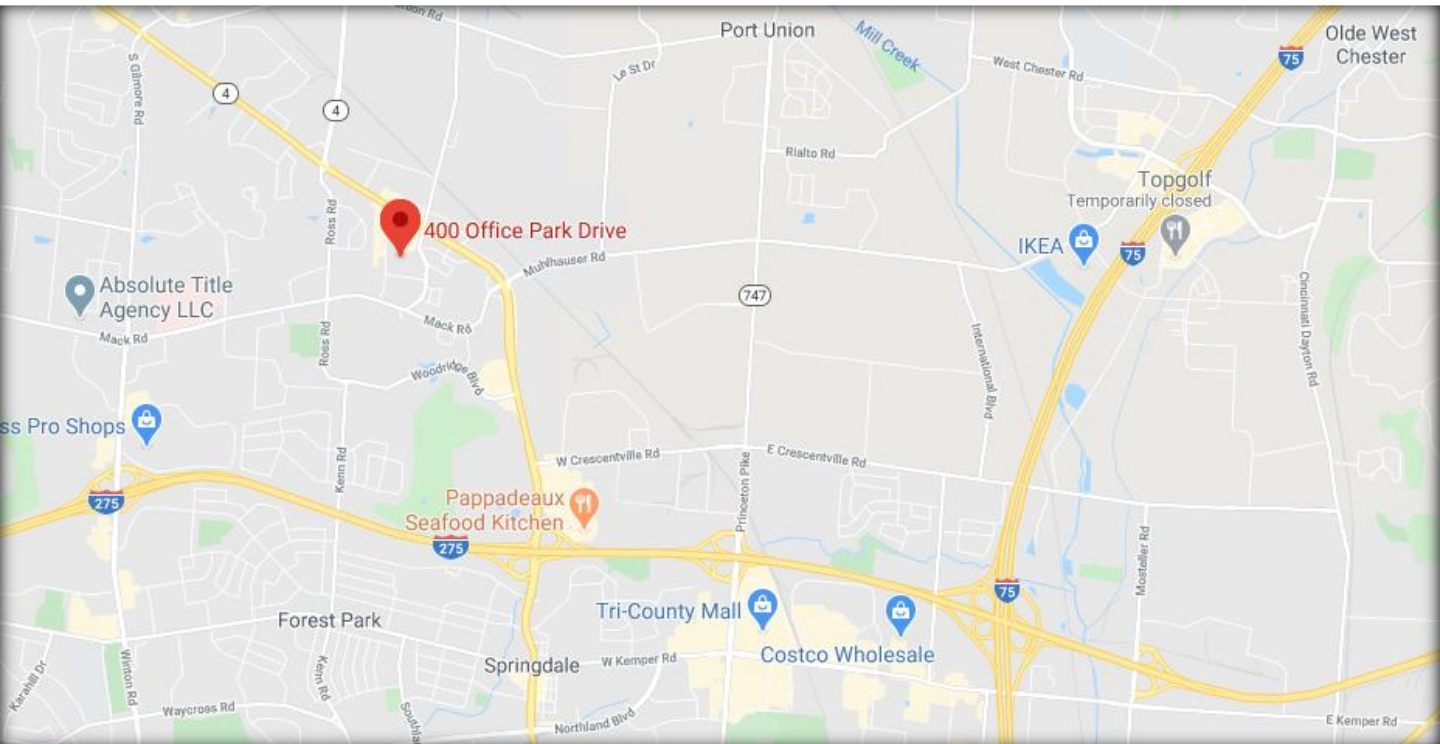


For Lease

400 Office Park Dr Fairfield OH 45014

5,100 SF 1: Drive-In Door 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: 5,100 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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