

INDUSTRIAL PROPERTY FOR LEASE
70-80 NOVNER DRIVE
Woodlawn, OH 45215



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INDUSTRIAL PROPERTY FOR LEASE

70-80 NOVNER DRIVE

Woodlawn, OH 45215

SPACE AVAILABLE: +/- 8,993 SF Total
SUITE 70: +/- 5,304 SF
SUITE 80: +/- 3,689 SF
RENTAL RATE: \$9.25/SF GROSS

PROPERTY HIGHLIGHTS:

- 0.72 Acre, Mostly Paved
- +/- 2,478 SF of Office Space Total
- Close to I-75 off Exit #14
- 1 Drive-In (10'x10')
- 1 External Dock with 2 Overhead Doors (10'x10')
- 1 Dock Door (10'x10')
- 14' Clearance



FACT SHEET

70 Novner Drive

Divisible to: +/- 5,304 SF

Office Size: +/- 1,728 SF

Warehouse Size: +/- 3,576 SF

Parking: 8+

Restrooms: 1 Warehouse/ 1 Office

Column Spacing: 25' x 25'

Loading: 1 External Dock (10'x10') (Shared)
1 Dock (10'x10')

Available: October 1st, 2026

80 Novner Drive

Divisible to: +/- 3,689 SF

Office Size: +/- 750 SF

Warehouse Size: +/- 2,939 SF

Parking: 9+

Restrooms: 2 Office

Column Spacing: Clear span

Loading: 1 External Dock (10'x10') (Shared)
1 Drive-In (10'x10')

Available: August 1st, 2026

70-80 Novner Drive

Location: Village of Woodlawn, Hamilton County

Land: 0.72 Acres

Zoning: IP – Industrial Park

Access to Expressways: I-75 (Exit 14)

Year Built: 1968 (Per Auditor)

Construction: Brick & Block

Floor: Concrete

Roof: Rubber Membrane

Ceiling Height: 14'

Sprinkler: None

Air Conditioning: Office Only

Lighting: LED

Outside Security Lighting: Yes

Windows: Office & Glass Block Windows in the Warehouse

Electrical Service: Single Phase

Heating: Gas Units

Gas: Duke Energy

Sewer: MSD

Water: CWW

Auditors Information: 598-0080-0358-00
598-0080-0359-00

Lease Rate: 9.25/SF GROSS

