

FOR LEASE

FAIRFIELD BUSINESS CENTER A

7042-7068

FAIRFIELD BUSINESS DRIVE

Fairfield, OH 45014

RECENT BUILDING AND SITE IMPROVEMENTS



PROPERTY FEATURES

OFFICE/WAREHOUSE SPACE AVAILABLE

- + Total building area - 44,011 Sq. Ft.
- + 4,812 - 15,830 Sq. Ft. available
- + 16' clear height
- + Drive-in doors
- + Route 4 visibility
- + Fully sprinklered
- + Ample auto parking
- + Attractive business park environment
- + Professionally landscaped
- + Easy access to I-275 & I-75
- + Suite entry signage available



CONTACT US

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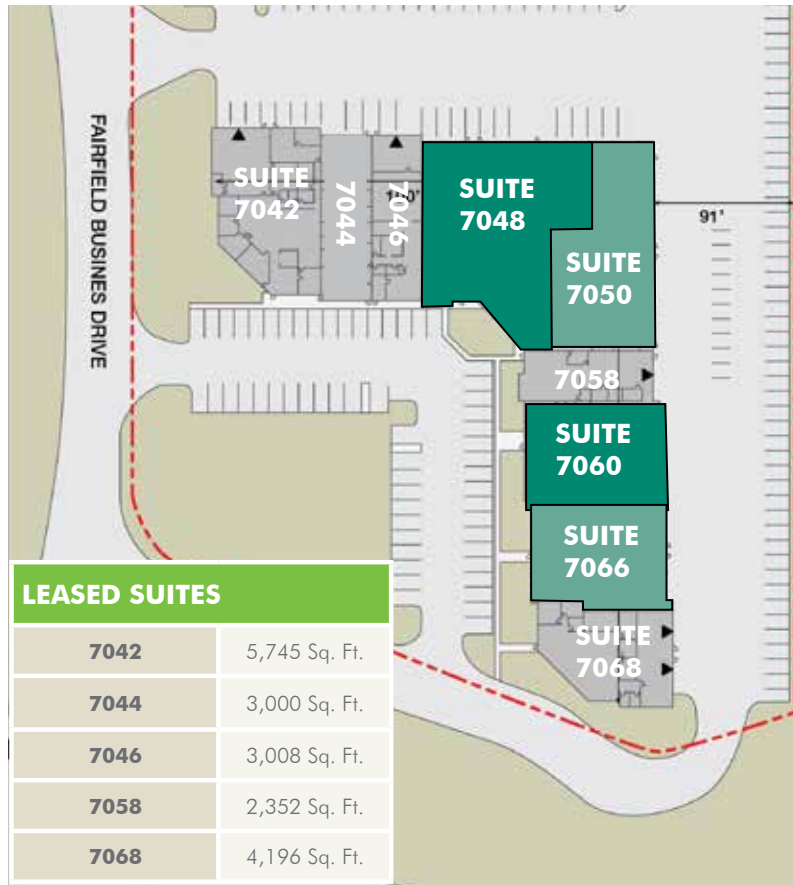
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CBRE

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SITE PLAN



AVAILABLE SUITES

SUITE 7048

- 9,135 Sq. Ft., 6,635 Sq. Ft. Office
- 2 Drive-in doors
- \$6.50 Sq. Ft. NNN
- \$2.72/Sq. Ft. Operating Expenses

SUITE 7050

- 6,695 Sq. Ft., 1,004 Sq. Ft. Office
- 2 Drive-in doors
- \$4.25/Sq. Ft. NNN
- \$2.72/Sq. Ft. Operating Expenses

SUITE 7060

- 4,812 Sq. Ft., 2,412 Sq. Ft. Office
- 2 Drive-in doors
- \$5.95/Sq. Ft. NNN
- \$2.72/Sq. Ft. Operating Expense

SUITE 7066

- 5,069 Sq. Ft., 2,035 Sq. Ft. Office
- 2 Drive-in doors
- \$5.50/Sq. Ft. NNN
- \$2.72/Sq. Ft. Operating Expense

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SITE SPECS

Feature	Details
Clear Height	16'
Drive In Doors	Fourteen (14)
Year Built	1988
Lighting	Varies by suite
Sprinkler	Conventional wet system
Zoning	M-2, Industrial



SITE AERIAL



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SITE AERIAL



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