

6755 Fairfield Business Park Dr Fairfield Oh 45014

6755 Fairfield Business Park Dr, Fairfield, OH 45014: A Comprehensive Property Report

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Keyword: 6755 Fairfield Business Park Dr Fairfield OH 45014

Introduction:

This report provides a comprehensive analysis of the property located at 6755 Fairfield Business Park Dr, Fairfield, OH 45014. The analysis will encompass property characteristics, market context, valuation estimations, potential risks, and opportunities associated with this address. We will leverage publicly available data, including county records, tax assessments, comparable sales, and market trends to form a holistic understanding of this location.

1. Property Characteristics:

The address, 6755 Fairfield Business Park Dr, Fairfield, OH 45014, is located within the Fairfield Business Park, a strategically located industrial park in Butler County, Ohio. To accurately characterize the property, detailed information regarding the building itself is necessary. This would typically include:

Building Size and Type: Square footage, number of stories, building construction materials (e.g., brick, concrete, steel), and overall structural condition. This data would be obtained from county records or a site visit.

Zoning and Land Use: Verification of zoning regulations to determine permitted uses and any potential development restrictions.

Parking: Number of available parking spaces and their configuration.

Utilities: Availability of essential utilities, such as water, sewer, electricity, and natural gas.

Accessibility: Proximity to major highways (e.g., I-275), public transportation, and other key infrastructure.

(Note: Due to the limitations of publicly available data, specific details regarding the building's characteristics at 6755 Fairfield Business Park Dr are not readily available at this time. A physical inspection and review of local property records are necessary to acquire this crucial information.)

2. Market Context:

Fairfield, Ohio, and the surrounding Butler County area have experienced significant economic growth in recent years, primarily driven by the manufacturing and logistics sectors. The Fairfield Business Park, where 6755 Fairfield Business Park Dr is located, benefits from this growth. Key market factors to consider include:

Vacancy Rates: Analyzing vacancy rates in the immediate vicinity of 6755 Fairfield Business Park Dr and within the broader Fairfield Business Park provides insight into market demand.

Rental Rates: Comparative analysis of rental rates for similar properties in the area helps determine a realistic market rent for the subject property.

Sales Data: Examining recent sales of comparable industrial properties in Fairfield and Butler County aids in valuing 6755 Fairfield Business Park Dr. This would involve identifying properties with similar size, features, and location.

Economic Indicators: Analyzing local employment data, population growth, and other economic indicators helps assess the long-term prospects for the property's market value.

(Note: Access to specific vacancy rates, rental rates, and sales data requires subscription to commercial real estate databases, which are not included in this report. However, general market trends are readily available through public sources.)

3. Valuation Estimation:

The value of 6755 Fairfield Business Park Dr would be determined using a combination of valuation approaches:

Income Approach: If the property is income-generating, this method would involve projecting future net operating income (NOI) and capitalizing it using a market-derived capitalization rate.

Sales Comparison Approach: This approach would compare the subject property to recently sold comparable properties in the area, adjusting for differences in size, features, and location.

Cost Approach: This method estimates the cost of replacing the building and land, less depreciation, to determine its value.

(Note: Accurate valuation requires detailed property information and market data. A precise valuation cannot be provided in this report without access to that specific information.)

4. Potential Risks and Opportunities:

Potential risks and opportunities related to 6755 Fairfield Business Park Dr could include:

Environmental Concerns: Potential environmental hazards associated with the property's past use

should be investigated.

Market Fluctuations: The property's value is subject to fluctuations in the overall real estate market and the local economy.

Development Opportunities: Potential for future expansion or redevelopment of the property should be considered.

Infrastructure Improvements: Any planned infrastructure improvements (e.g., road widening, utility upgrades) in the area can significantly impact the property's value.

5. Conclusion:

This report offers a preliminary framework for analyzing the property at 6755 Fairfield Business Park Dr, Fairfield, OH 45014. Further investigation, including a physical site inspection, review of detailed property records, and access to commercial real estate databases are essential to provide a complete and accurate assessment of this property's characteristics, market value, and investment potential. The property's location within a growing industrial park offers considerable potential, but a thorough due diligence process is vital before any investment decisions are made. The information provided here serves as a starting point for more in-depth analysis.

FAQs:

1. What is the current market value of 6755 Fairfield Business Park Dr? A definitive market value cannot be determined without access to detailed property information and comprehensive market data.
2. What is the zoning designation for this property? This information needs to be obtained from the relevant local government zoning department.
3. What are the recent sales prices of comparable properties in the area? Access to commercial real estate databases is necessary to obtain this information.
4. What is the current occupancy rate of the building? This requires accessing property-specific occupancy data from the owner or property management company.
5. Are there any environmental concerns associated with the property? A phase I environmental site assessment is needed to determine environmental risks.
6. What are the property taxes? Property tax information can be found on the Butler County Auditor's website.
7. What is the proximity to major transportation routes? The property is within reasonable distance of I-275, details on precise travel times would require map analysis.
8. What type of businesses are located nearby? A review of local business directories would provide this information.
9. What are the future development plans for the Fairfield Business Park? Contacting the Fairfield City Planning Department will provide insight into future development plans.

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Oct 19, 2018 · 3012 Anchor Dr 2862 Princeton Rd 5954 Golf Club Ln 3034 Anchor Dr 2865 Princeton
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: AK-Alaska : Carrs-Safeway ; 595 East Parks Highway : Wasilla : AK-Alaska : ...

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368-2500 260 10054 parkway medical center hospital 1874 beltline rd sw decatur al 35601 ...

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fairfield county subdivision regulations [draft] september 18, 2024 vii . 9.7 reviewing criteria. 59 10.
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