



FOR LEASE

# STOCKTON STATION

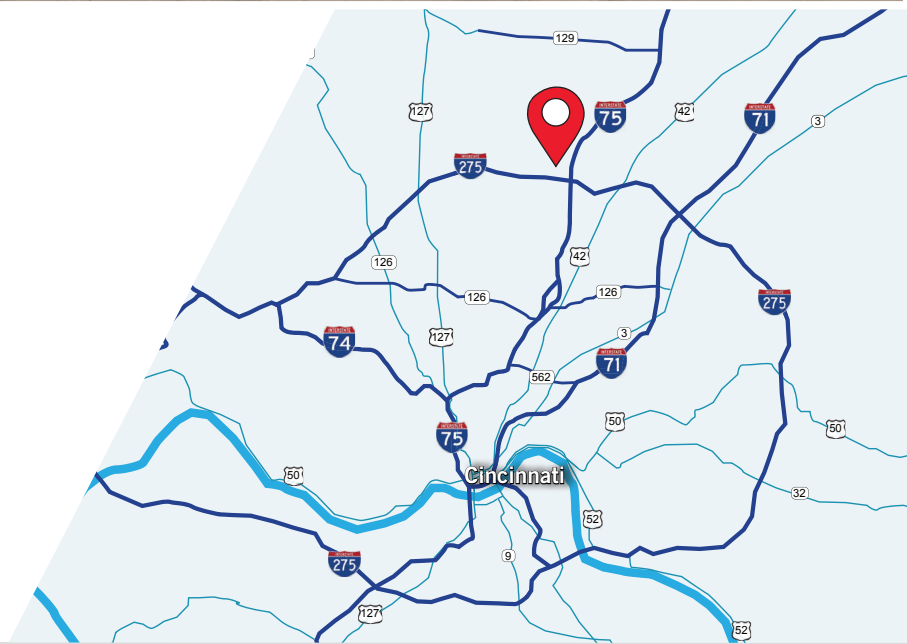
100-400 Office Park Drive, Fairfield, OH 45014



## FOUR BUILDING COMPLEX

### 34,000 TOTAL SF

- 10,200 SF Available
  - Freestanding Building
  - Fully Air Conditioned
  - Three (3) Drive-in Doors
- 3,000 SF Available
- Local, Responsive Owners



For more information, contact:

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100-400 Office Park Drive, Fairfield, OH 45014

## BUILDING SPECIFICATIONS

<b>Location:</b>	Fairfield, OH
<b>Total Complex Area:</b>	34,000 square feet
<b>Available Area:</b>	<u>Building 400</u> 10,200 square feet No office Three (3) Drive-in Doors
	<u>Building 300</u> 3,000 square feet 400 sf office Two (2) Drive-in Doors
<b>Land Area:</b>	6.43 Acres
<b>Zoning:</b>	C-3, PUD
<b>Jurisdiction:</b>	City of Fairfield Butler County
<b>Year Built:</b>	100-300: 2001-2003 400: 2016
<b>Construction:</b>	Pre-engineered metal
<b>Clear Height:</b>	16'
<b>Column Spacing:</b>	Clear span (170' x 60')
<b>Floors:</b>	6" Concrete
<b>Fire Suppression:</b>	None
<b>Lighting:</b>	T-5 Fluorescent
<b>HVAC:</b>	Gas forced air
<b>Electric:</b>	Single phase



### Utilities:

<b>Electric:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Gas:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Water:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Sewer:</b>	Butler County Water & Sewer www.butlercountyohio.org (513.887.3066)
<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>LEASE RATE:</b>	<b>\$6.50 - \$8.00/sf NNN</b>
<b>OP EXP:</b>	<b>\$1.00/sf</b>



**SITE PLAN**

