# For Lease

*Individual Units and Land for Lease*

## 100-400 Office Park Dr

Fairfield, Ohio 45014





**Jeff Kroeger,** CCIM, SIOR
Senior Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

**Bill Keefer,** SIOR
Senior Vice President
+1 513 562 2235
bill.keefer@colliers.com

**Chuck Ackerman,** CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

**Colliers Cincinnati**
191 Rosa Parks St, Suite 501
Cincinnati, Ohio 45202
+1 513 721 4200

## PROPERTY OVERVIEW

| Building 100* | Building 200* |
|---|---|
| **Unit D** - 1,000 SF<br>Available Immediately | **Unit F** - 1,000 SF<br>Available January 1, 2027 |
| **Units E & F** - 2,000 SF<br>Available Immediately | **Lease Rate: $11.35/SF NNN**<br>**OPEX: $1.85/SF** |

*Office to warehouse ratio varies
*1 Drive-in per 1,000 SF


UNIT E & F OFFICE


UNIT D OFFICE


UNIT E & F OFFICE


UNIT D MEZZANINE


UNIT E & F WAREHOUSE

# BTS OPPORTUNITY | PROPERTY OVERVIEW



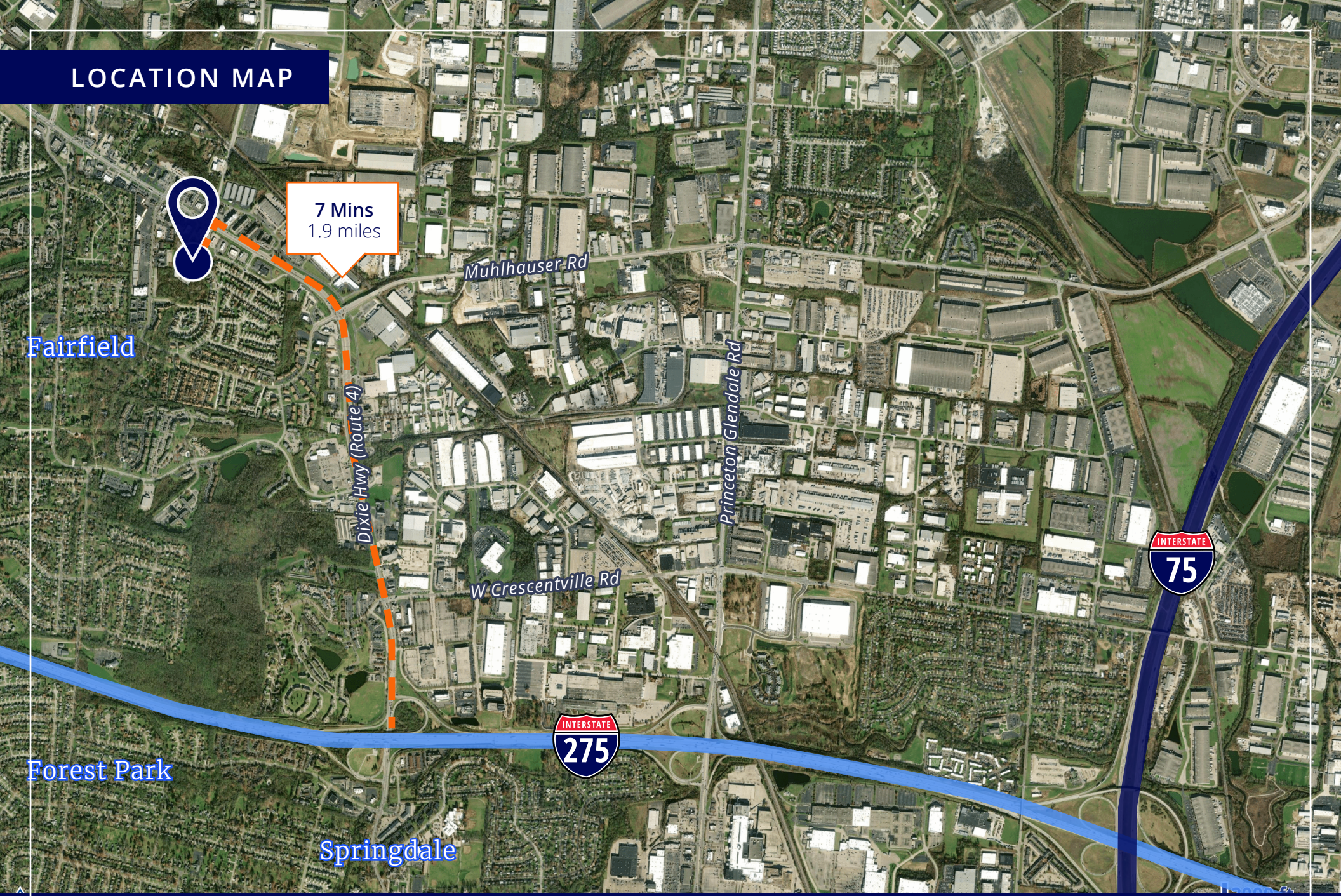






| | |
|---|---|
| **Total SF \| Acres** | 12,000-24,000 SF \| +/- 2.13 Acres |
| **Lease Term** | 5+ Years |
| **Zoning** | C3APUD – City of Fairfield<br>**Click to view more information* |
| **Drive-In** | BTS |
| **Clear Height** | 18'-20' |
| **Other** | • Two additional pads available for ground-up construction<br>• Additional access road available to the site (– –)<br>• All utilities on site |

# LOCATION MAP




This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.