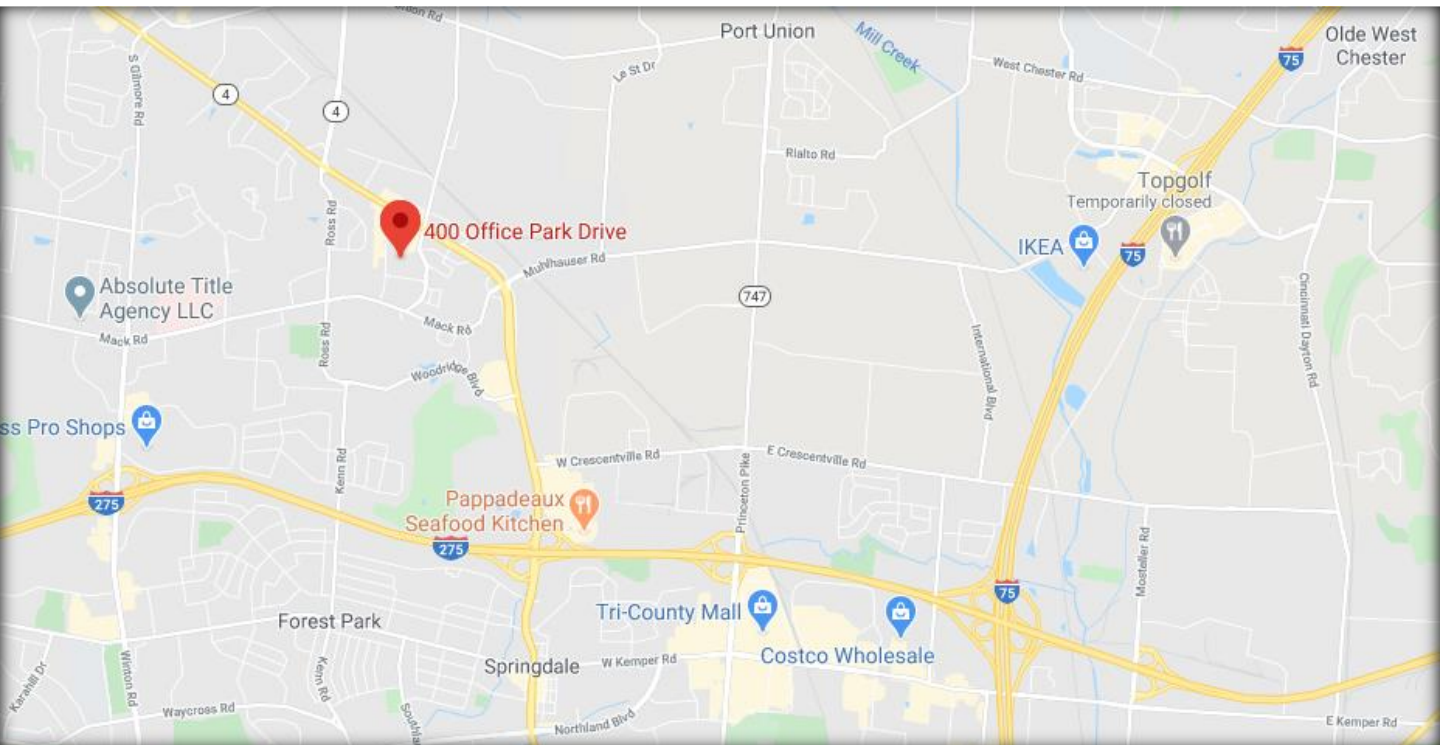


For Lease

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.dwyercr.com

400 Office Park Dr Fairfield OH 45015

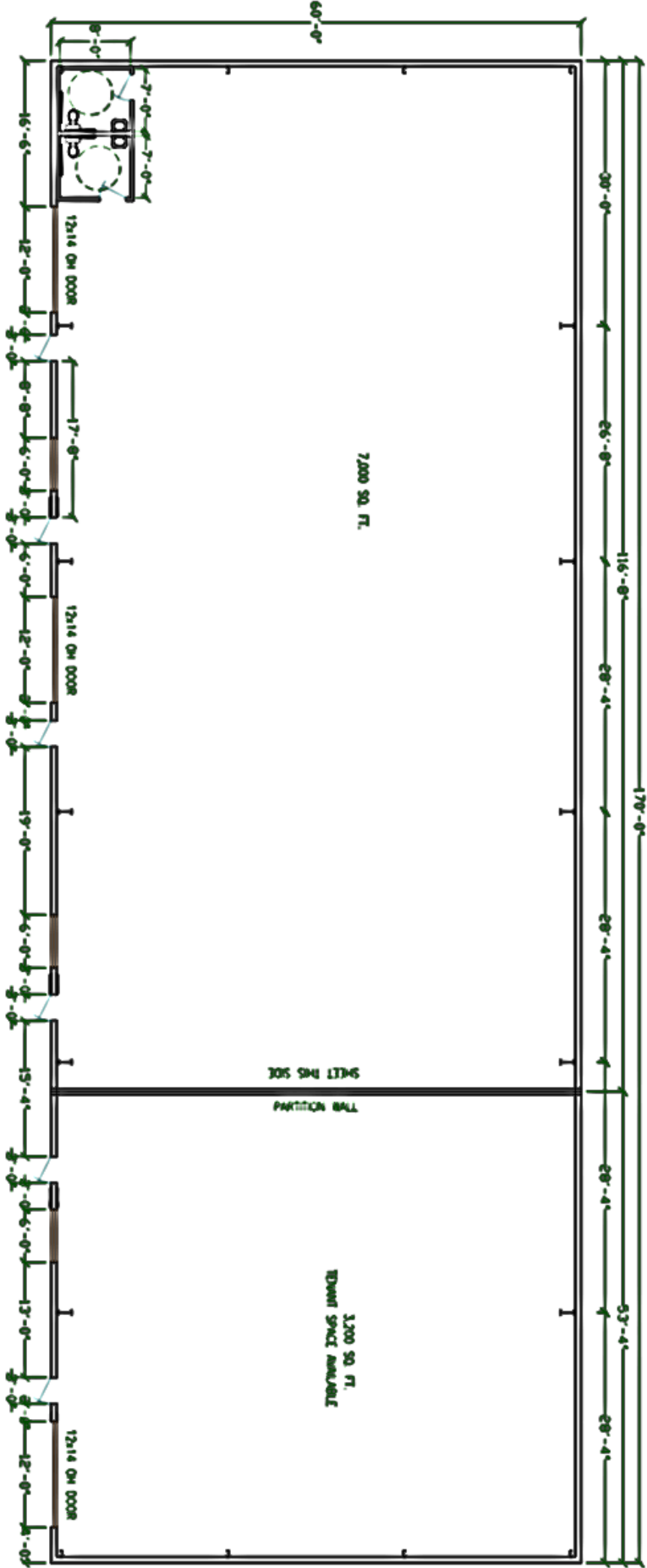
Parcels: A0700207000048
Municipality: City of Fairfield
Land Area: 2.7820 Ac
Year Built: 2016
Zoning: C-3 PUD
Total SF: 10,200 170' x 60' Divisible
Available Space: 3,200 – 10,200 SF
Construction: Metal Frame
Floor: 6" Reinforced Slab
Roof: Metal
Parking: 14 Total Stalls
HVAC: Throughout, Two Units
Clearance 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: \$7.50/psf Modified Gross
+ utilities



2928 Colerain Ave Ste 100 Cincinnati OH 45225

513.784.1776 www.dwyercre.com



7,000 SQ. FT.

PARTITION WALL
SHELT HAS SOK

3,200 SQ. FT.
EXHAUST SPACE AVAILABLE

12x14 OH DOOR

12x14 OH DOOR

12x14 OH DOOR

