

6725 fairfield business center dr fairfield oh 45014

A Comprehensive Report on 6725 Fairfield Business Center Dr, Fairfield, OH 45014

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Summary: This report provides a detailed analysis of the commercial property located at 6725 Fairfield Business Center Dr, Fairfield, OH 45014. We will examine its physical characteristics, market context, occupancy history (if available), potential value, and its contribution to the broader Fairfield business community. The analysis integrates publicly available data, market research, and comparable property analysis to provide a comprehensive understanding of this specific location and its place within the regional commercial real estate landscape.

1. Property Overview: 6725 Fairfield Business Center Dr, Fairfield, OH 45014

6725 Fairfield Business Center Dr is situated within the larger Fairfield Business Center, a strategically located commercial development in Fairfield, Ohio. To understand the property fully, we need to delve into several key aspects:

1.1 Physical Characteristics:

This section would ideally include details obtained from property records, tax assessments, and potentially site visits (if feasible). Such details would include:

Building Size and Type: Square footage, number of stories, building materials, architectural style. Is it a freestanding building, part of a larger complex, or a multi-tenant facility? Specific information regarding the layout (e.g., office spaces, warehouse space, loading docks) is crucial.

Site Size and Amenities: The size of the land parcel, parking availability (number of spaces, type of parking), landscaping, and any exterior features. Access to major roadways and public transportation would also be considered.

Building Condition and Upgrades: The age of the building, recent renovations or improvements, and the overall state of repair. This significantly influences the property's value and appeal to potential tenants or buyers.

1.2 Location and Accessibility:

Fairfield's strategic location within the greater Cincinnati metropolitan area is a key factor influencing the value of 6725 Fairfield Business Center Dr. We would assess:

Proximity to Major Highways: Easy access to Interstates and major roadways is vital for businesses. The proximity to I-275, for instance, would be a significant advantage for 6725 Fairfield Business Center Dr.

Accessibility to Public Transportation: The availability of bus routes or other public transit options impacts employee commute and overall accessibility.

Surrounding Businesses and Amenities: The presence of other businesses, restaurants, hotels, and retail establishments in the vicinity can enhance the property's desirability.

2. Market Analysis: Fairfield, OH Commercial Real Estate

Understanding the broader Fairfield, OH commercial real estate market is vital for assessing the value and potential of 6725 Fairfield Business Center Dr. This would involve:

Market Trends: Analysis of recent sales of comparable properties in the Fairfield area, including average prices per square foot, absorption rates (how quickly available space is leased), and rental rates. This data would be sourced from reputable real estate databases and market reports.

Supply and Demand: An assessment of the current supply of commercial real estate in Fairfield and the demand from businesses looking for space. Is the market currently experiencing a surplus or shortage of available properties? This information would provide context for the property's potential value and leasing prospects.

Economic Conditions: The overall economic health of the Fairfield area and its influence on the commercial real estate market. Factors such as employment rates, population growth, and new business development would be considered.

3. Property Valuation: 6725 Fairfield Business Center Dr

Based on the information gathered in the previous sections, a detailed valuation of 6725 Fairfield Business Center Dr would be conducted. This could involve several approaches:

Comparable Sales Analysis: Comparing the subject property to similar properties that have recently sold in the Fairfield area. Adjustments would be made for differences in size, location, condition, and amenities.

Income Approach: If the property is currently generating rental income, this approach would

estimate the value based on the net operating income (NOI) the property produces.

Cost Approach: This approach estimates the value based on the cost of replacing the building, minus depreciation.

4. Occupancy History and Tenant Analysis (if applicable)

If information is available on the occupancy history of 6725 Fairfield Business Center Dr, this section would analyze:

Tenant Turnover: The frequency of tenant changes and the reasons behind them. High tenant turnover can indicate problems with the property or the surrounding market.

Tenant Profile: The types of businesses that have occupied the property in the past. This provides insight into the property's suitability for different types of businesses.

Lease Terms: An examination of past lease agreements can reveal information about rental rates, lease durations, and other contractual terms.

5. Economic Impact and Community Contribution

This section would assess the property's contribution to the Fairfield community. This could include:

Job Creation: If the property houses businesses that employ local residents, this section would quantify the number of jobs created or supported by the property.

Tax Revenue: The property taxes generated by 6725 Fairfield Business Center Dr contribute to the local government's revenue. This section would quantify this contribution.

Community Engagement: Does the property or its tenants participate in local community initiatives or events?

(Note: Much of the detailed data for sections 1.1, 2, 3, and 4 would require access to public records, real estate databases, and potentially, on-site inspection. This report framework provides the structure; the specific data would need to be populated with actual research.)

Conclusion:

This report provides a framework for a comprehensive analysis of 6725 Fairfield Business Center Dr, Fairfield, OH 45014. By combining detailed property information with a thorough market analysis and valuation techniques, we can gain a robust understanding of this commercial property's characteristics, value, and contribution to the local economy. The specific findings will depend on the availability of data and further investigation.

FAQs

1. What is the current market value of 6725 Fairfield Business Center Dr? The market value requires a detailed appraisal using comparable sales and other valuation methods and will vary based on the data gathered.

2. Who are the current tenants of 6725 Fairfield Business Center Dr? This information is generally considered confidential and would require accessing property records or contacting the property manager.
3. What is the zoning classification for 6725 Fairfield Business Center Dr? Zoning information can be obtained from the city of Fairfield's planning department.
4. What are the property taxes for 6725 Fairfield Business Center Dr? This information is publicly available through the Butler County Auditor's office.
5. Is there ample parking available at 6725 Fairfield Business Center Dr? This would be determined through property records and site inspection.
6. What is the proximity of 6725 Fairfield Business Center Dr to major transportation routes? This can be easily determined using online mapping tools.
7. What are the building's amenities? This would be ascertained from property records and site visits if possible.
8. What is the history of ownership for 6725 Fairfield Business Center Dr? Ownership history is accessible through county property records.
9. Are there any environmental concerns associated with 6725 Fairfield Business Center Dr? This requires checking with the Ohio EPA and local environmental agencies.

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