



154 COMMERCE DR.

LOVELAND, OH 45140

AVAILABLE FOR SALE OR LEASE

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Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Matt Schutte
(859) 414-9169
Matt@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

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INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY HIGHLIGHTS



79,918 SqFt

- Available March 2027
- Prime I-71 Corridor location
- Flexible warehouse, manufacturing, or distribution functionality
- New parking lot and truck court 2026
- Sale price: \$6,995,000 (\$88/SqFt)
- Lease Rate: \$6.95/SqFt NNN



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PROPERTY DETAILS

Total SqFt:	79,918
Warehouse SqFt:	63,934 (160' x 400')
Office SqFt:	15,983
Acreage:	4.62 acres
Clear Height:	18'-21'
Year Built:	1994
Type Construction:	Metal and masonry
Lighting:	LED's and Metal Halide
Column Spacing:	53'x25'
Dock door:	Six (6) - 8'x10' with mechanical pit levelers
Drive-in door:	One (1) - 12'x14'
Sprinkler:	Yes - Wet system
Electrical Service:	480-volt, 3-phase, approx. 800 amps
Heat:	Natural gas-fired units heaters and infrared radiant heaters
Roof:	Warehouse - Metal standing seam and Office - Ballasted rubber membrane
Truck court:	150' (shared) blacktop, new april 2026
Parking Lot:	Approximately 80 spaces, 2023/2024 replacement
Restrooms:	Two (2) sets; One (1) in office and one if warehouse with shower/lockers. Two (2) individual restrooms in the office area.
Assessed Valuation:	\$2,664,960
Annual Property Taxes:	\$70,395
Hamilton County Parcel ID's:	621-0016-0001-00, 621-0016-0031-00, and 621-0016-0032-00

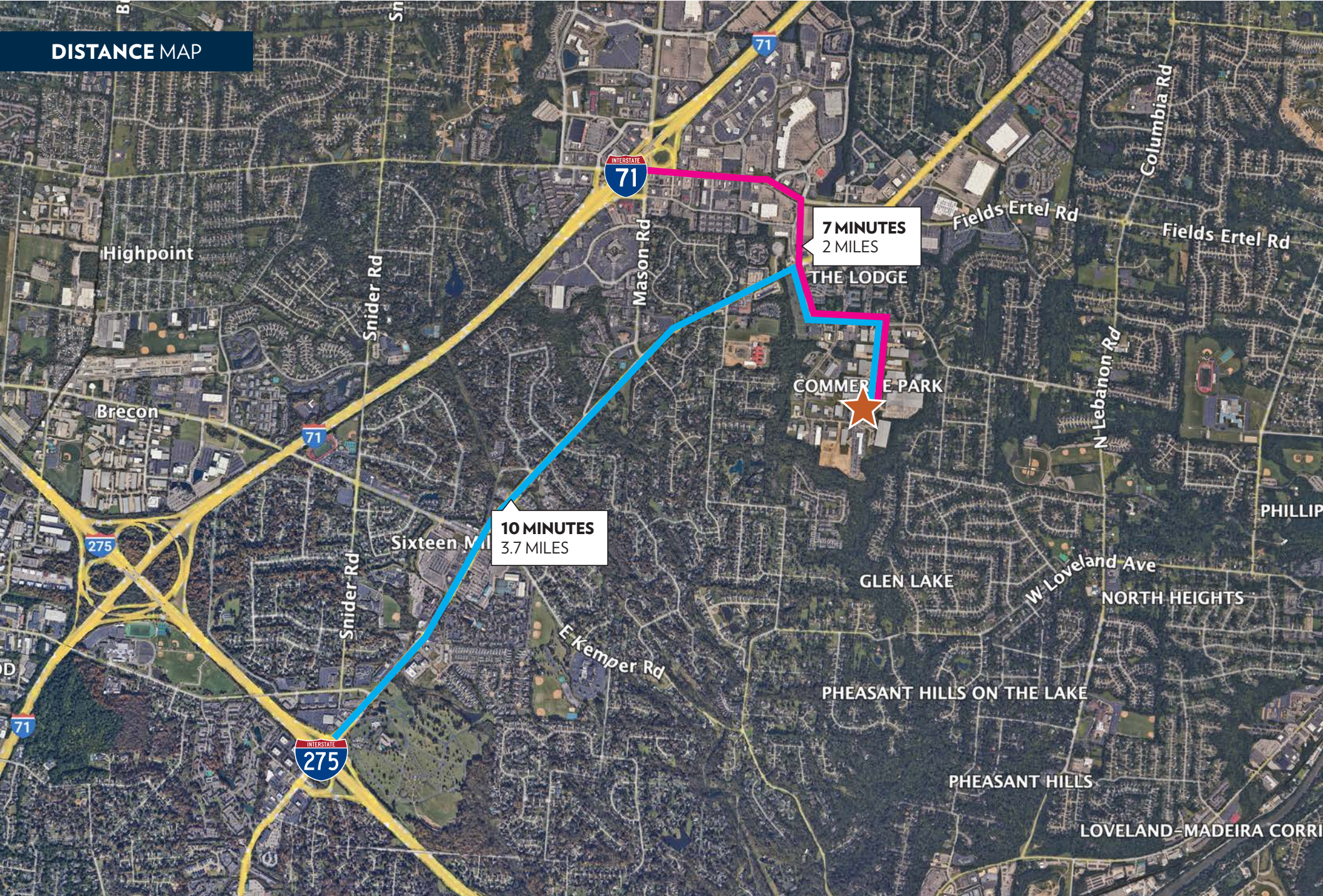
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DISTANCE MAP



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PARCEL OUTLINE



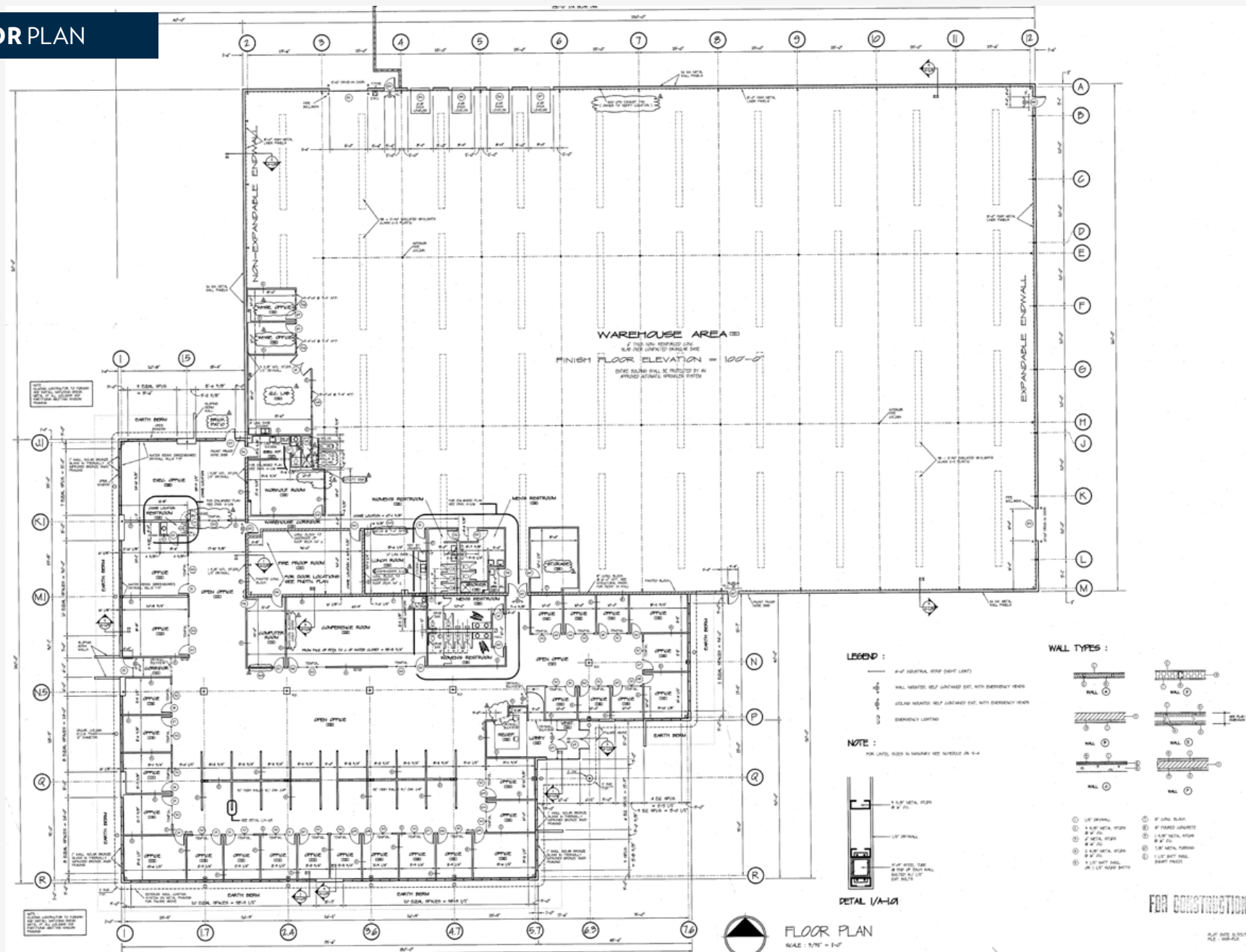
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FLOOR PLAN



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