



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

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

 **3,022 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: \$9.75/SF NNN + \$2.75/SF OpEx
- Available Date: 10/1/2026

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 [CLICK HERE FOR AERIAL VIDEO](#)

## SUITE 7044 PROPERTY DETAILS

Total SqFt:	3,022
Warehouse SqFt:	960 (30' x 32')
Office SqFt:	2,062
Clear Height:	16'-18'
Type Construction:	Masonry/CMU
Column Spacing:	Suite is Clearspan
Year Built:	1988
Lighting:	Fluorescent
Electrical Service:	120/208V 3phase
Dock doors:	None
Drive-in door:	One (1) 10' x 10'
Sprinkler:	Wet System
HVAC:	100% HVAC in office, Natural Gas Fired Unit Heat in Warehouse
Restrooms:	One Set (two single-seat restrooms)

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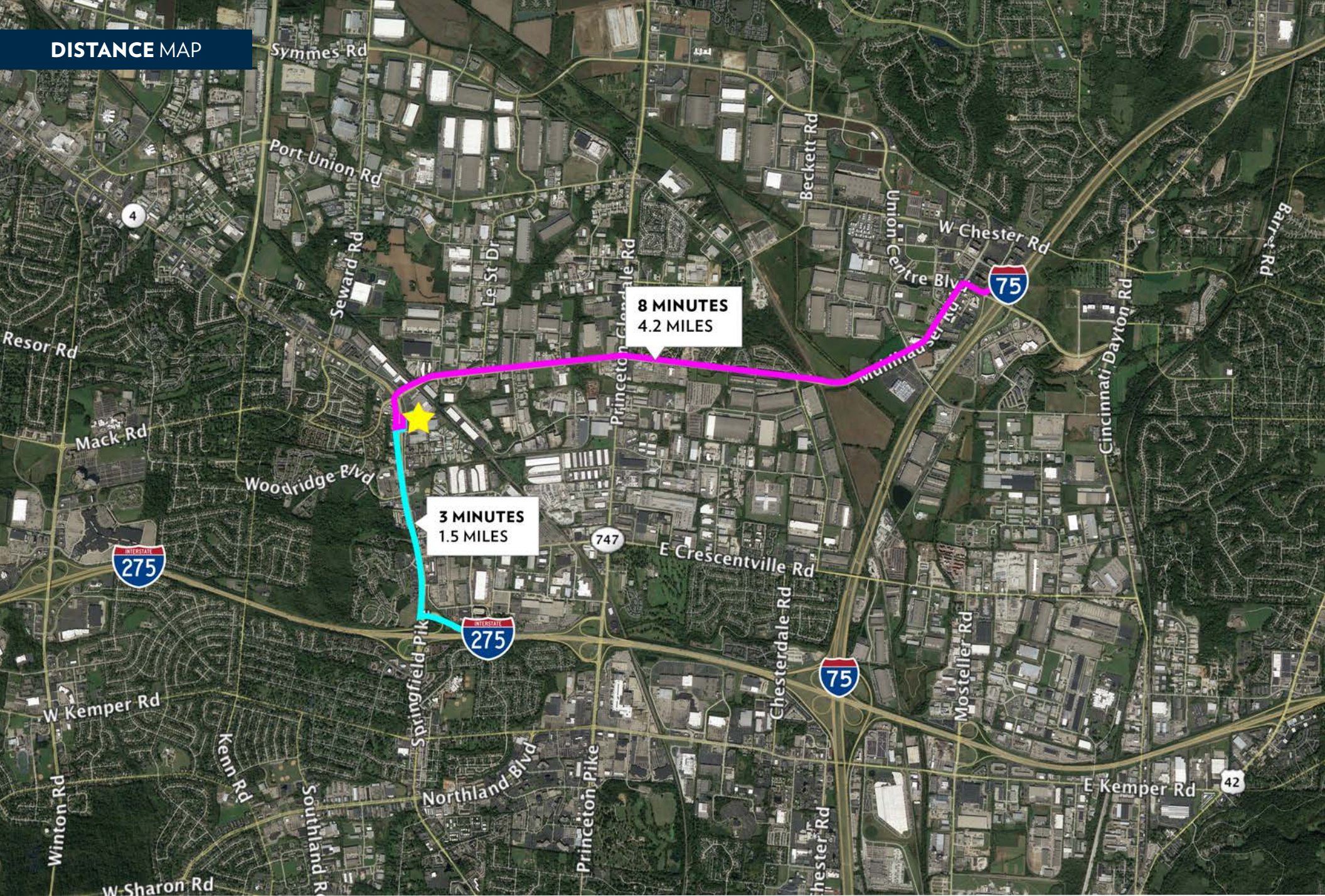
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## DISTANCE MAP



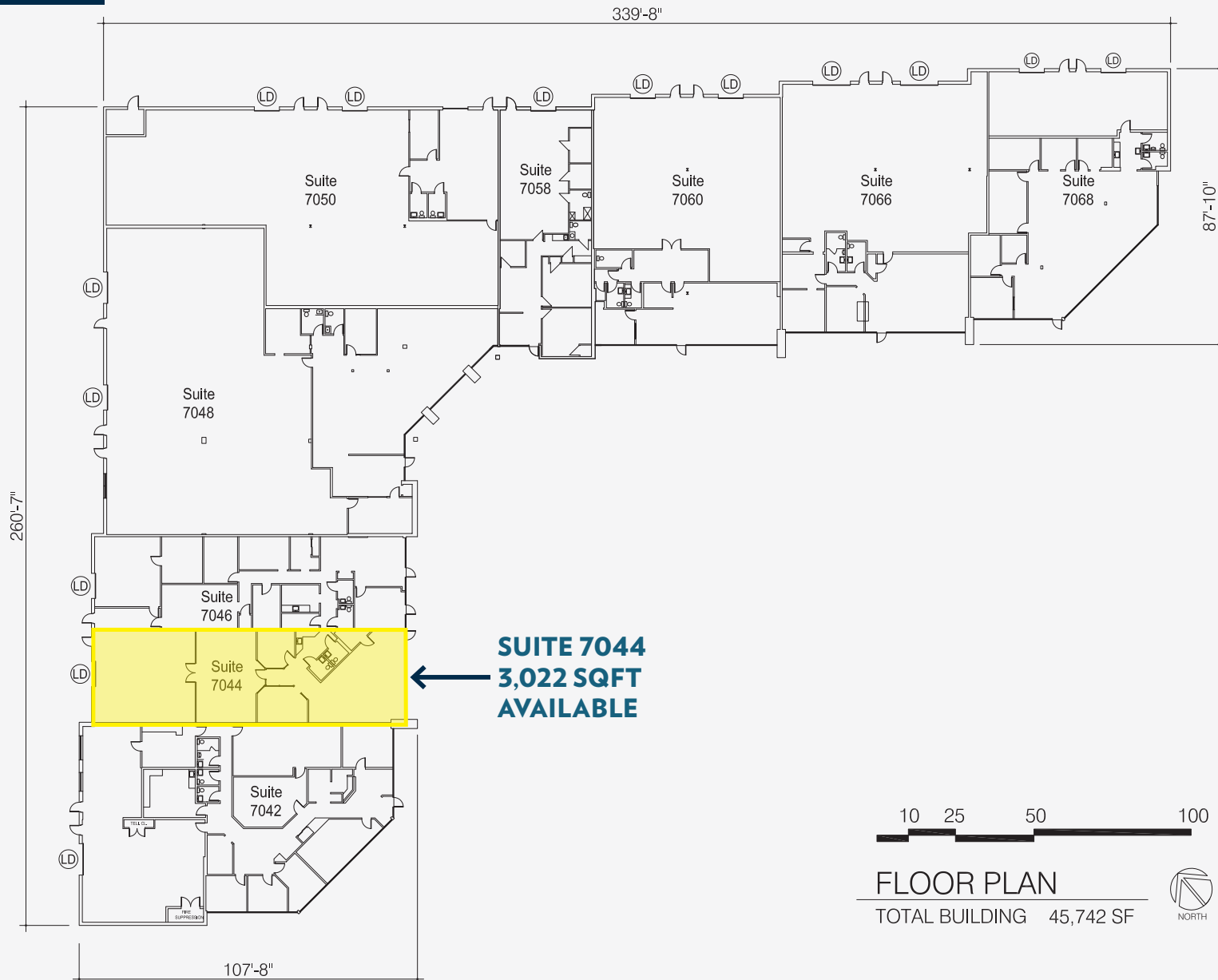
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## FLOOR PLAN



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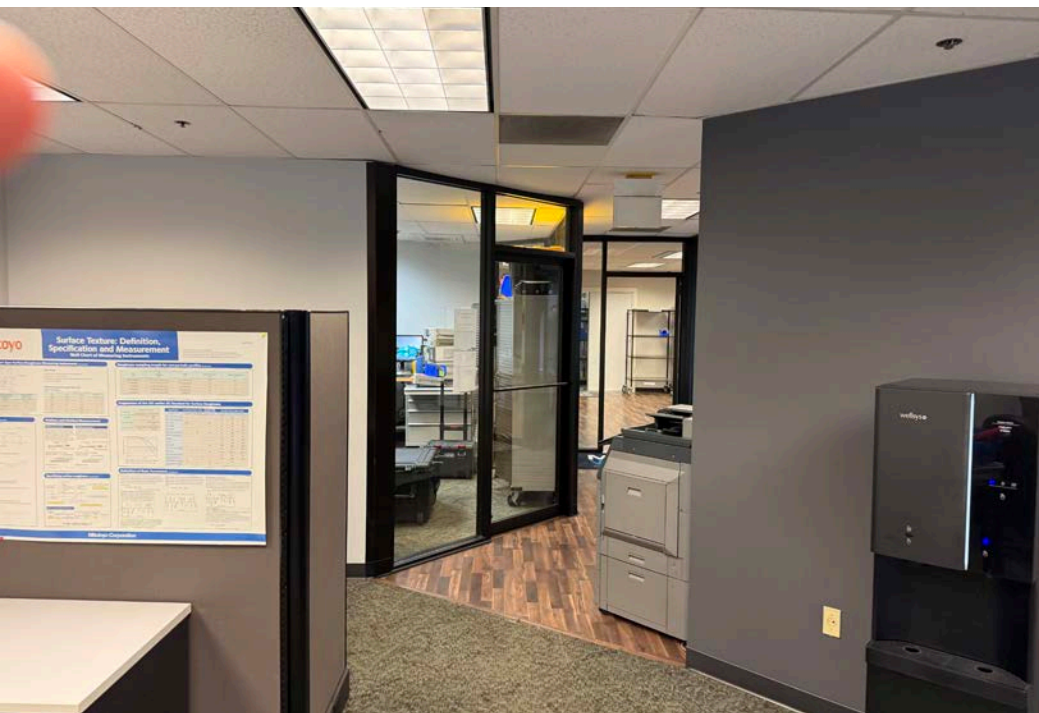
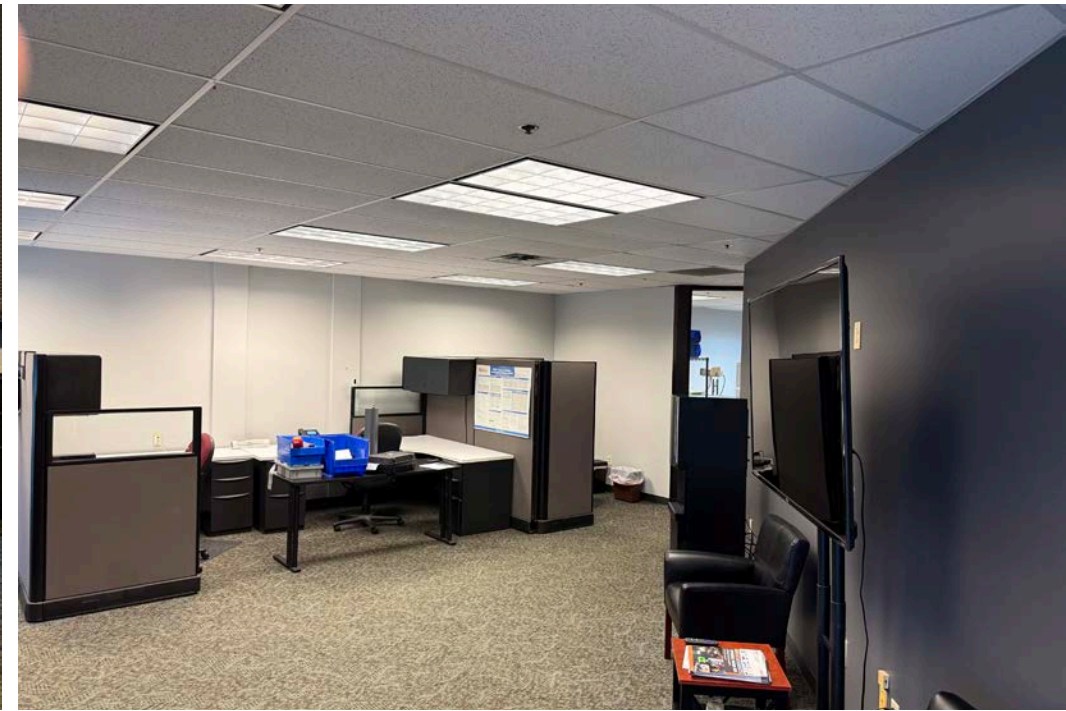
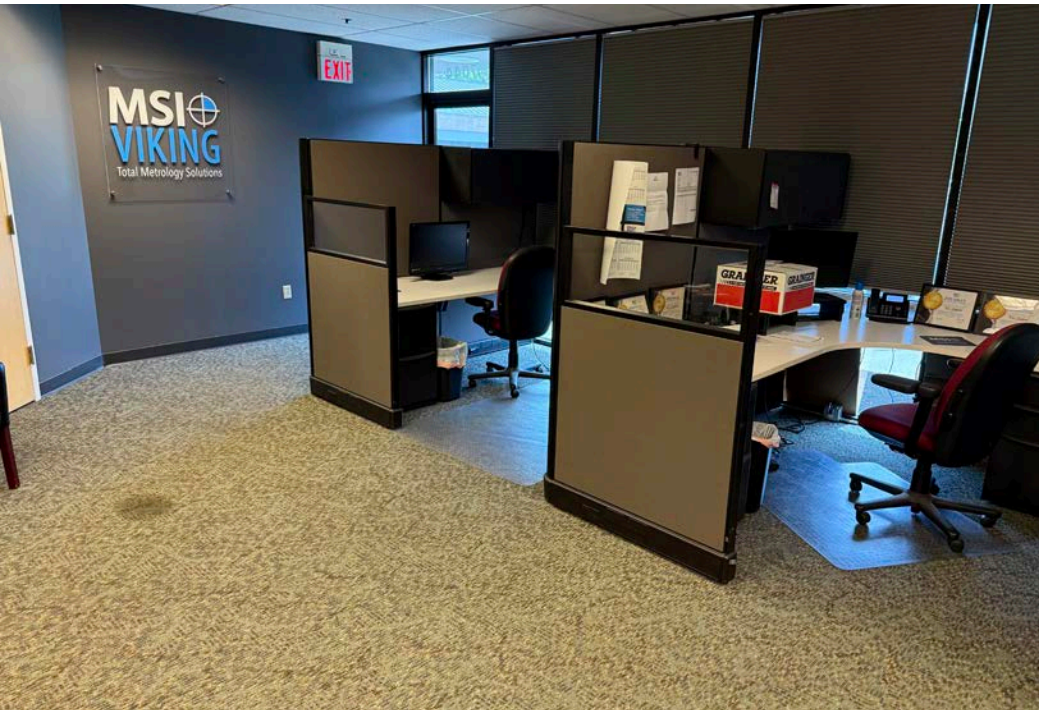
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