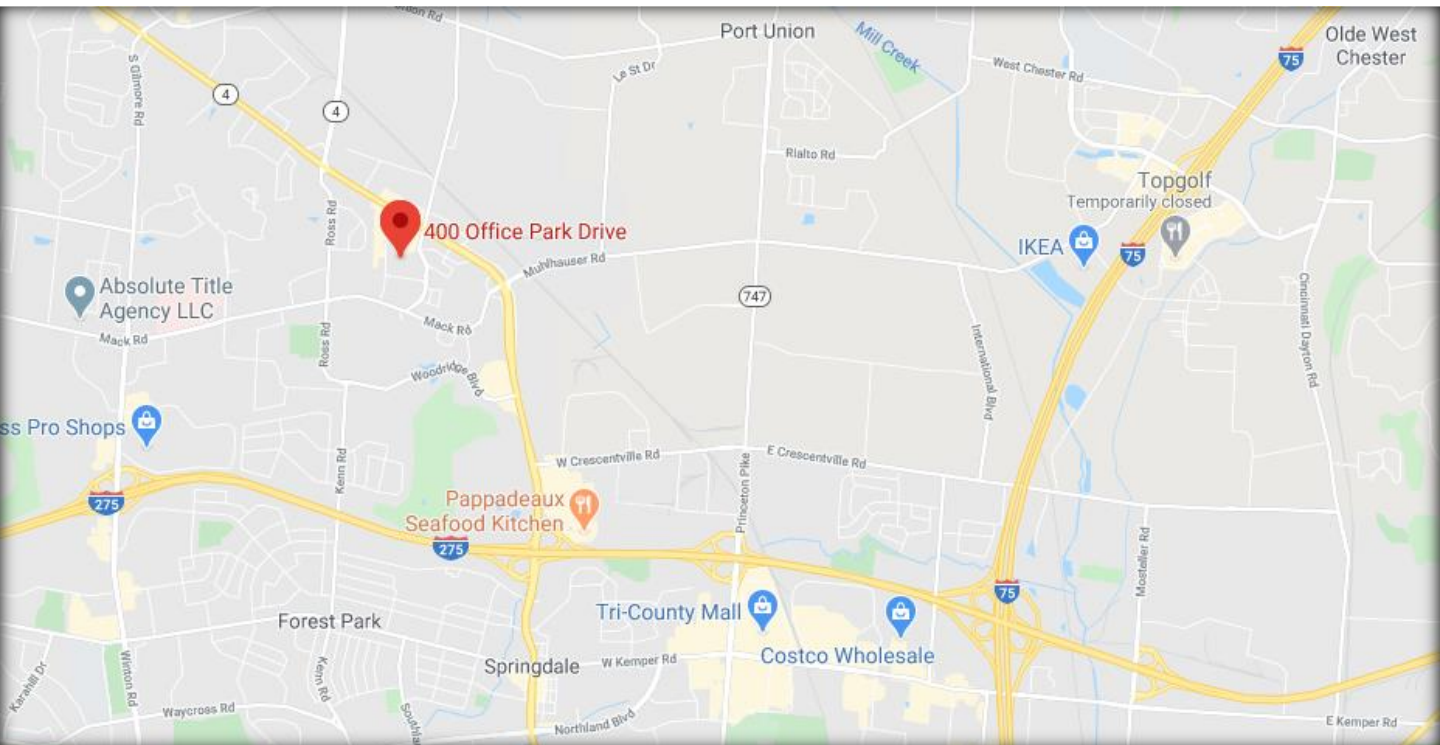


# For Lease

**400 Office Park Dr Fairfield OH 45014**

**3,200 -10,200 SF    3: Drive-In Doors    HVAC 100%**



**DWYER**  
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100  
Cincinnati OH 45225

**Contact:**  
**John or Kevin**

513.784.1776  
www.dwyercre.com

# 400 Office Park Dr Fairfield OH 45015

Parcels: A0700207000048  
Municipality: City of Fairfield  
Land Area: 2.7820 Ac  
Year Built: 2016  
Zoning: C-3 PUD  
Total SF: 10,200 170' x 60' Divisible  
Available Space: 3,200 – 10,200 SF  
Construction: Metal Frame  
Floor: 6" Reinforced Slab  
Roof: Metal  
Parking: 14 Total Stalls  
HVAC: Throughout, Two Units  
Clearance Height: 16' clear, Clear Span Construction  
Drive-In Doors: Three, 12' x 14'  
Electric: Yes Duke Energy Single Phase  
Gas: Yes Duke Energy  
Water/Sewer: Yes Butler County Water & Sewer  
Lighting: T-5 Fluorescent  
Internet: Coax or Telephone  
Restrooms: Two  
Sprinkler System: None  
Access to I-275: 2 Miles  
I-75: 4.5 Miles  
I-71: 10 Miles  
  
Asking Rate: \$5.95/psf Modified Gross  
+ utilities



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