

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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BUILDING SPECIFICATIONS

Location: Fairfield, OH

Total Complex

Area:

34,000 square feet

Building 400 10,200 square feet

Available Area: No office

Three (3) Drive-in Doors

Building 300 3,000 square feet 400 sf office

Two (2) Drive-in Doors

Land Area: 6.43 Acres

Zoning: C-3, PUD

Jurisdiction: City of Fairfield

Butler County

Year Built: 100-300: 2001-2003 400: 2016

Construction: Pre-engineered metal

Clear Height: 16'

Column Spacing: Clear span (170' x 60')

Floors: 6" Concrete

Fire Suppression: None

Lighting: T-5 Fluorescent

HVAC: Gas forced air

Electric: Single phase



Utilities:

Duke Energy

Electric: www.duke-energy.com

(800.544.6900)

Duke Energy

Gas: www.duke-energy.com

(800.544.6900)

Butler County Water & Sewer

Water: www.butlercountyohio.org

(513.887.3066)

Butler County Water & Sewer

Sewer: www.butlercountyohio.org

(513.887.3066)

Cincinnati Bell

Telephone/Data: www.cincinnatibell.com

(513.566.5050)

Spectrum Cable

Data: www.spectrum.com

(866.481.7927)

LEASE RATE: \$6.50 - \$8.00/sf NNN

OP EXP: \$1.00/sf



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SITE PLAN

