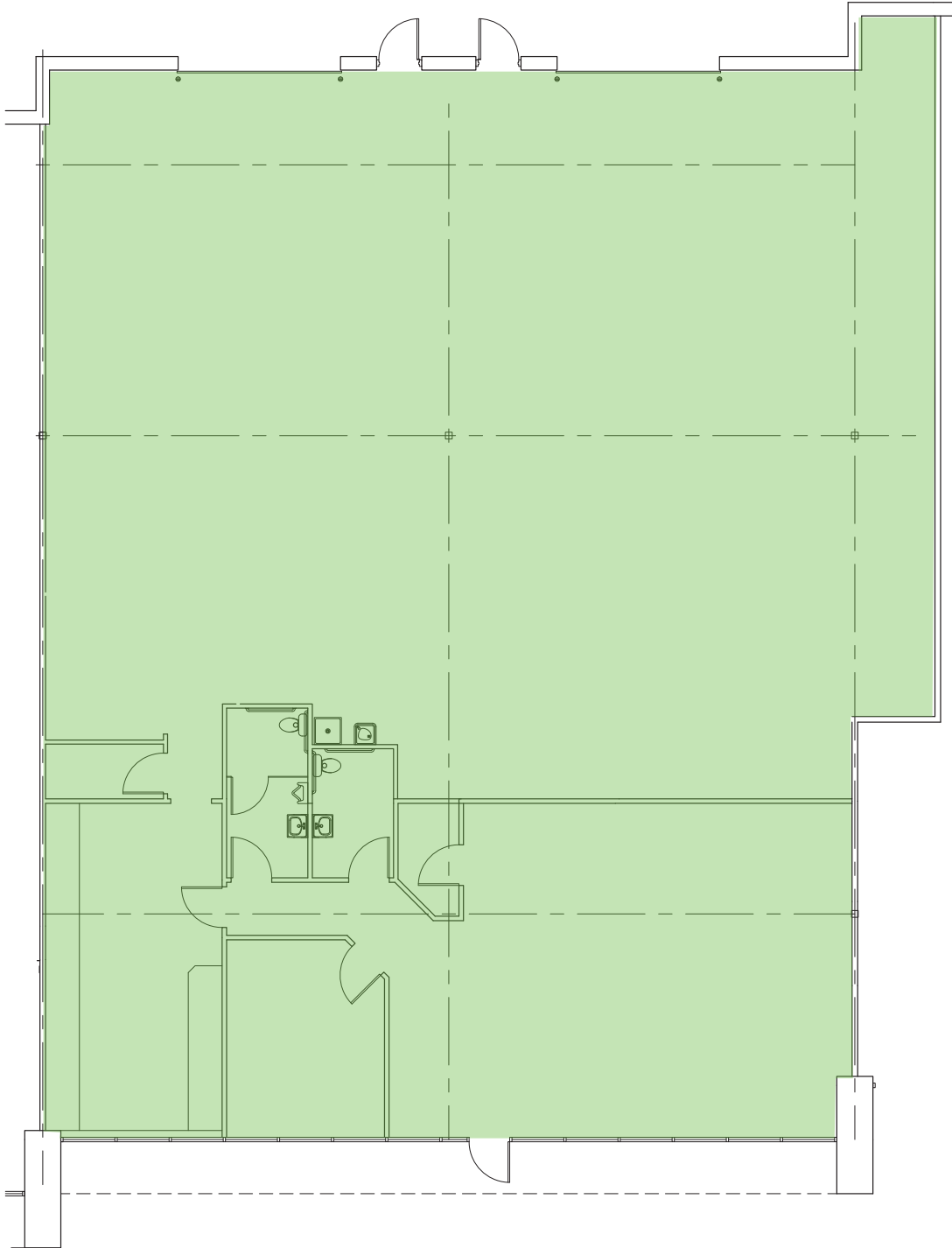
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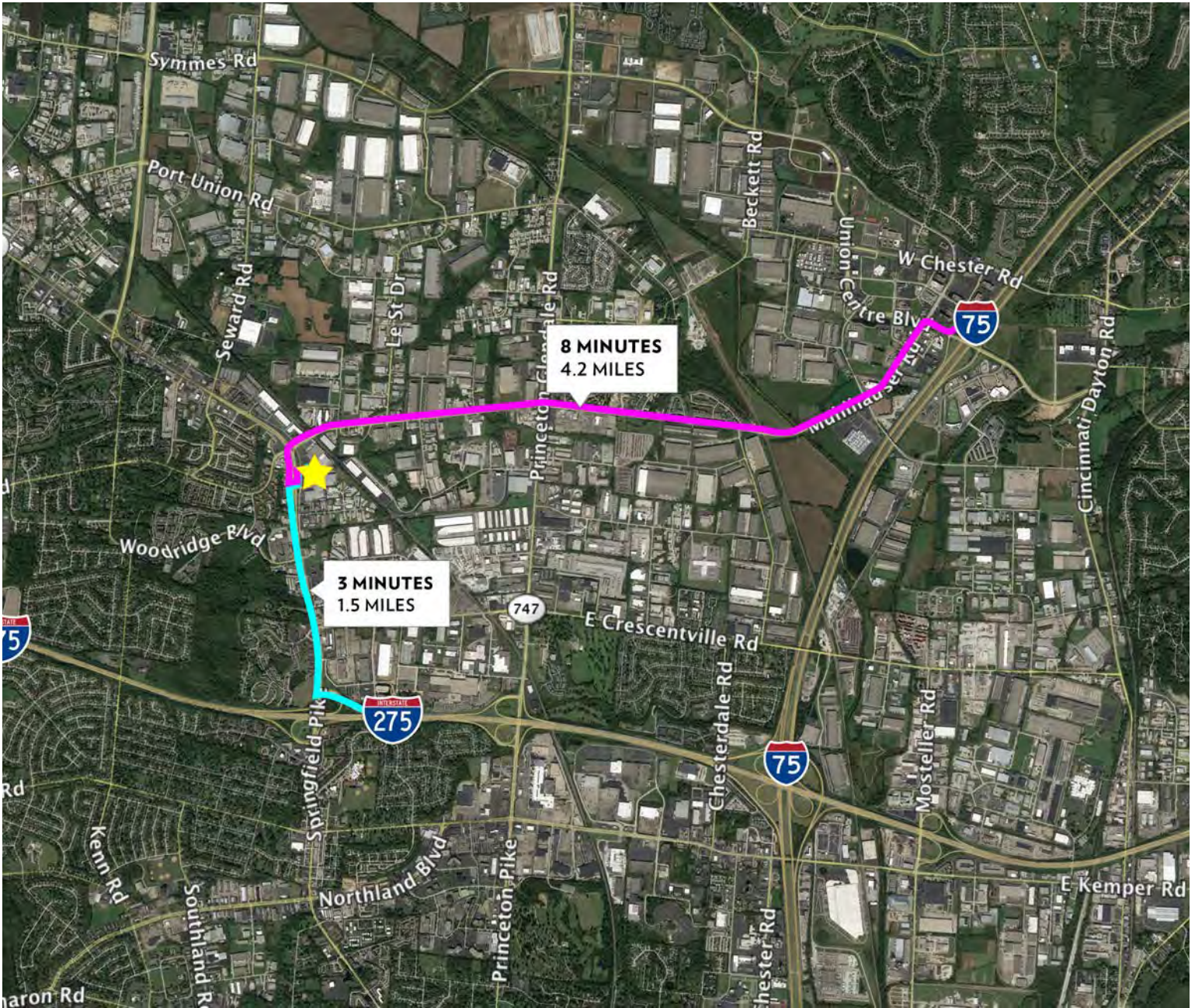
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DISTANCE MAP



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