

FOR LEASE

6900-6918 FAIRFIELD BUSINESS CTR

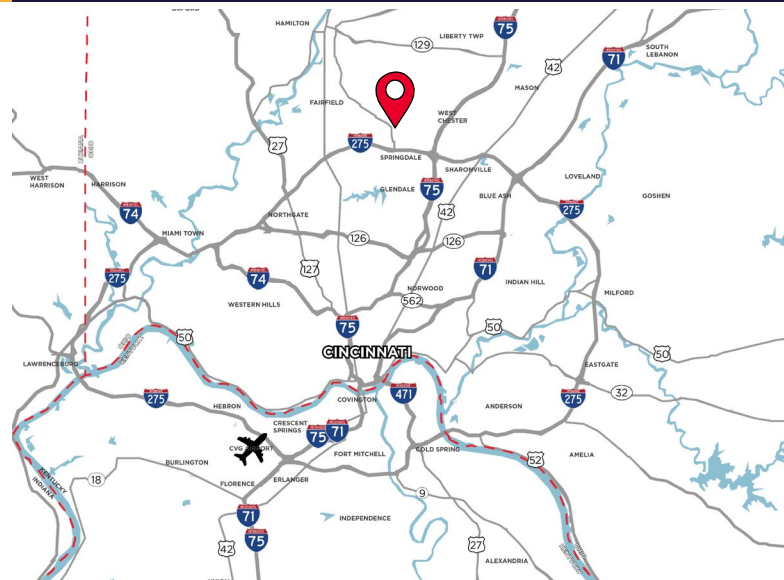
FAIRFIELD, OH 45014



SHOWROOM/WAREHOUSE

LEASE RATE: \$7.95/SF NNN

- 39,558 SF Total
- ±5,650 SF Office
- 10 Dock Doors (9'x10')
- 6 Drive-in Doors
- 20' Clear Height
- Available 10/2025
- Can be Divided



For more information, contact:

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COUNTY	Butler	DOCK DOORS	10 Dock Doors (9'x10')
AVAILABLE SIZE	39,558 SF	DRIVE-IN DOORS	6 Drive-in Doors (5 Doors - 9'x10') (1 Door - 12'x12')
OFFICE SIZE	±5,650 SF	ELECTRIC	TBD
WAREHOUSE SIZE	±33,908 SF	HVAC	Warehouse - Heat Only
YEAR BUILT	1990	UTILITIES	
ACRES	2.7 Acres	ELECTRIC	www.duke-energy.com
ZONING	I-Industrial	GAS	www.bcoho.gov
CLEAR HEIGHT	20'	WATER/SEWER	www.bcoho.gov
FIRE SUPPRESSION	Wet System	TELEPHONE/DATA	www.altafiber.com
ROOF	Rubber Membrane	OPEX (2025)	\$2.95/SF

AERIAL



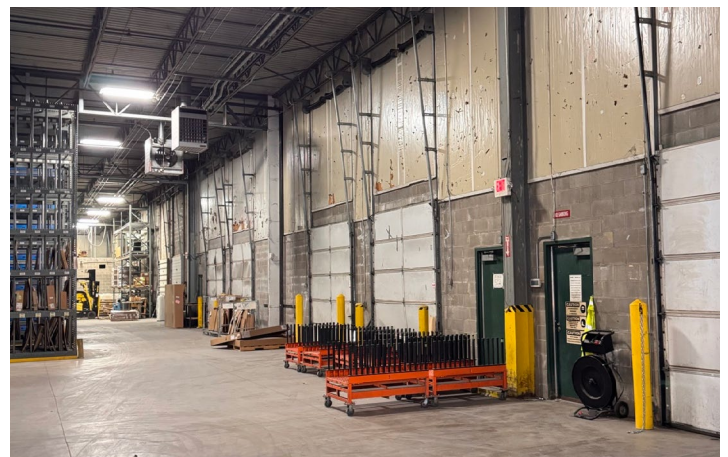
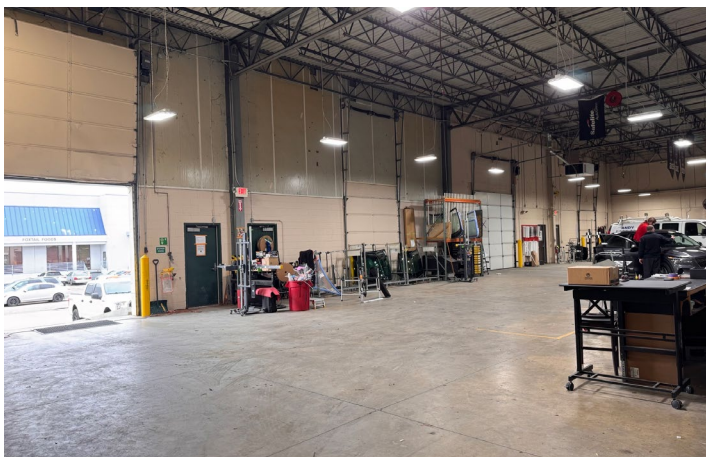
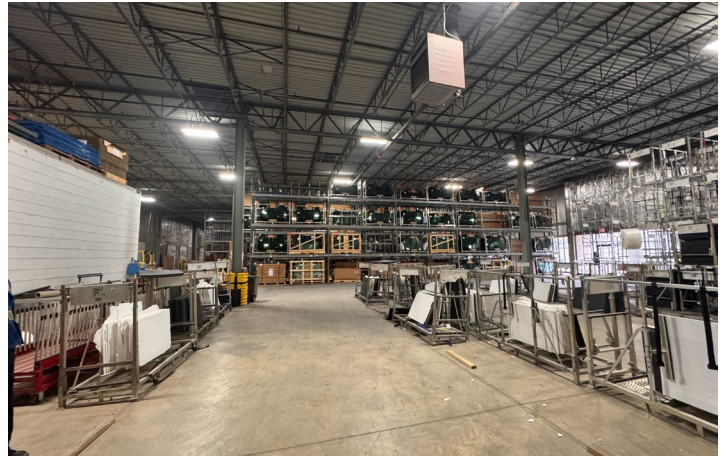
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PHOTOS



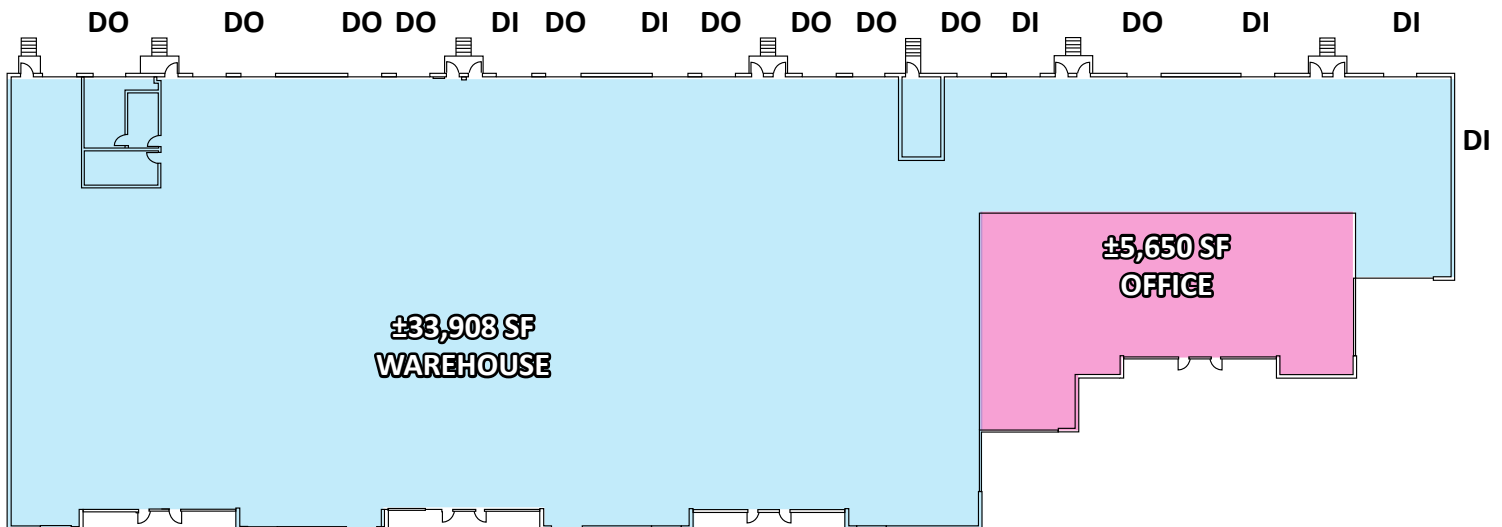
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FLOOR PLAN



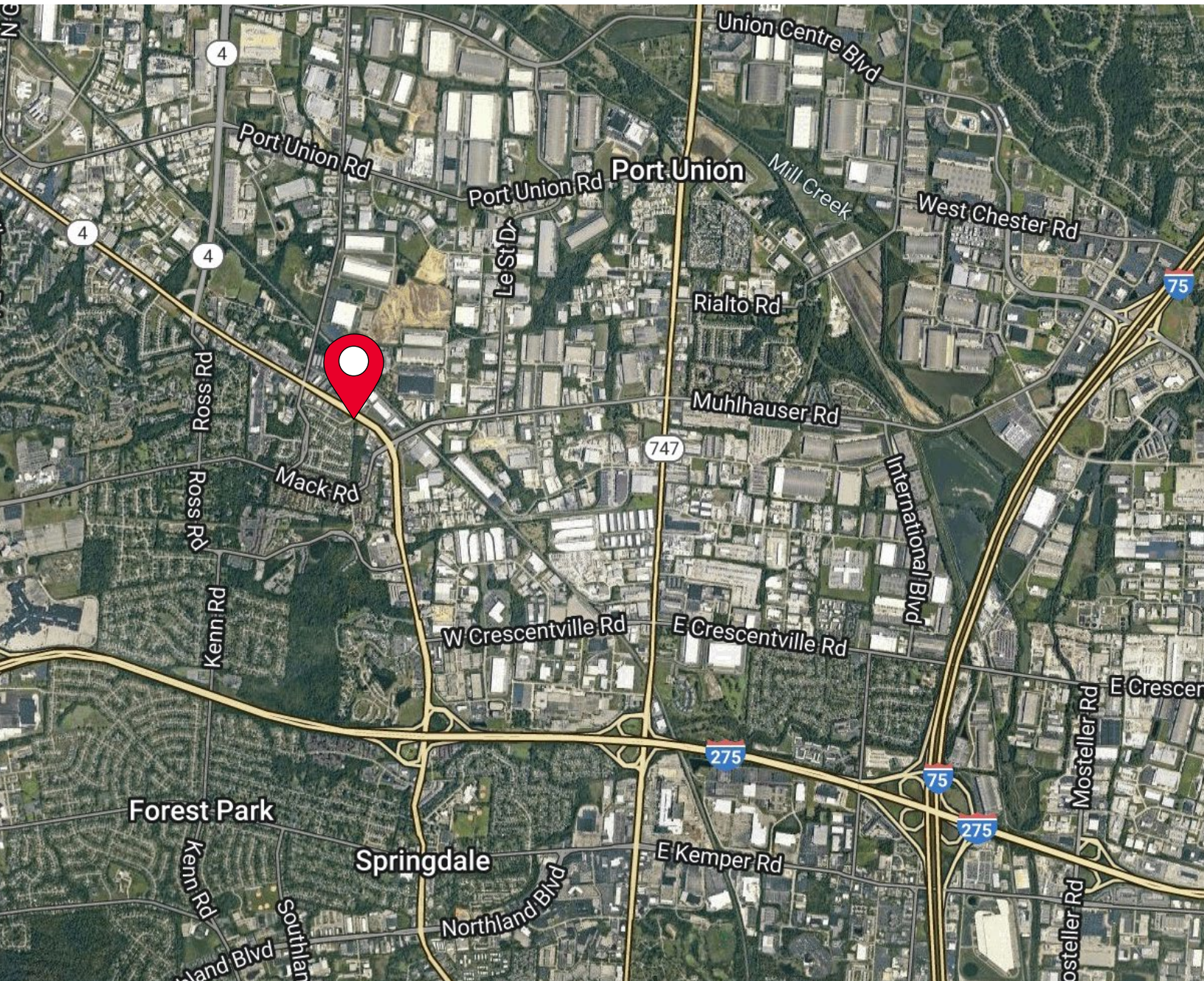
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AERIAL LOCATION



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