

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

### PROPERTY HIGHLIGHTS



- 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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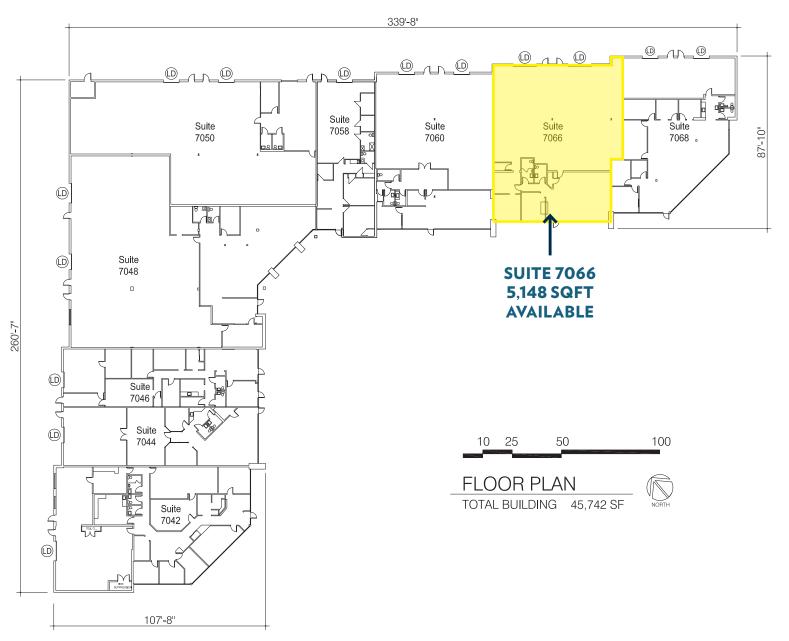
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**FLOOR** PLAN



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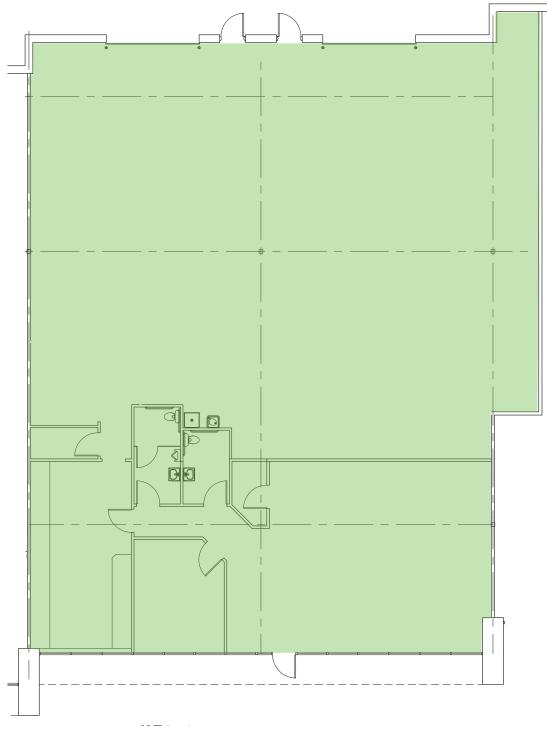
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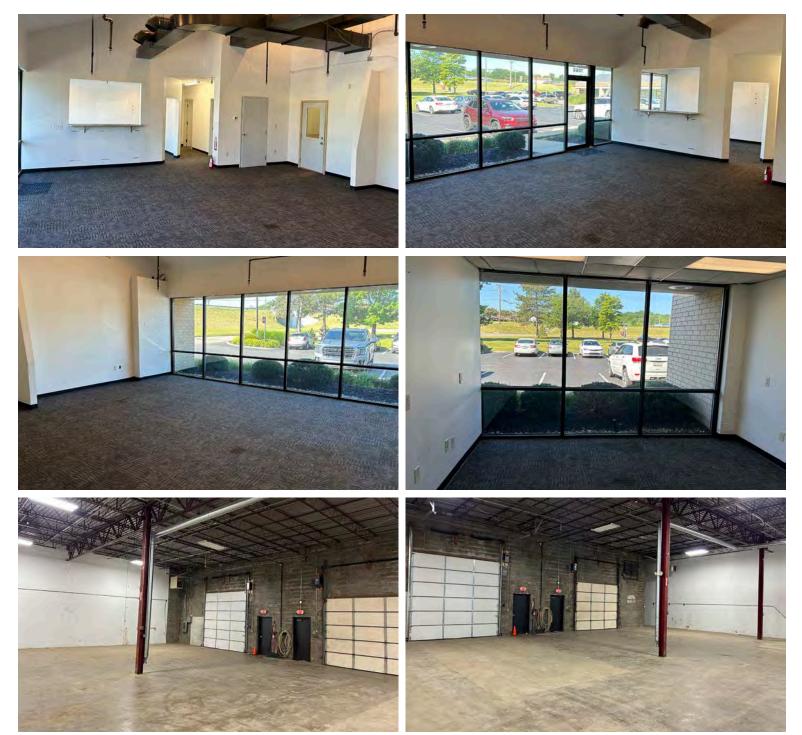
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### SUITE 7066 PHOTOS



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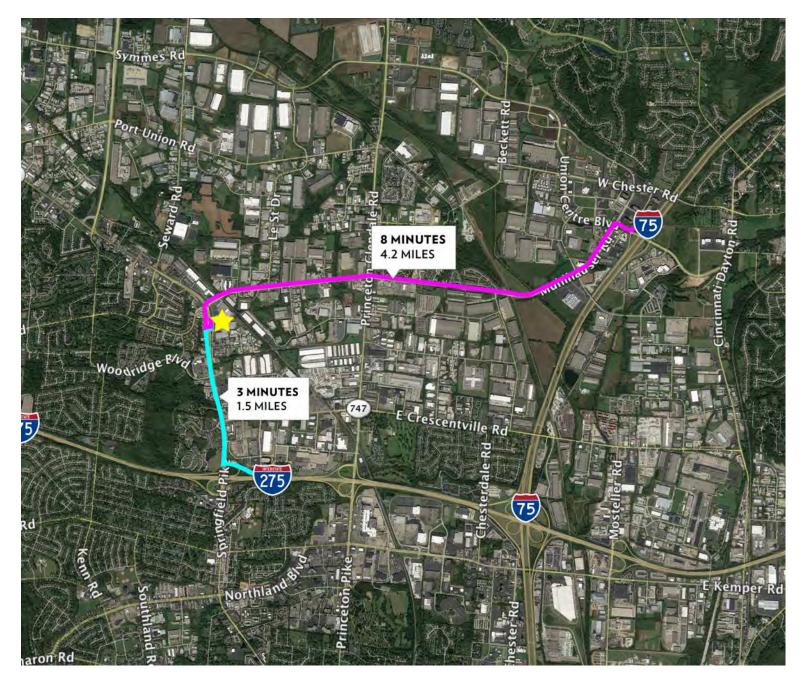
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**DISTANCE MAP** 



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