

NORTHEAST COMMERCE CENTER



422 WARDS CORNER RD. LOVELAND, OH 45140
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



10,650 SqFt – 34,800 SqFt

- Located in Miami Township with no employee earnings taxes
- Immediate access to I-275 and minutes to I-71/75
- Full remodel and white box completed in 2023
- 100% HVAC throughout
- Class A facility & professional image
- Additional Docks and Drive-in Doors To Suit
- \$7.95/SqFt NNN + \$4.43/SqFt OpEx/CAM



CLICK HERE FOR AERIAL VIDEO



360° TOURS

CLICK HERE FOR SUITE A

CLICK HERE FOR SUITE B

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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

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LOVELAND, OH

PROPERTY DETAILS

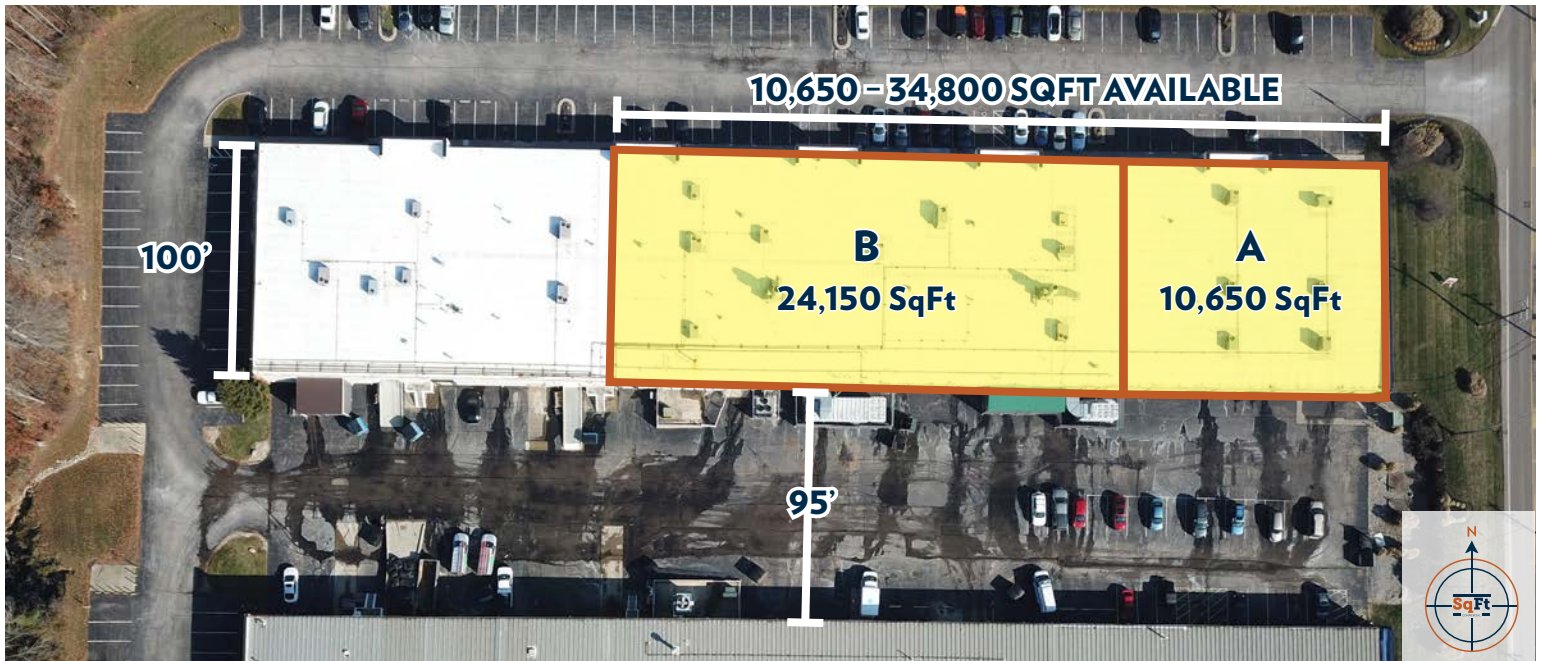
SUITE AB

Total SqFt:	34,800
Warehouse SqFt:	19,990
Office SqFt:	14,900
Clear Height:	14'-15'
Year Built:	1985
Type Construction:	Masonry, concrete block, and steel
Lighting:	LED's
Dock door:	One (1) – 8'x8' with mechanical pit leveler
Drive-in door:	Two (2) 10'x10'
Sprinkler:	Wet system
Electrical Service:	120/208-volt and 240-volt, 3-phase, 2,000+ amps
Heat:	100% HVAC
Truck court:	95' (shared) with asphalt
Parking Lot:	75+ spaces
Restrooms:	Two (2) sets

SUITE B

Total SqFt:	24,150
Warehouse SqFt:	19,990
Office SqFt:	4,250
Clear Height:	14'-15'
Year Built:	1985
Type Construction:	Masonry, concrete block, and steel
Lighting:	LED's
Dock door:	One (1) – 8'x8' with mechanical pit leveler
Drive-in door:	Two (2) 10'x10'
Sprinkler:	Wet system
Electrical Service:	120/208-volt, 3-phase, 800+ amps
Heat:	100% HVAC
Truck court:	95' (shared) with asphalt
Parking Lot:	50+ spaces
Restrooms:	One (1) set

AERIAL VIEW



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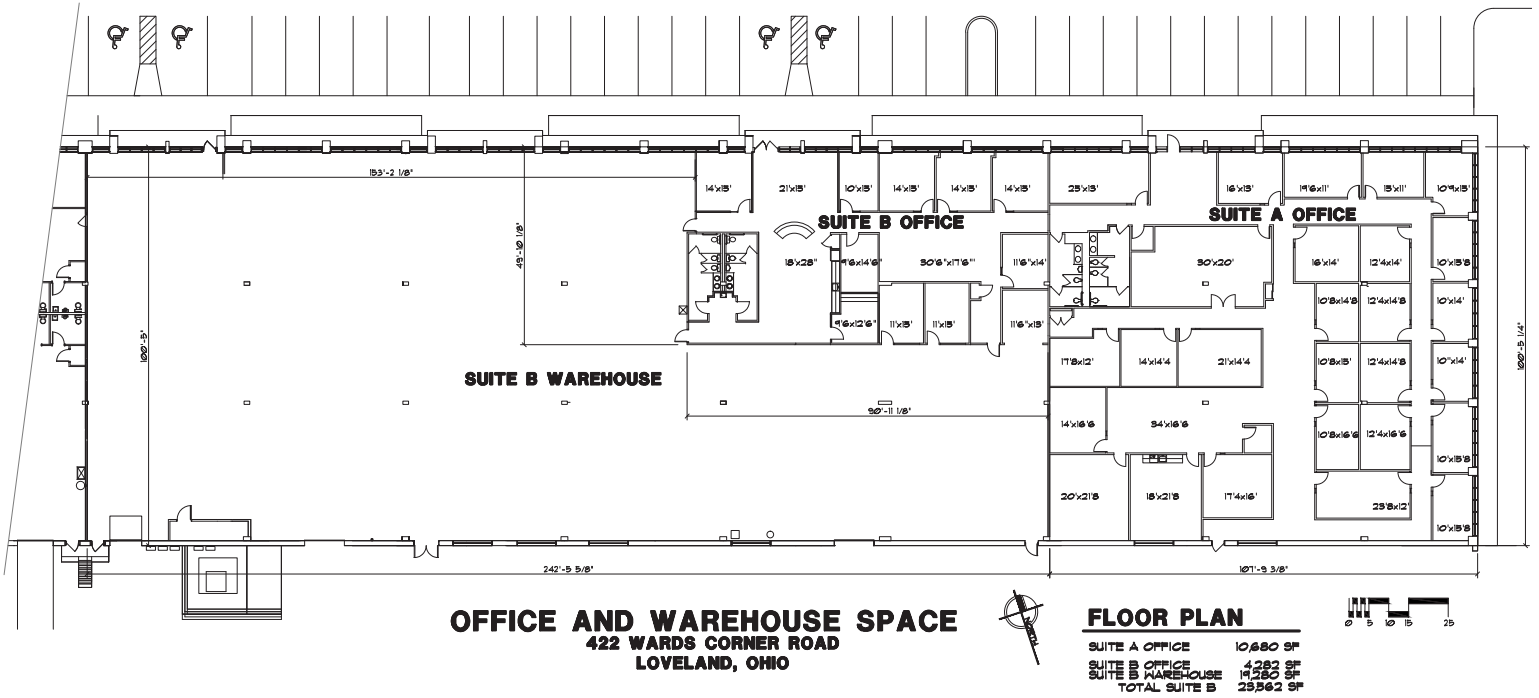
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FLOOR PLAN



ADDITIONAL PHOTO



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ADDITIONAL PHOTOS



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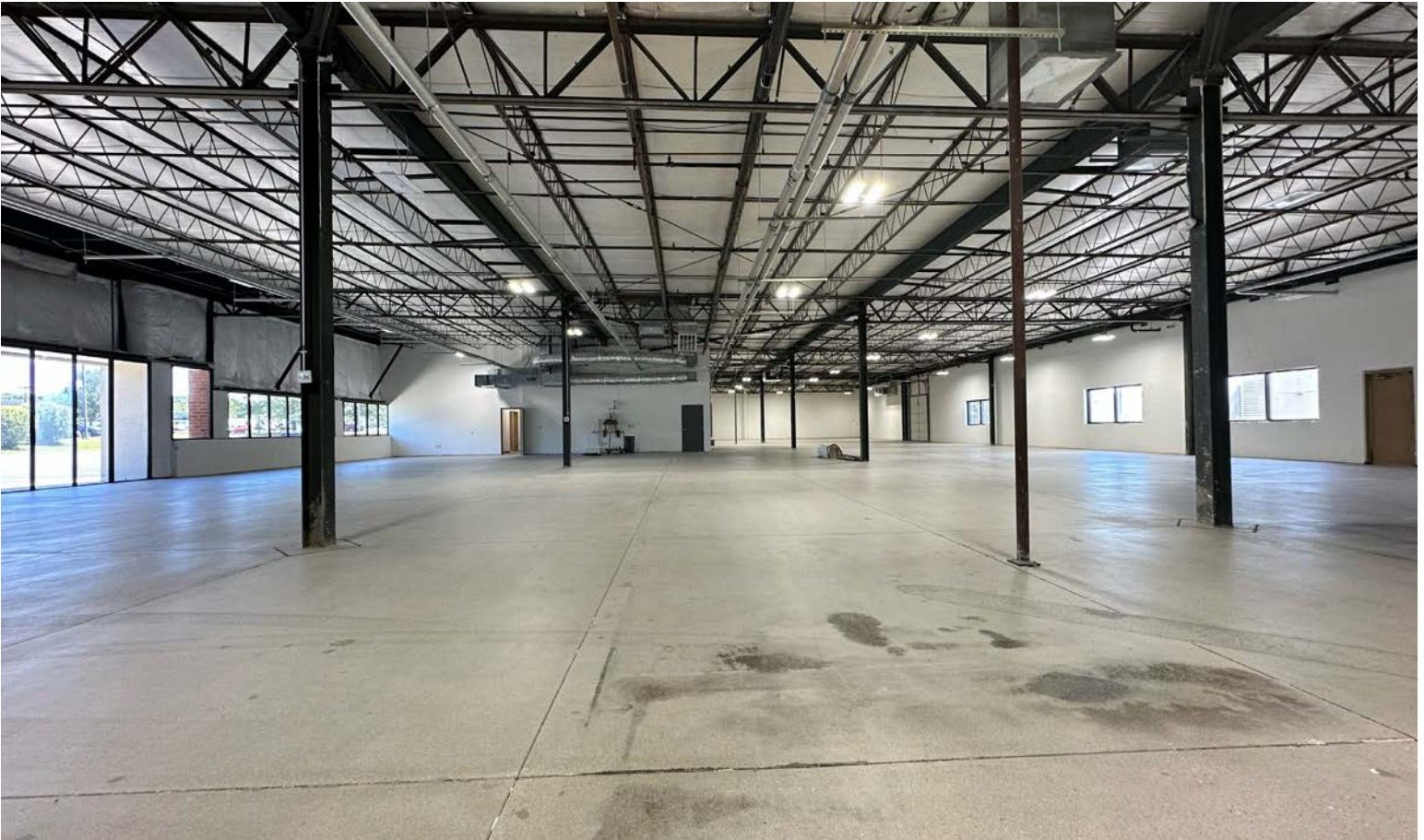
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