



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

**PROPERTY HIGHLIGHTS**



**6,695 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
- Lease Rate: \$7.00/SF NNN + \$2.67/SF OpEx

 **CLICK HERE FOR ADDITIONAL PHOTOS**

 **CLICK HERE FOR AERIAL VIDEO**

**SUITE 7050**

<b>Total SqFt:</b>	6,695
<b>Warehouse SqFt:</b>	5,665
<b>Office SqFt:</b>	1,030
<b>Clear Height:</b>	16'-18'
<b>Type Construction:</b>	Masonry/CMU
<b>Column Spacing:</b>	Varied-30' D x 27'D and 30' W x 37' D
<b>Year Built:</b>	1988
<b>Lighting:</b>	Fluorescent
<b>Electrical Service:</b>	120/208V 3Phase 225 Amps and 480/277V 3 phase 125 Amps
<b>Dock doors:</b>	None
<b>Drive-in door:</b>	Two (2) 8'6" W x 10' H
<b>Sprinkler:</b>	Wet System
<b>HVAC:</b>	Natural Gas Fired Unit Heaters in Warehouse, 100% HVAC in Office
<b>Restrooms:</b>	One Set (two single-seat restrooms)

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## EXTERIOR PHOTOS



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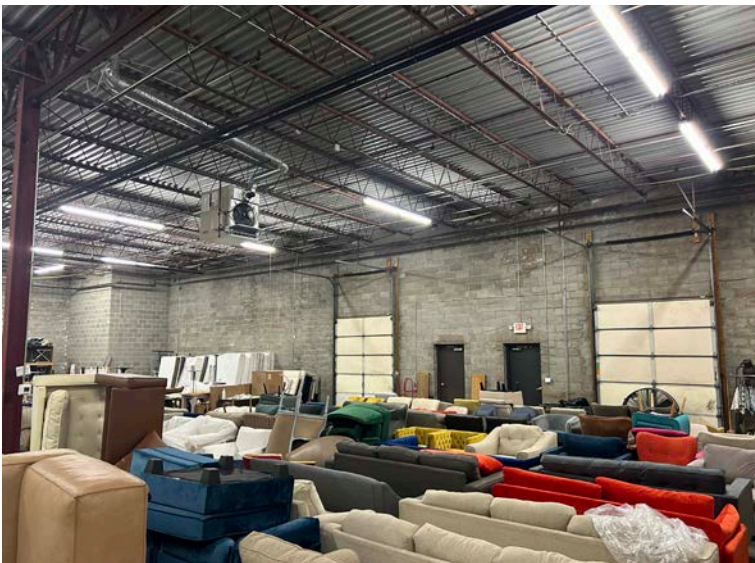
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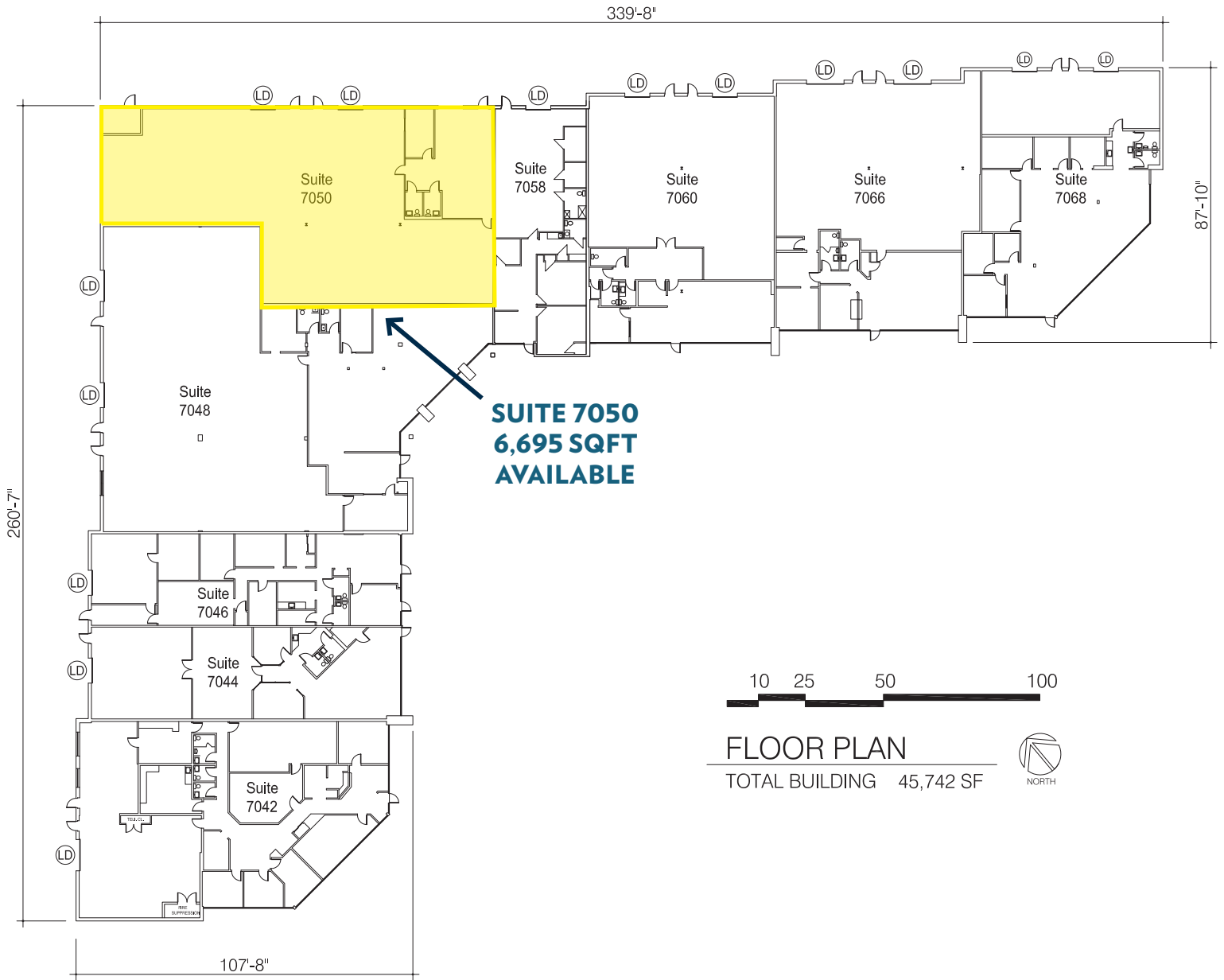
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## FLOOR PLAN



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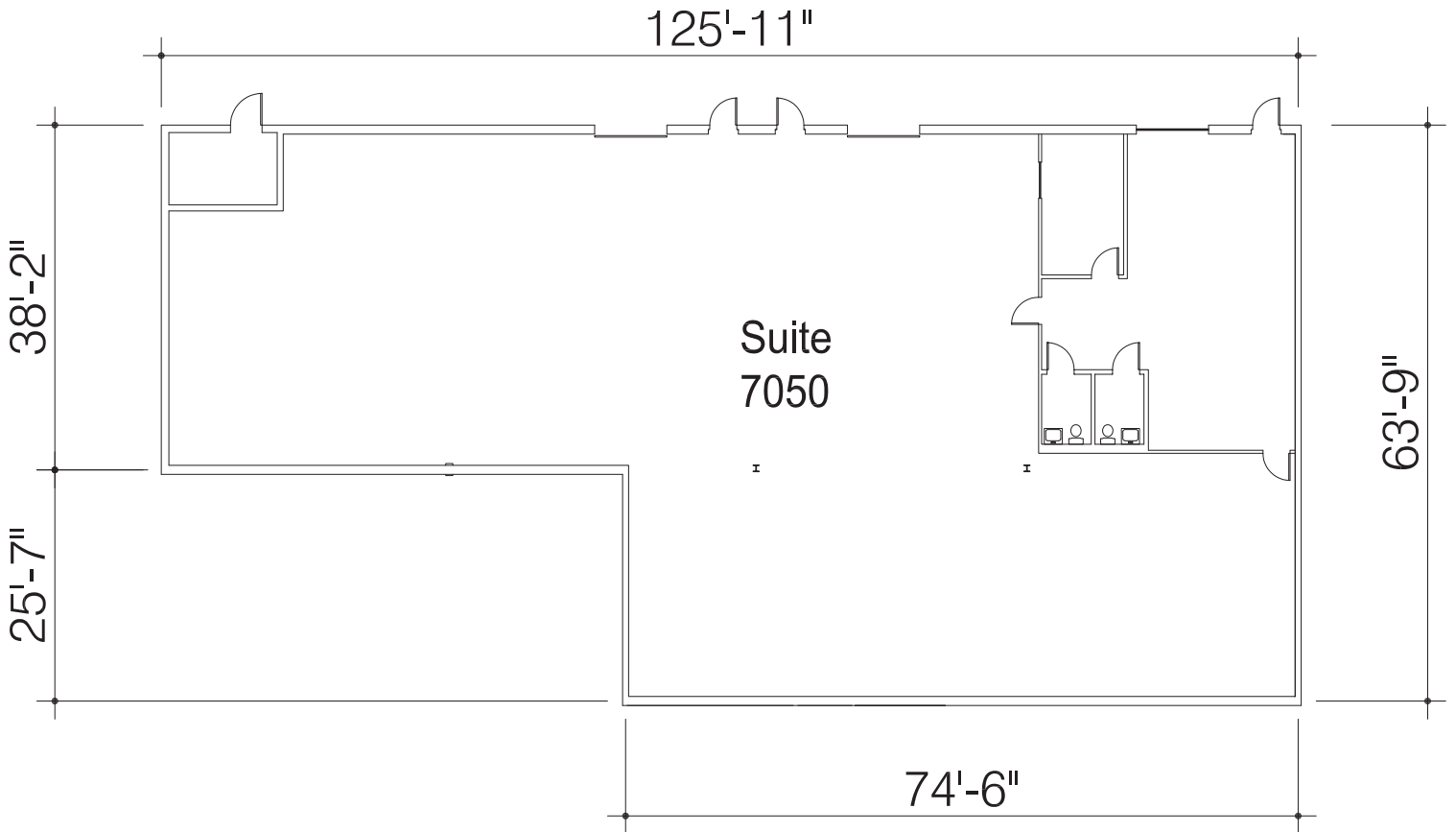
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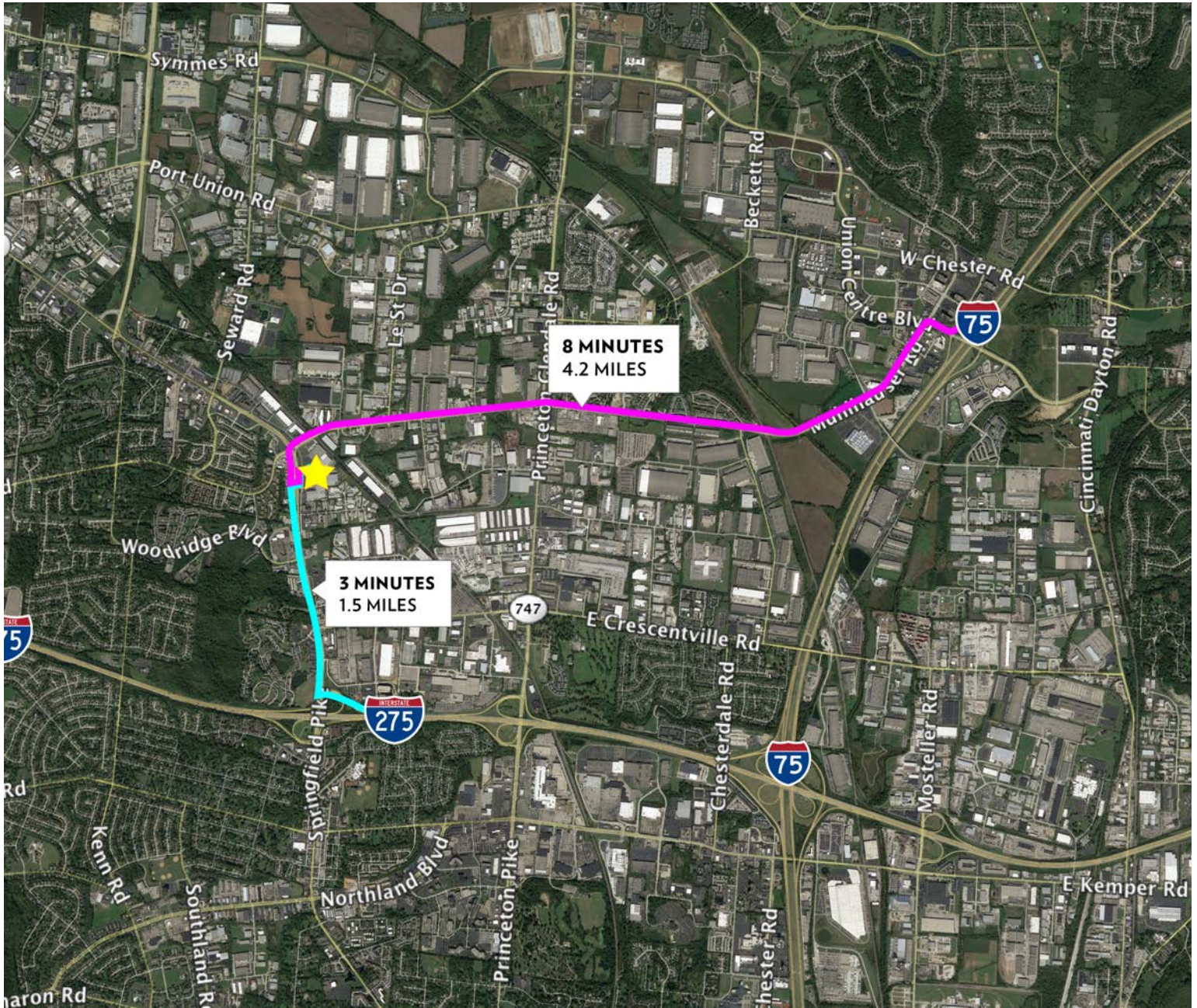
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## DISTANCE MAP



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