

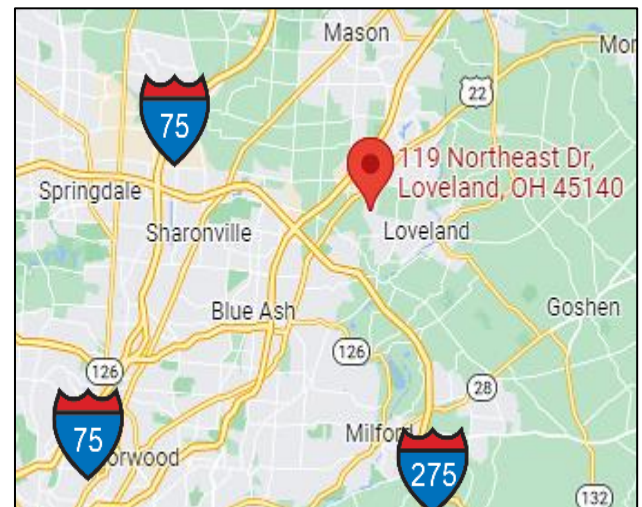
119 Northeast Drive
Loveland, Ohio 45140

PRICE REDUCED!!!
Office/Warehouse
Space for Sale or Lease



PROPERTY FEATURES:

- ❖ 257,810 Total SF for sale
- ❖ Warehouse Space: 252,000 SF (warehouse divided into three (3) demised sections)
- ❖ Office Space: 5,810 SF with ten (10) private offices
- ❖ Two (2) conference rooms
- ❖ Twenty (20) cubicles
- ❖ Fourteen (14) dock doors (8' x 10') with levelers
- ❖ One (1) drive-in door (12' x 14')
- ❖ Men and women's locker rooms with showers, plus extra other bathrooms throughout the facility
- ❖ Alarm system
- ❖ Breakroom
- ❖ Clear height: 23' – 25'
- ❖ Parking spaces: 100 +/-
- ❖ Year built: 1993 / 2000
- ❖ 10.0407 acres
- ❖ **Sale Price: \$15,210,790 (\$59 PSF)**
- ❖ **Lease Rate: \$4.75 PSF for entire site OR \$4.50 PSF for 88,200 SF 3rd Bay and middle 2nd Bay (no office space)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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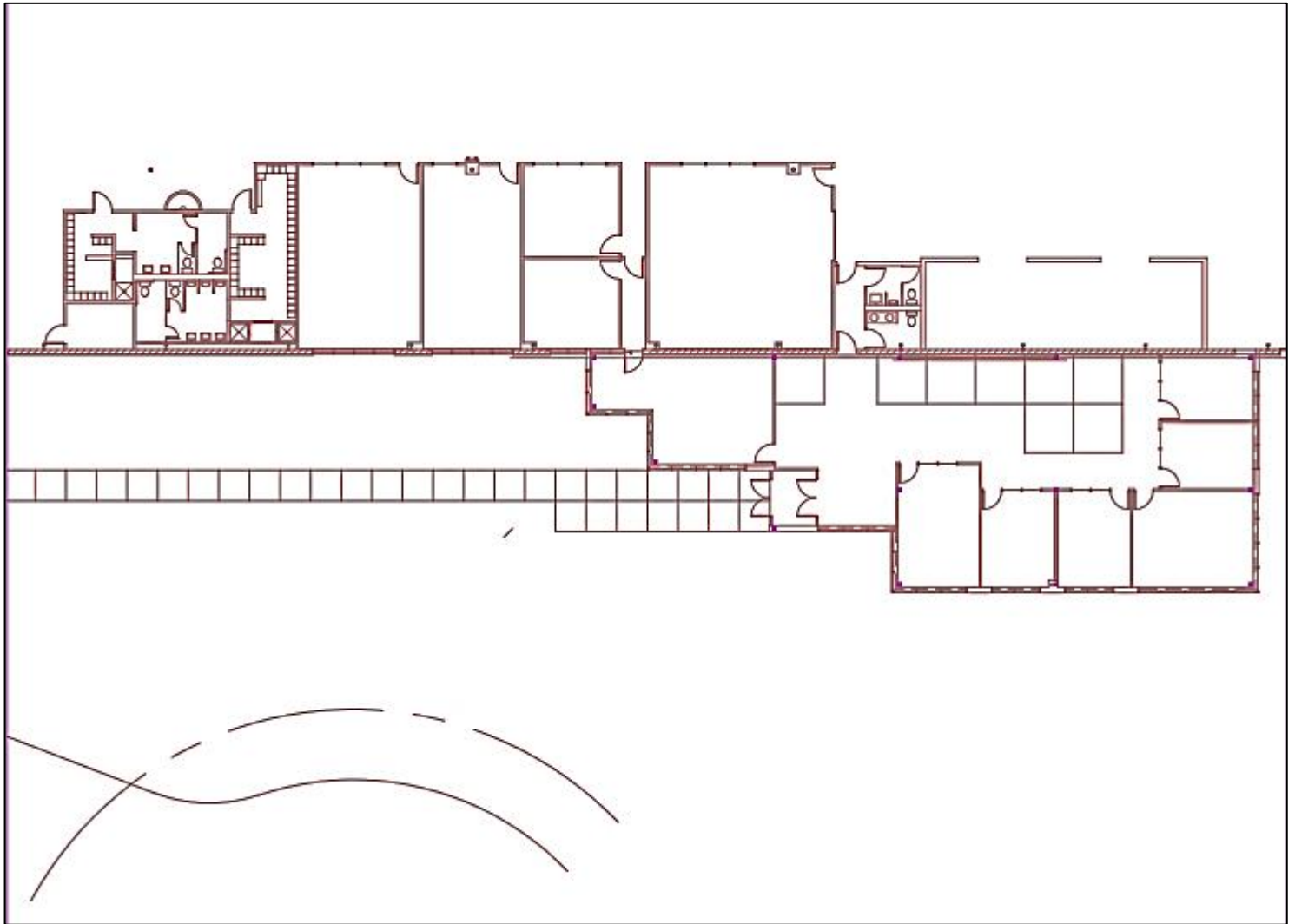
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LOCATION:	City of Loveland Hamilton County
TOTAL SQUARE FOOTAGE:	257,810 ± SF
WAREHOUSE AREA:	252,000 SF Shipping and receiving office and three (3) large warehouse office areas
OFFICE AREA:	5,810 SF
ZONING:	L-I; Light Industrial
LAND SIZE:	10.0407 Acres
CONSTRUCTION:	Metal Pre-Engineered, Split-Face Block
YEAR BUILT:	1993 / 2000
COLUMN SPACING:	30' x 52.6'
CLEAR HEIGHT:	23' – 25'
LOADING FACILITIES:	Fourteen (14) Dock Doors (8' x 10') with Levelers One (1) Drive-in Door (12' x 14')
LIGHTING:	Metal Halide
PARKING:	100 +/- Parking Spaces
SPRINKLERED:	Wet System
ROOF:	Standing Seam Sloped Metal
ELECTRIC:	Main Panel – 3000 Amps, 480/297 Volts / 800 and 600 (3-Phase / 277/480 Volts / 4-Wire Duke – 480/277 Volts/ 3-Phase / 4-Wire)
HEATING & A/C:	Gas-Fired Radiant and Unit Heaters
MISCELLANEOUS:	Private offices; conference rooms; alarm system; men and women's locker rooms with showers, plus extra other bathrooms throughout the facility; skylights; heavy duty wet sprinkler system; large breakroom; fenced area in warehouse
SALE PRICE:	\$15,210,790 (\$59 PSF)
LEASE RATE:	\$4.75 PSF for entire site OR \$4.50 PSF for 88,200 SF 3rd Bay and middle 2nd Bay (no office space)

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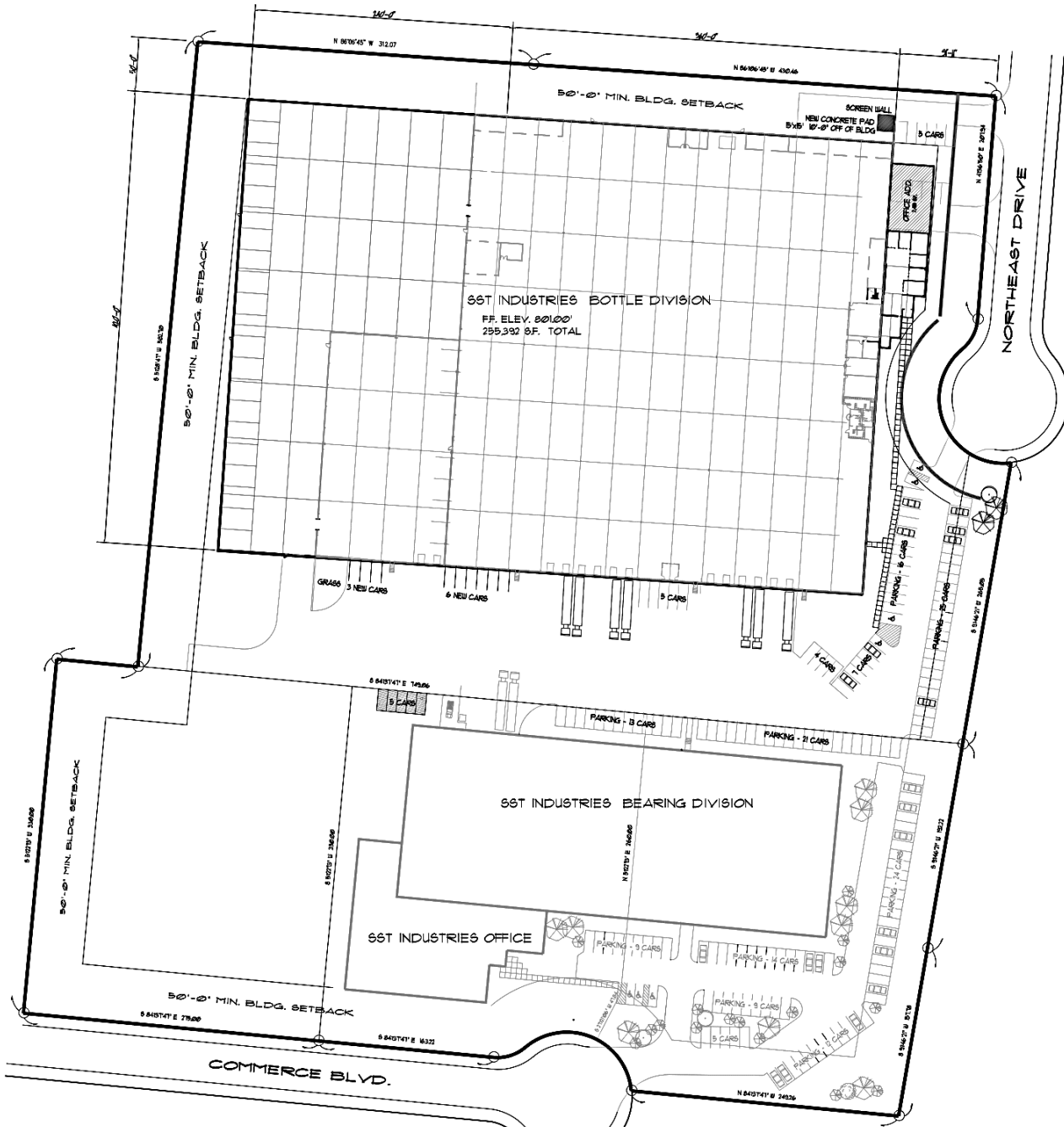
Office Plan



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Site Plan



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