

For Lease

Individual Units and Land for Lease

100-400 Office Park Dr
Fairfield, Ohio 45014

Colliers



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PROPERTY OVERVIEW

*Office to warehouse ratio varies

Building 200 - Units G & H*

Total SF	1,000 - 2,000 SF
Office SF	400 SF
Drive-in	2 (1 Drive-in per 1,000 SF)



Lease Rate: \$10.20/SF NNN
OPEX: \$1.80/SF

Building 100 - Units E & F*

Total SF	2,000 SF
Drive-in	2 (1 Drive-in per 1,000 SF)
Note	Units C & D - 2,000 SF Available



BTS OPPORTUNITY | PROPERTY OVERVIEW



Total SF | Acres 12,000-24,000 SF | +/- 2.13 Acres

Lease Term 5+ Years

Zoning [C3APUD – City of Fairfield](#)
**Click to view more information*

Drive-In BTS

Clear Height 18'-20'

Other

- Two additional pads available for ground-up construction
- Additional access road available to the site (— —)
- All utilities on site



LOCATION MAP



7 Mins
1.9 miles

Mühlhauser Rd

Princeton Glendale Rd

W Crescentville Rd

Fairfield

Forest Park

Springdale

Dixie Hwy (Route 4)

