

FOR LEASE

7002-7010 FAIRFIELD BUSINESS CENTER DRIVE

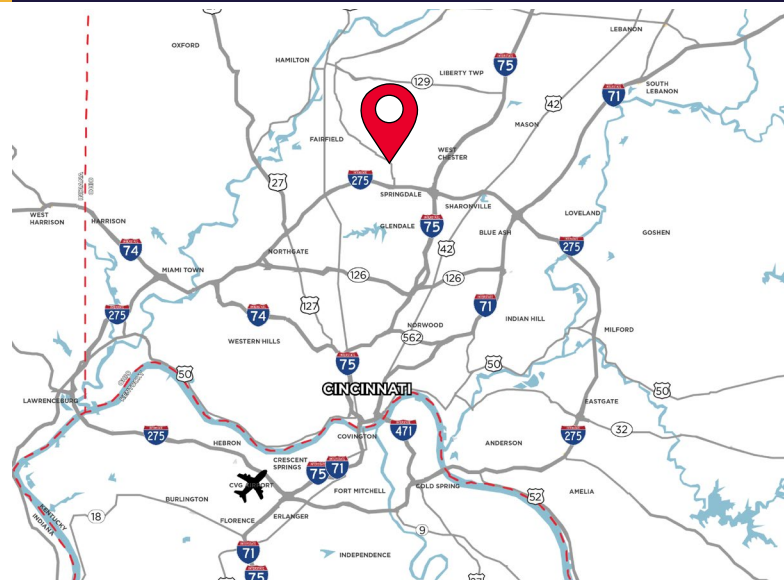
FAIRFIELD, OH 45014



SUITES 7002 - 7010 AVAILABLE

LEASE RATE: NEGOTIABLE

- 47,992 SF Available
 - » 9,592 SF Office
 - » 20' - 24' Clear Height
 - » (11) Dock Doors
 - » (4) Drive-in Doors
- I-275/Route 4 Interstate Access
- Available 1/1/2027



For more information, contact:

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LOCATION	Butler County
BUILDING SIZE	76,744 SF
AVAILABLE SIZE	47,992 SF
OFFICE SIZE	9,592 SF
YEAR BUILT	1988
CONSTRUCTION	Concrete-block masonry
CLEAR HEIGHT	20' - 24'
COLUMN SPACING	40' x 40'
BUILDING DIMENSIONS	160' x 480'
ROOF	Mechanically attached 45 mil TPO
ZONING	General Industrial, City of Fairfield

DOCK DOORS	(11) Dock Doors
DRIVE-IN DOORS	(4) Drive-in Doors
PARKING	131 Spaces (entire bldg)
FIRE SUPPRESSION	Wet System
LIGHTING	LED
ELECTRIC	2,000 amps, 277/480v, 3 phase
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
TELEPHONE	www.cincinnati-bell.com (Alta Fiber)
DATA	www.spectrum.com
OPEX	\$1.72/SF

AERIAL



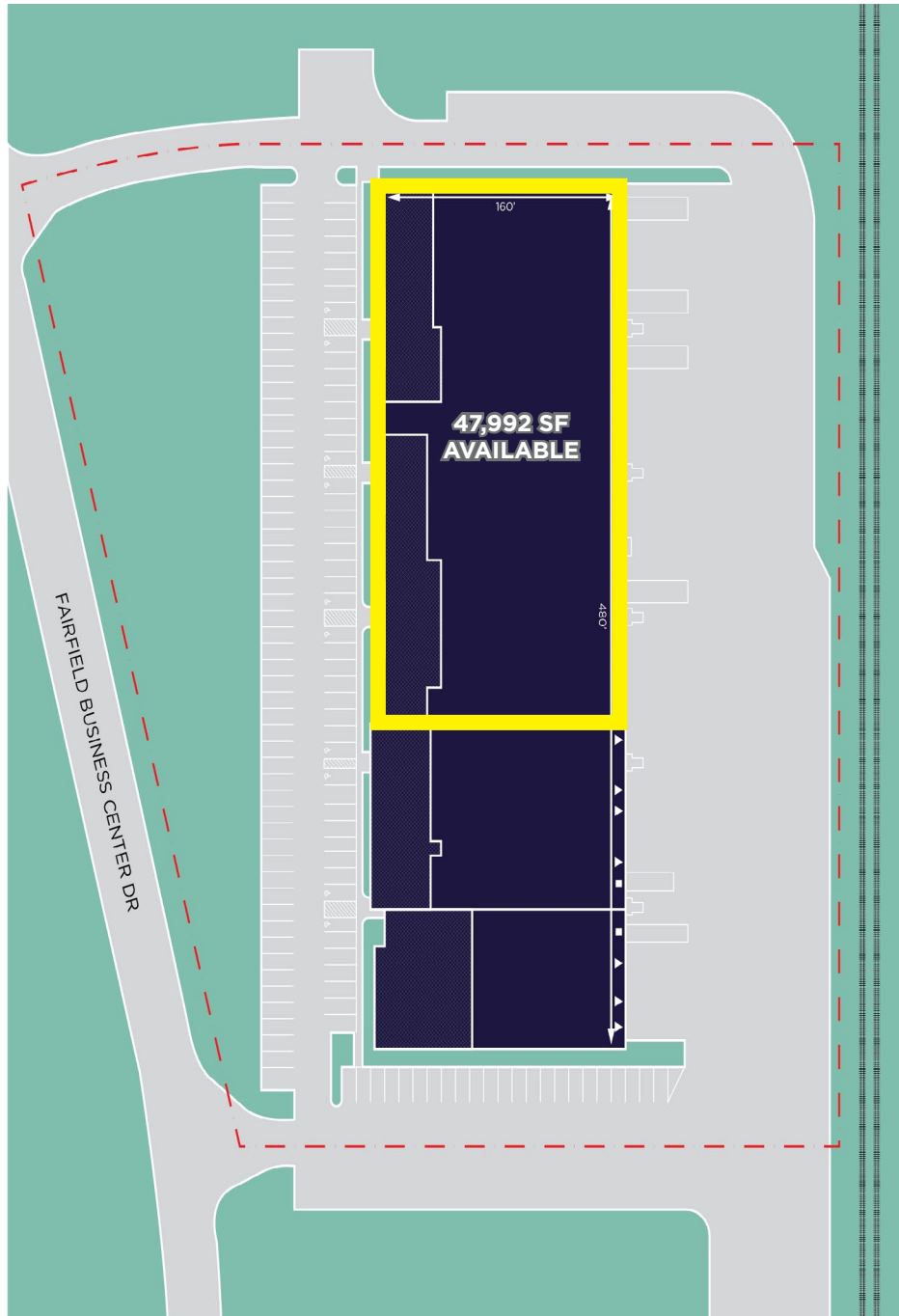
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SITE PLAN



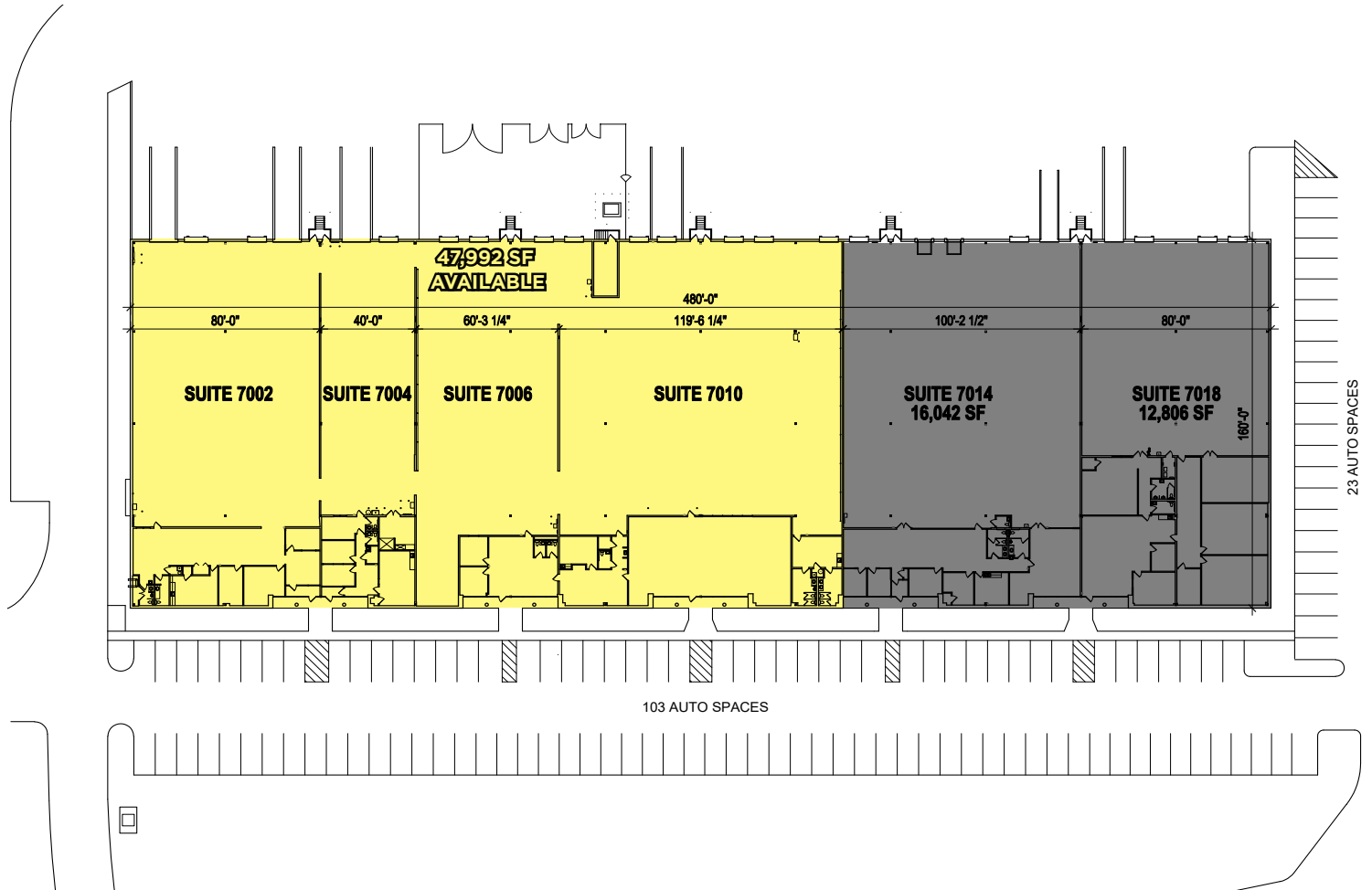
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FLOOR PLAN



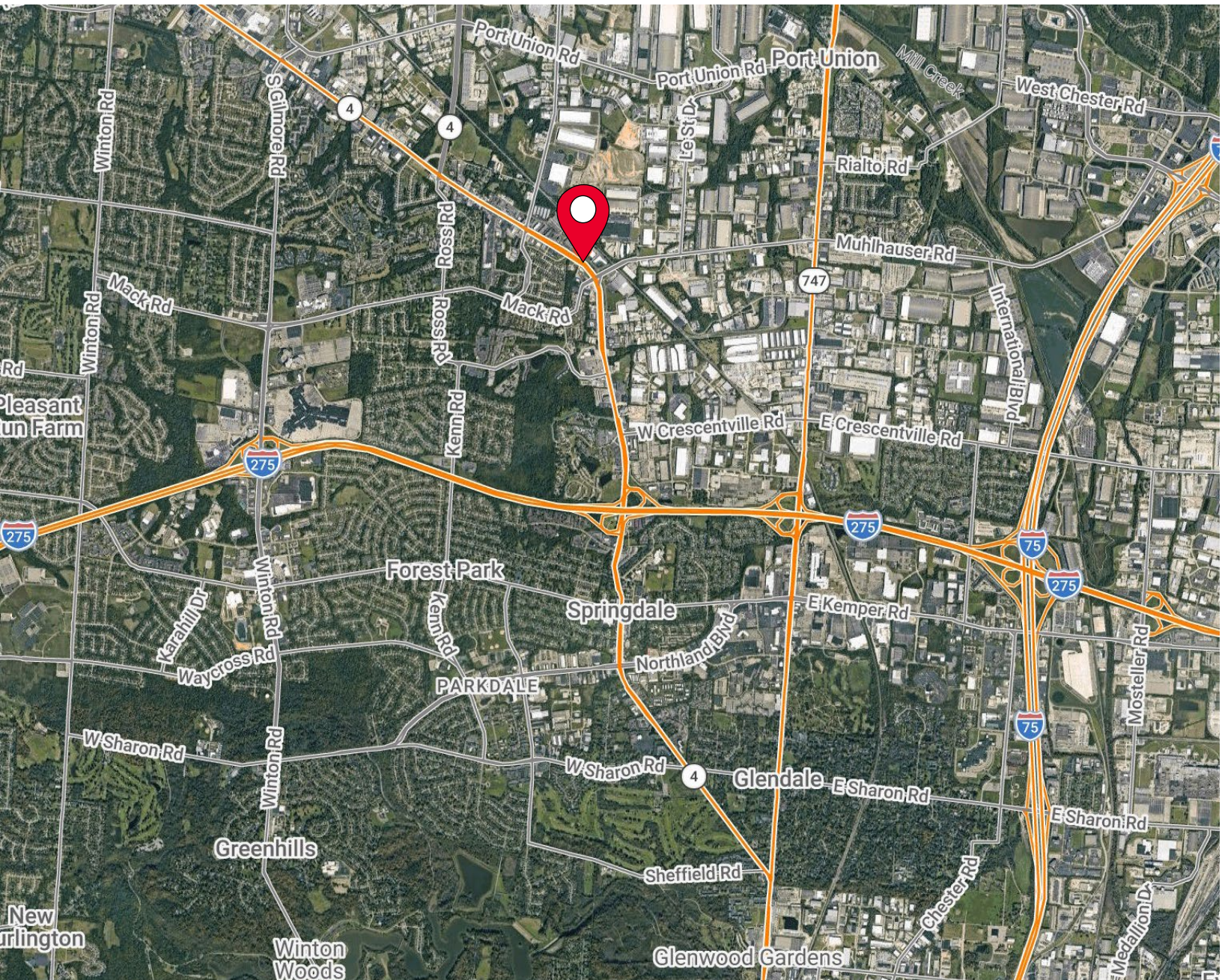
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AERIAL LOCATION



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