



7042-7068 FAIRFIELD BUSINESS CENTER DR. FAIRFIELD, OH 45014

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

5,689 SqFt

- 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: \$8.50/SF NNN + \$2.75/SF OpEx
- Available Date: 5/1/2027 (potentially earlier)

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 [CLICK HERE FOR AERIAL VIDEO](#)

SUITE 7042 PROPERTY DETAILS

Total SqFt:	5,689
Warehouse SqFt:	1,650
Office SqFt:	4,039
Clear Height:	16'-18'
Type Construction:	Masonry/CMU
Year Built:	1988
Lighting:	Fluorescent
Electrical Service:	480V, 3phase, 125 Amps and 120/208 3phase and single phase
Dock doors:	None
Drive-in door:	One (1) 10' x 10' (ability to add additional)
Sprinkler:	Wet System
HVAC:	100% HVAC
Restrooms:	Three (3) restrooms

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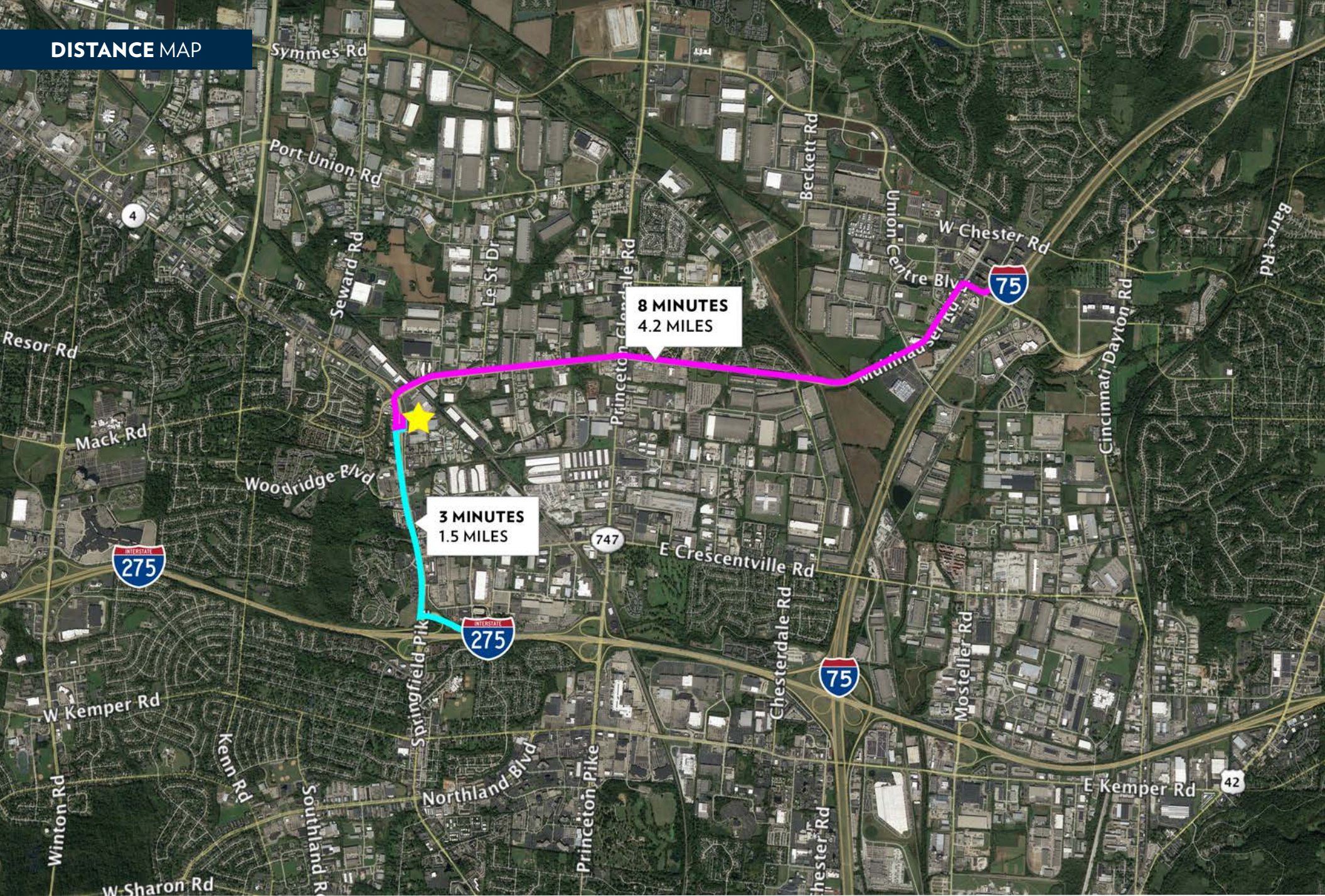
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DISTANCE MAP



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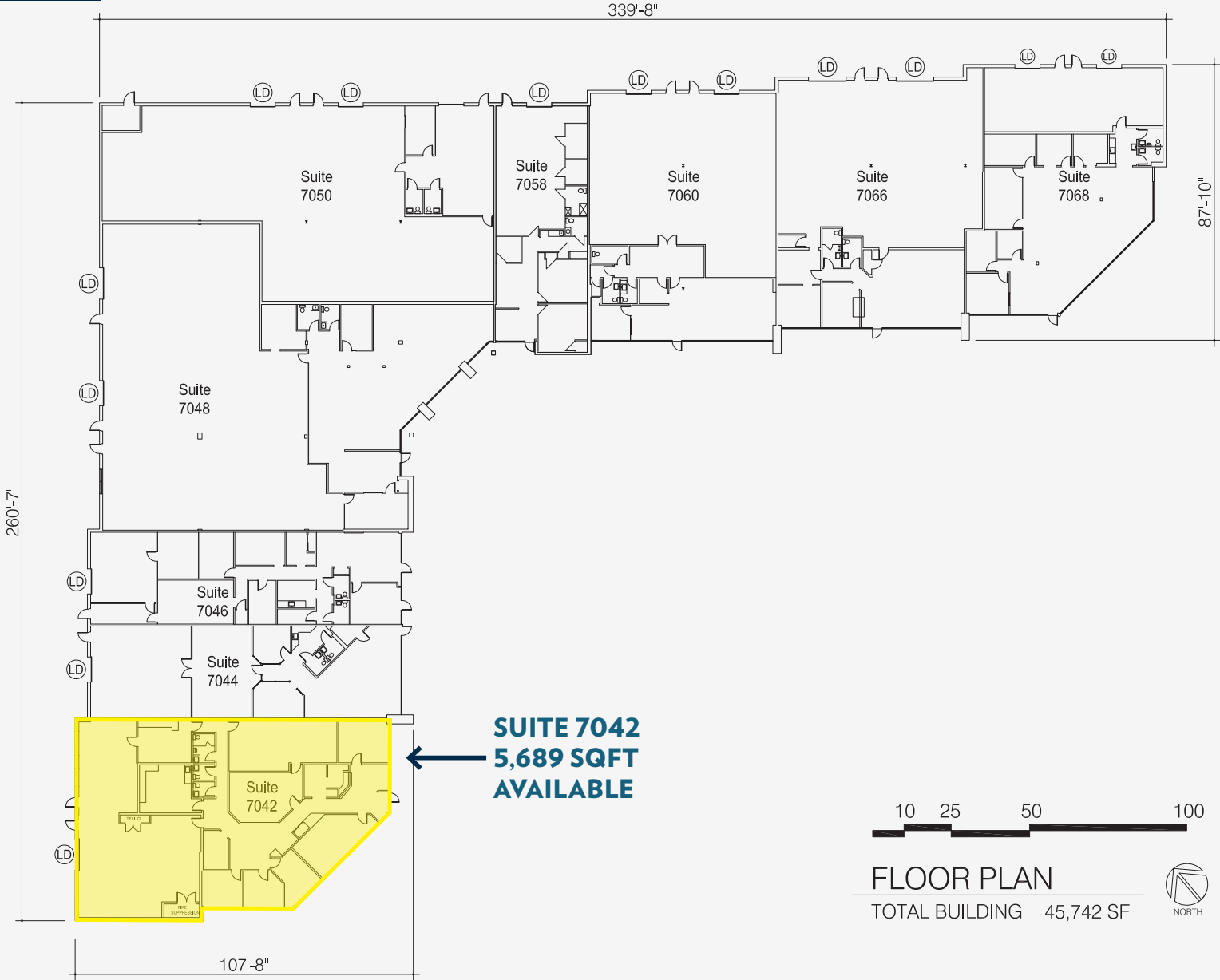
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FLOOR PLAN



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