

NORTHEAST COMMERCE CENTER



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



PROPERTY HIGHLIGHTS

12,500 SqFt Available

- Located in Miami Township with no employee earnings taxes
- Immediate access to I-275 and minutes to I-71/75
- 100% HVAC throughout
- Floor drains
- Warehouse exhaust fans for vehicle storage
- \$7.95/SqFt NNN + \$4.43/SqFt OpEx/CAM

| | |
|--------------------|---------------------|
| Total SqFt: | 12,500 |
| Warehouse SqFt: | 9,070 |
| Office SqFt: | 3,430 |
| Clear Height: | 14'-15' |
| Year Built: | 1985 |
| Type Construction: | Masonry, CMU, Steel |
| Dock door: | None |

| | |
|---------------------|-----------------------|
| Drive-in door: | One (1) 12' x 10' |
| Sprinkler: | Yes - Wet System |
| Electrical Service: | 120/208 volt, 3-phase |
| Heat: | 100% HVAC |
| Truck court: | 95'-shared |
| Parking Lot: | 25+ spaces |
| Restrooms: | One (1) set |

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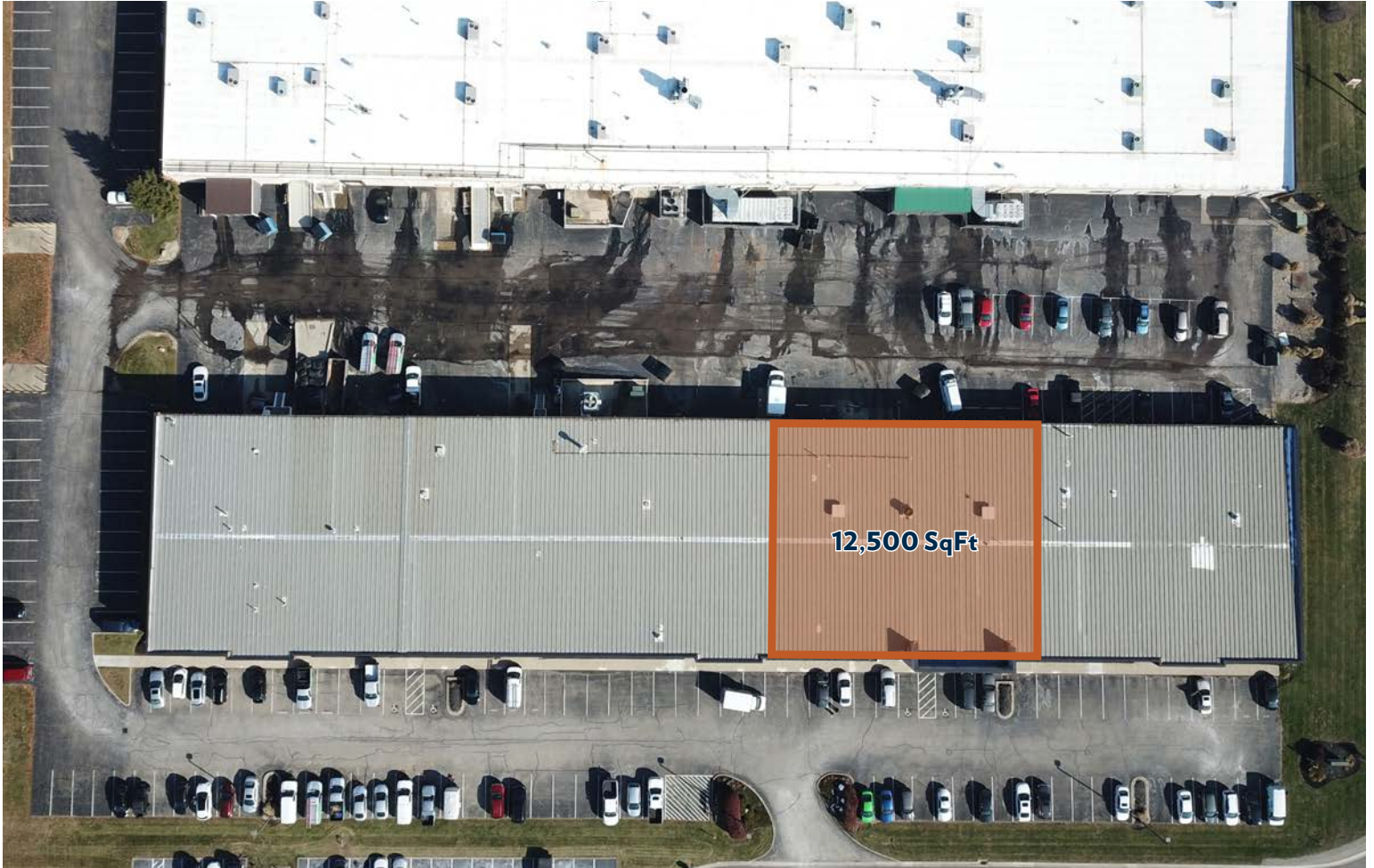
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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

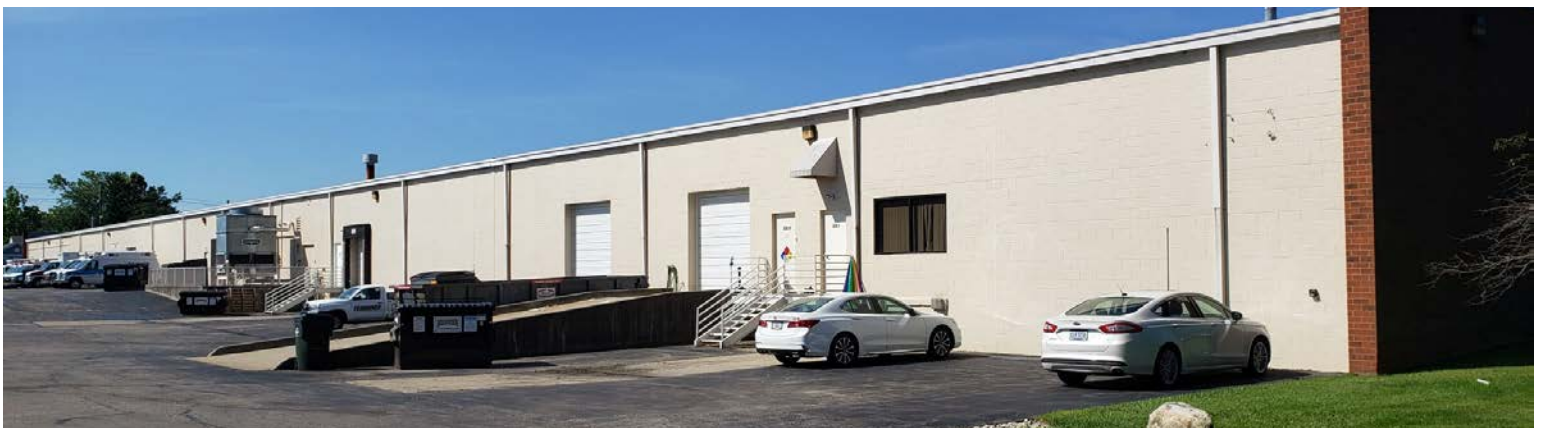
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AERIAL VIEW



EXTERIOR PHOTO



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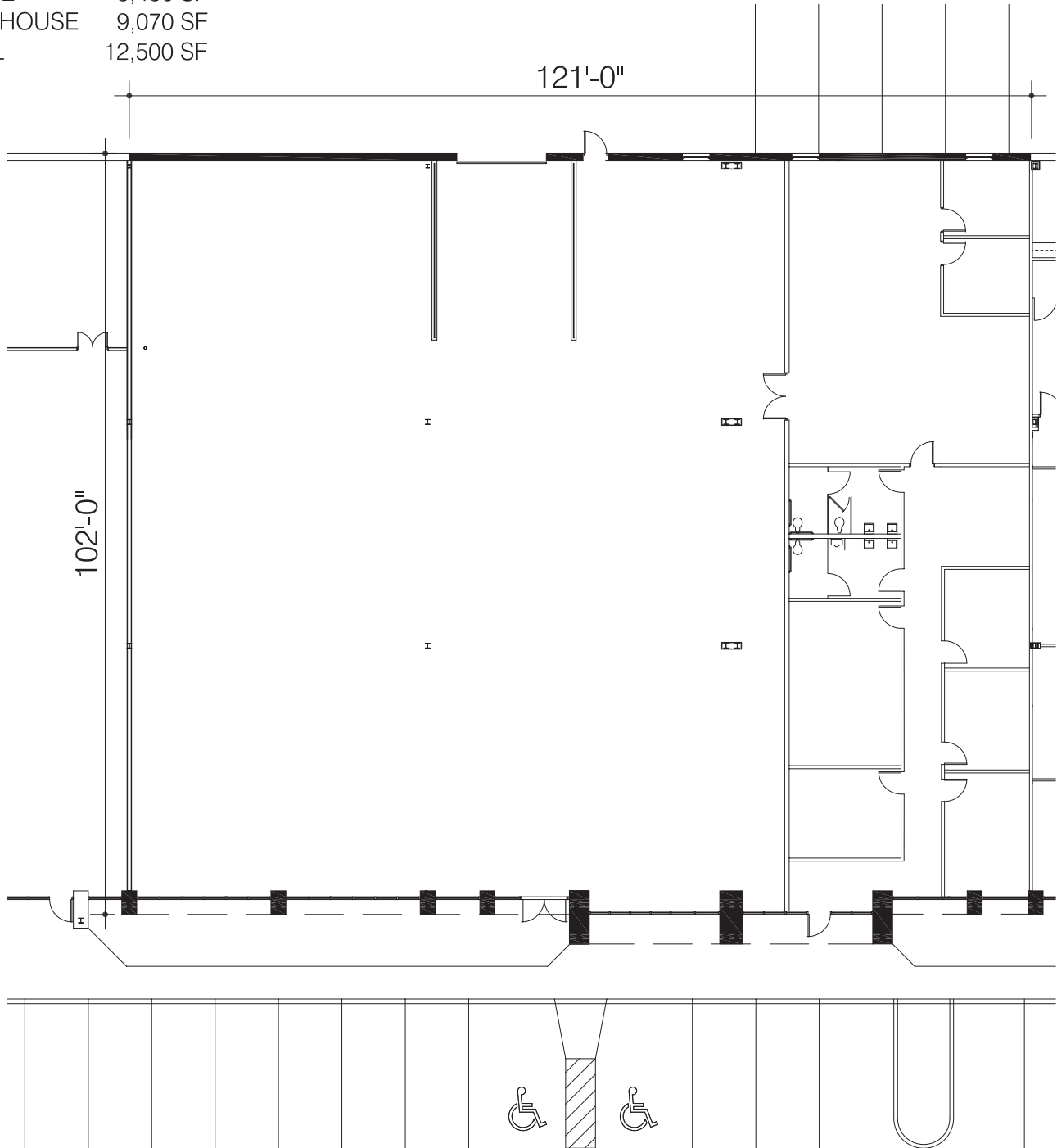
FLOOR PLAN

FLOOR PLAN

3/16" = 1'-0" @ 24X36



OFFICE 3,430 SF
WAREHOUSE 9,070 SF
TOTAL 12,500 SF



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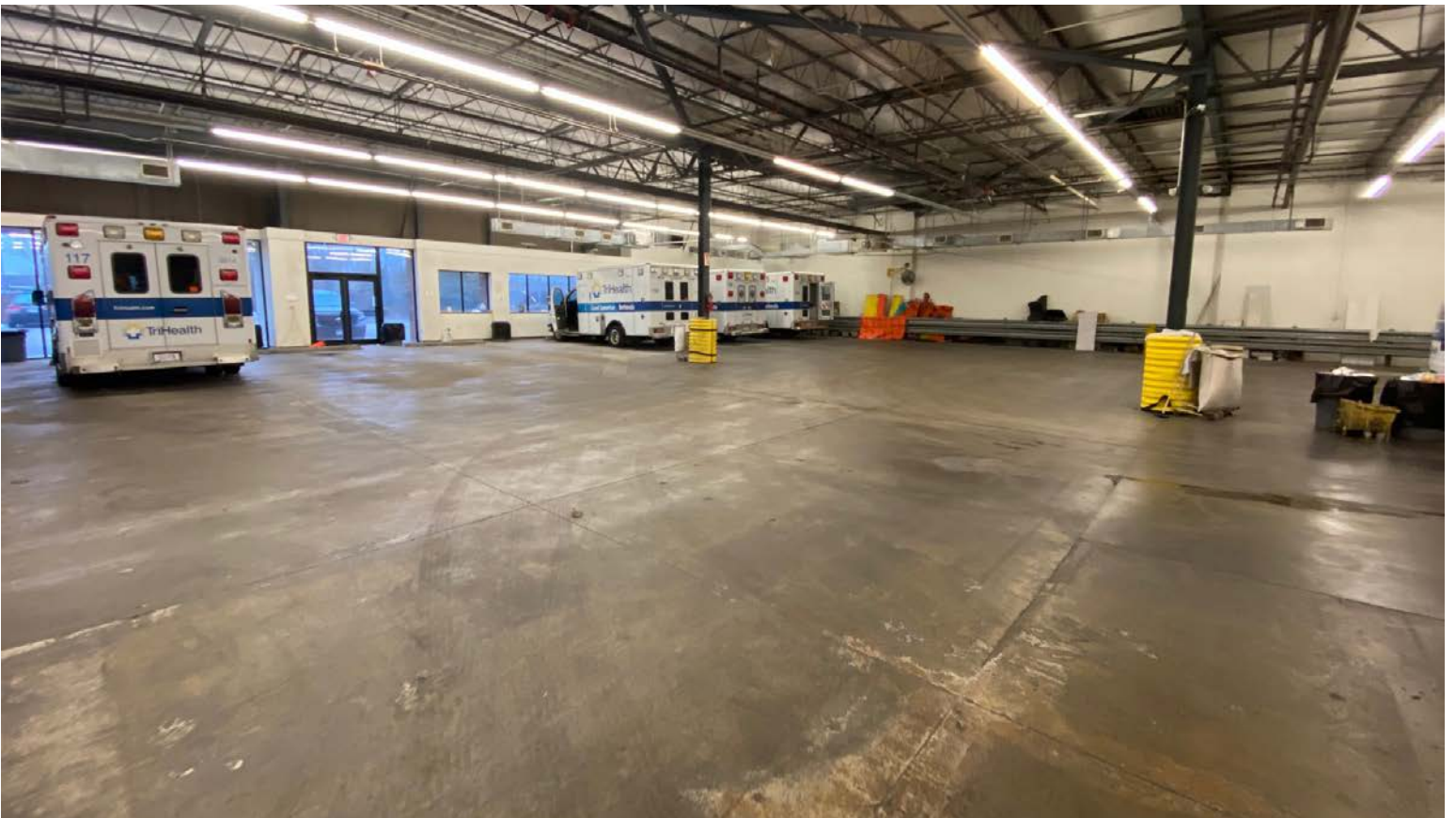
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ADDITIONAL PHOTOS



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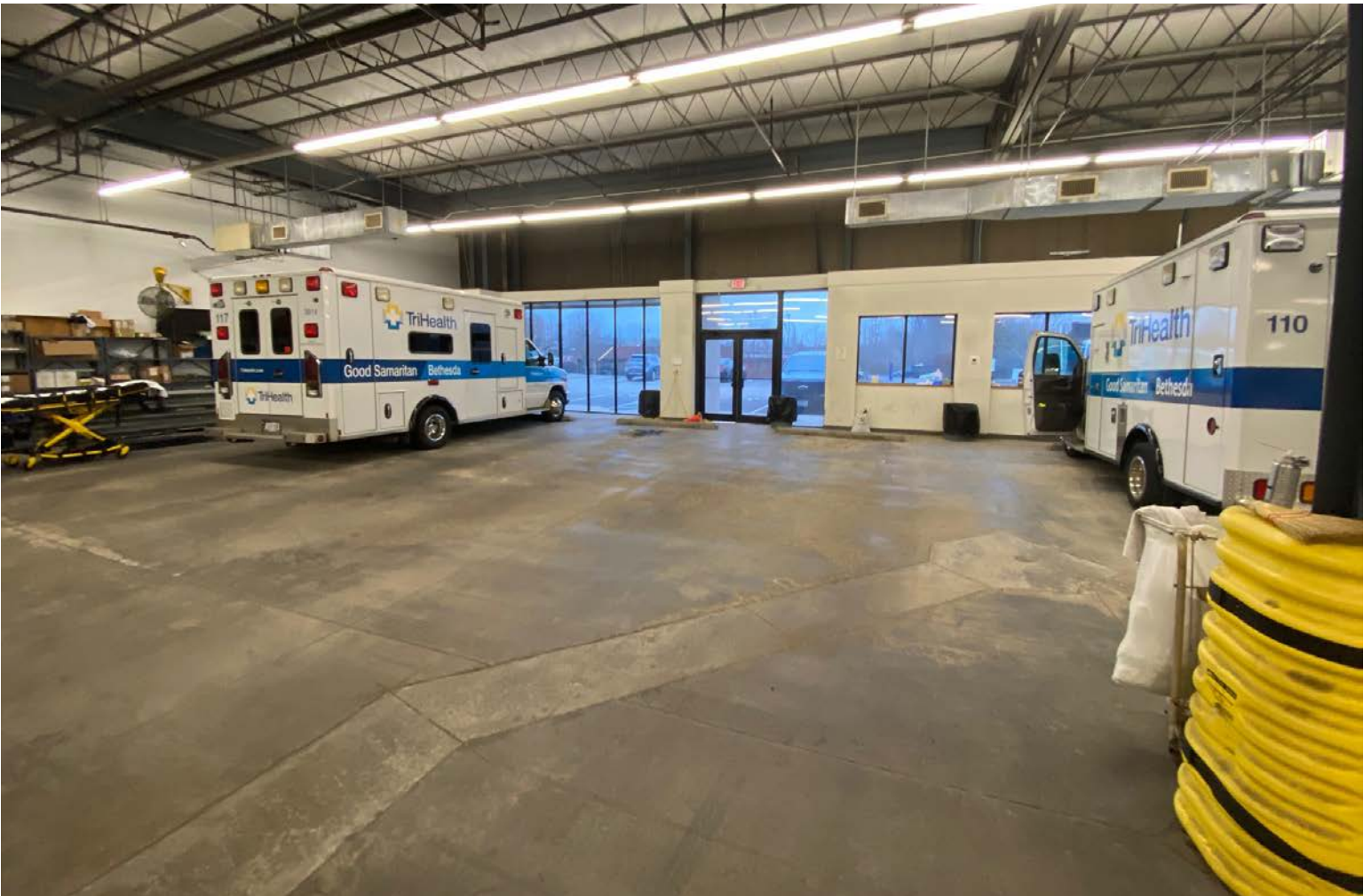
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