

**FOR LEASE**

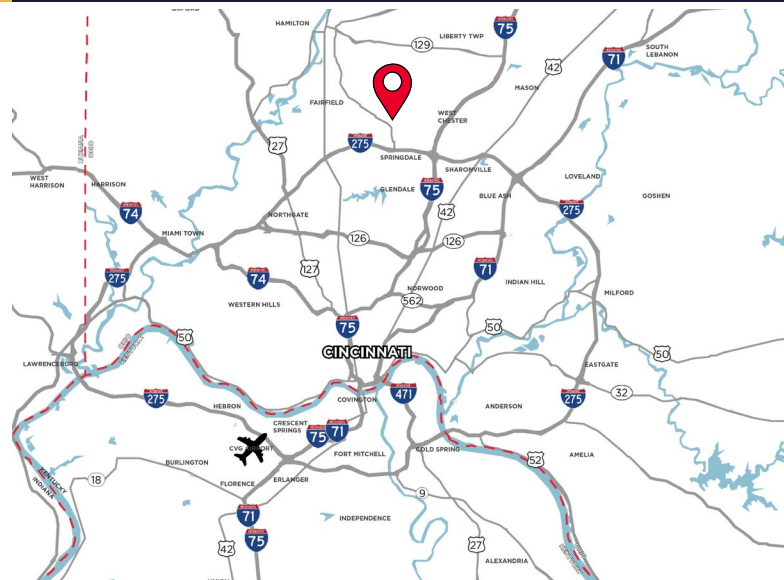
**7014 FAIRFIELD BUSINESS CENTER DR.**  
FAIRFIELD, OH 45014



**OFFICE/WAREHOUSE**

**LEASE RATE: \$8.95/SF NNN**

- 16,072 SF Total
- 3,144 SF Office
- (3) Dock Doors
- (2) Drive-in Doors
- 20' Clear Height
- I-275/Route 4 Interstate Access
- Available 9/1/2025



**For more information, contact:**

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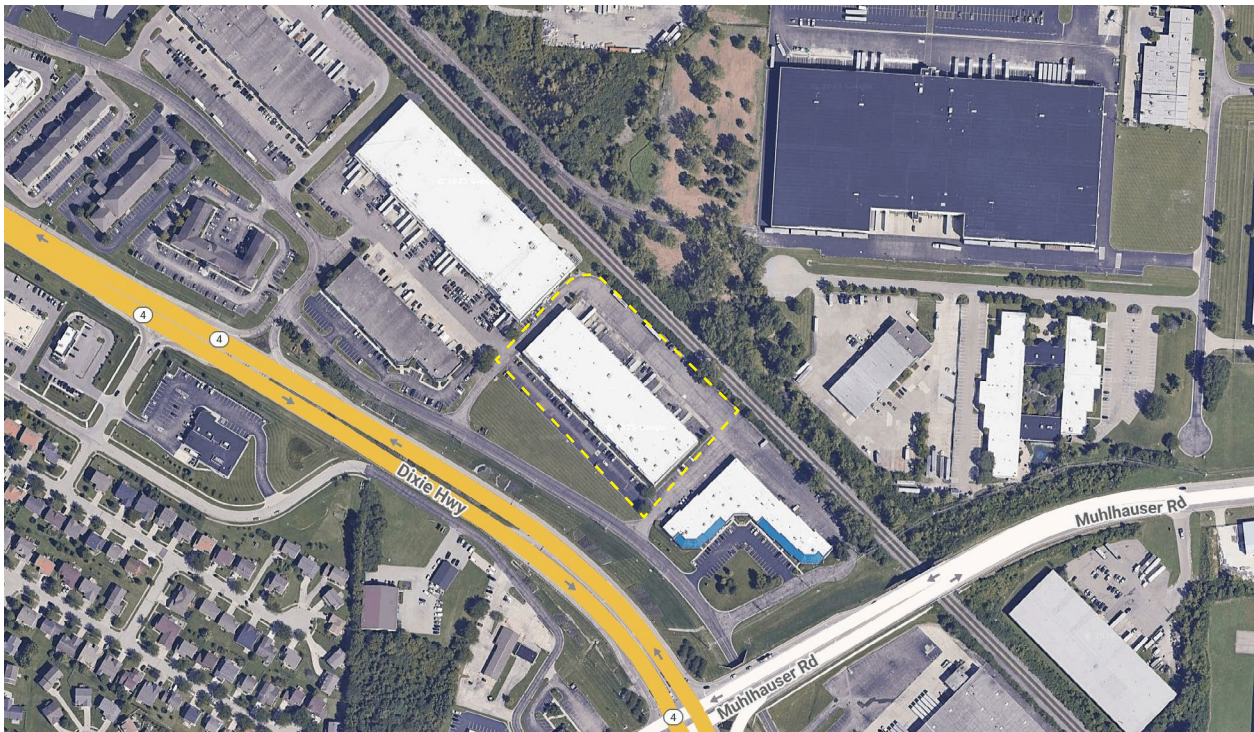
# 7014 FAIRFIELD BUSINESS CENTER DR.

FAIRFIELD, OH 45014



TOTAL BLDG. SIZE	76,800 SF	DOCK DOORS	(2) Dock doors w/ levelers (1) Dock door w/out leveler
AVAILABLE SIZE	16,072 SF	DRIVE-IN DOORS	(2) Drive-in Doors
OFFICE SIZE	3,144 SF	PARKING	Double Loaded. Ample Parking
WAREHOUSE SIZE	12,928 SF	SPRINKLER	Wet
YEAR BUILT	1988	UTILITIES	
ACRES	5.38 Acres	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
CLEAR HEIGHT	20'	WATER	<a href="http://www.cincinnati-oh.gov">www.cincinnati-oh.gov</a>
ZONING	General Industrial; City of Fairfield	SEWER	<a href="http://www.msdcg.org">www.msdcg.org</a>
FLOOR	6" Concrete Slab	TELEPHONE	<a href="http://www.altafiber.net">www.altafiber.net</a>
		OPEX	\$2.45/SF

## AERIAL





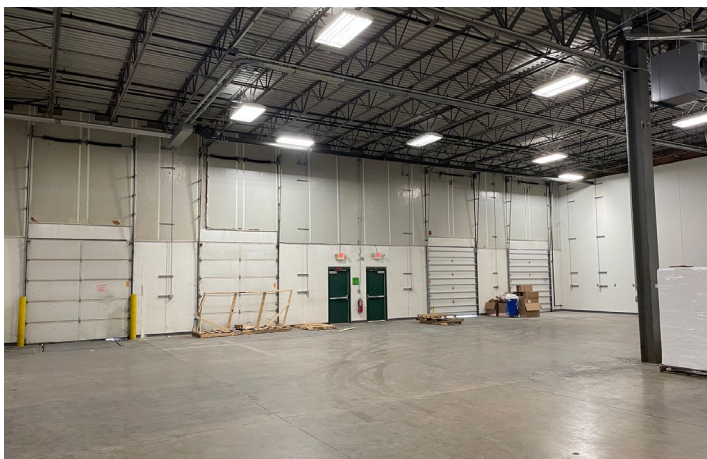
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## PHOTOS



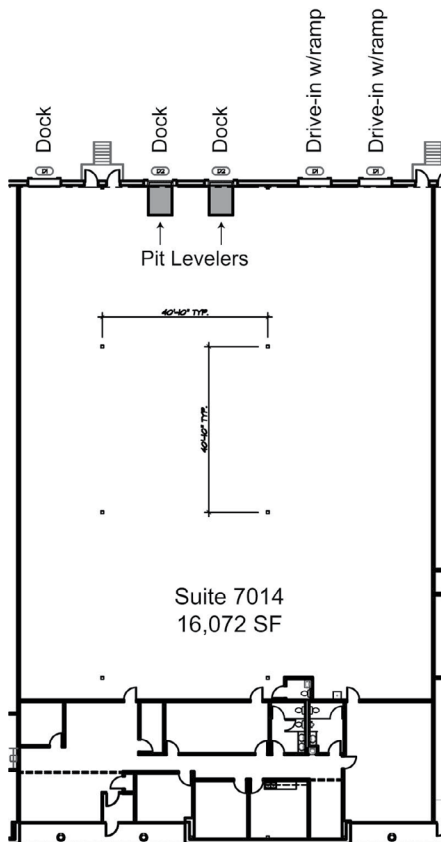
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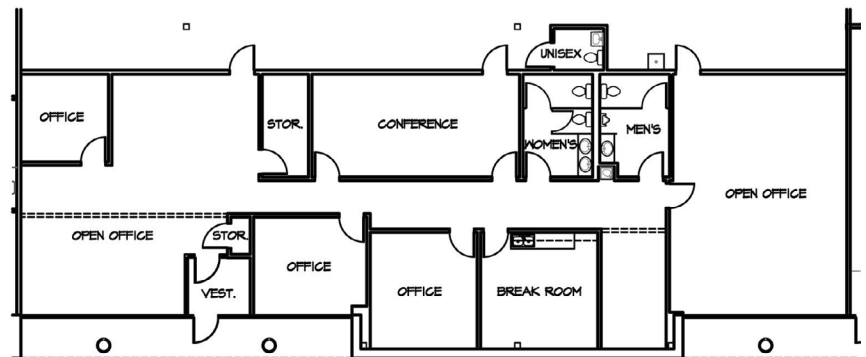
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## FLOOR PLAN



Office Layout



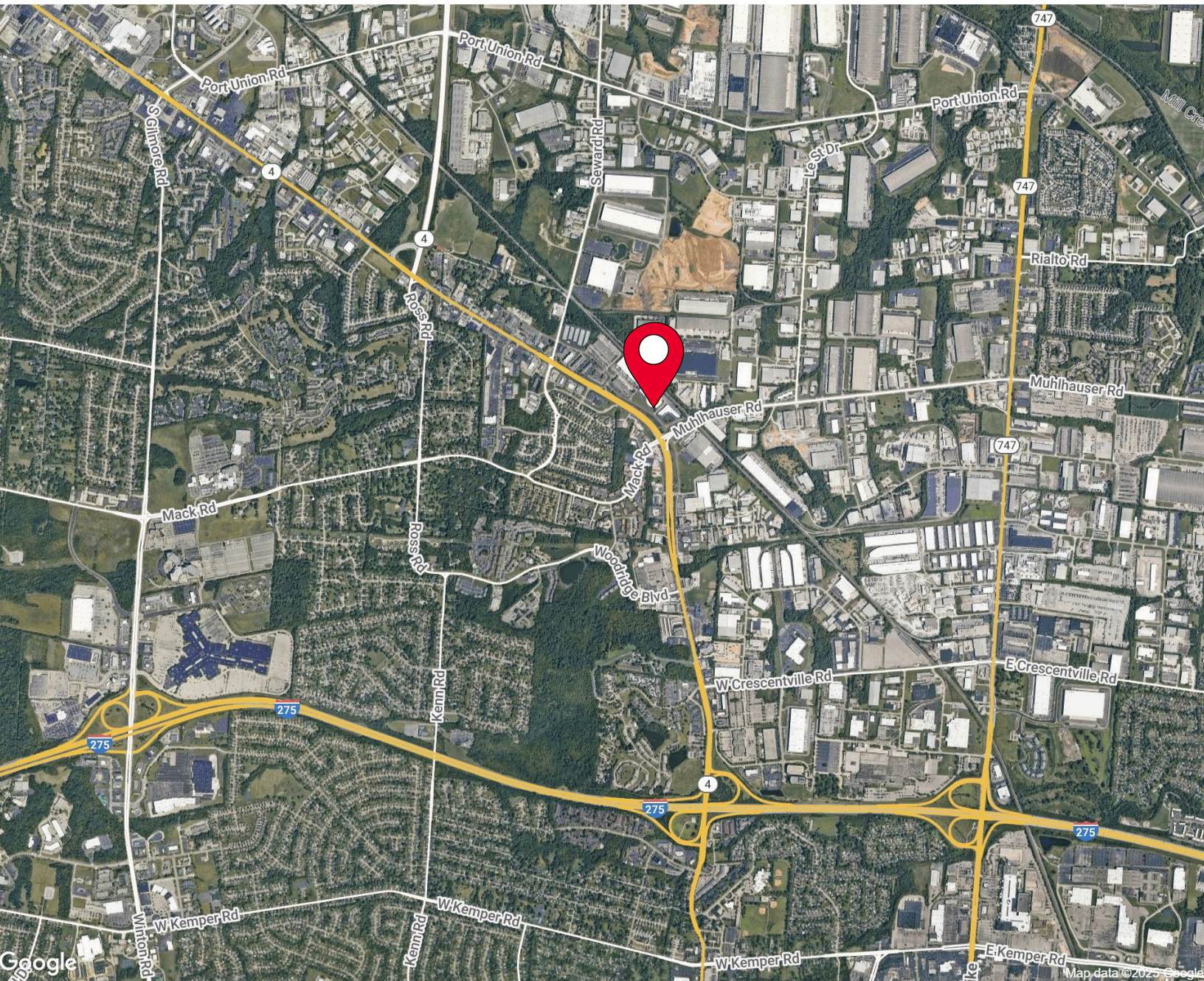


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## AERIAL LOCATION



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