

INDUSTRIAL PROPERTY FOR LEASE  
**70 NOVNER DRIVE**  
Woodlawn, OH 45215



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# INDUSTRIAL PROPERTY FOR LEASE

## 70 NOVNER DRIVE

Woodlawn, OH 45215

SPACE AVAILABLE: +/- 5,304 SF

RENTAL RATE: \$6.75/SF NNN

### PROPERTY HIGHLIGHTS:

- 8+ Parking spaces
- +/- 1,728 SF of Office
- +/- 3,576 SF of Warehouse Space
- Close to I-75 off Exit #14
- 1 External Dock with Drive-In Capabilities (10'x10')
- 1 Dock Door (10'x10')
- 14' Clearance
- 25' x 25' Column Spacing
- 2 Restrooms – 1 Warehouse/1 Office

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# FACT SHEET

## 70 NOVNER DRIVE

**Location:** Village of Woodlawn, Hamilton County

**Available Space:** 5,304 SF

**Office Size:** 1,728 SF

**Warehouse Size:** 3,576 SF

**Land:** 0.72 Acres (entire parcel)

**Zoning:** IP – Industrial Park

**Access to Expressways:** I-75 (Exit 14)

**Year Built:** 1968 (Per Auditor)

**Construction:** Brick & Block

**Space Dimensions:** (52' x 102')

**Floor:** Concrete

**Roof:** Rubber Membrane

**Ceiling Height:** 14'

**Loading Facilities:** 1 Dock (10' x 10')  
1 External Dock with Drive-In Capabilities (10' x 10')

**Sprinkler:** None

**Air Conditioning:** Office Only

**Lighting:** LED Planned

**Outside Security Lighting:** Yes

**Windows:** Office & Glass Block Windows in the Warehouse

**Electrical Service:** TBD

**Heating:** Gas Units

**Gas:** Duke Energy

**Sewer:** MSD

**Water:** CWW

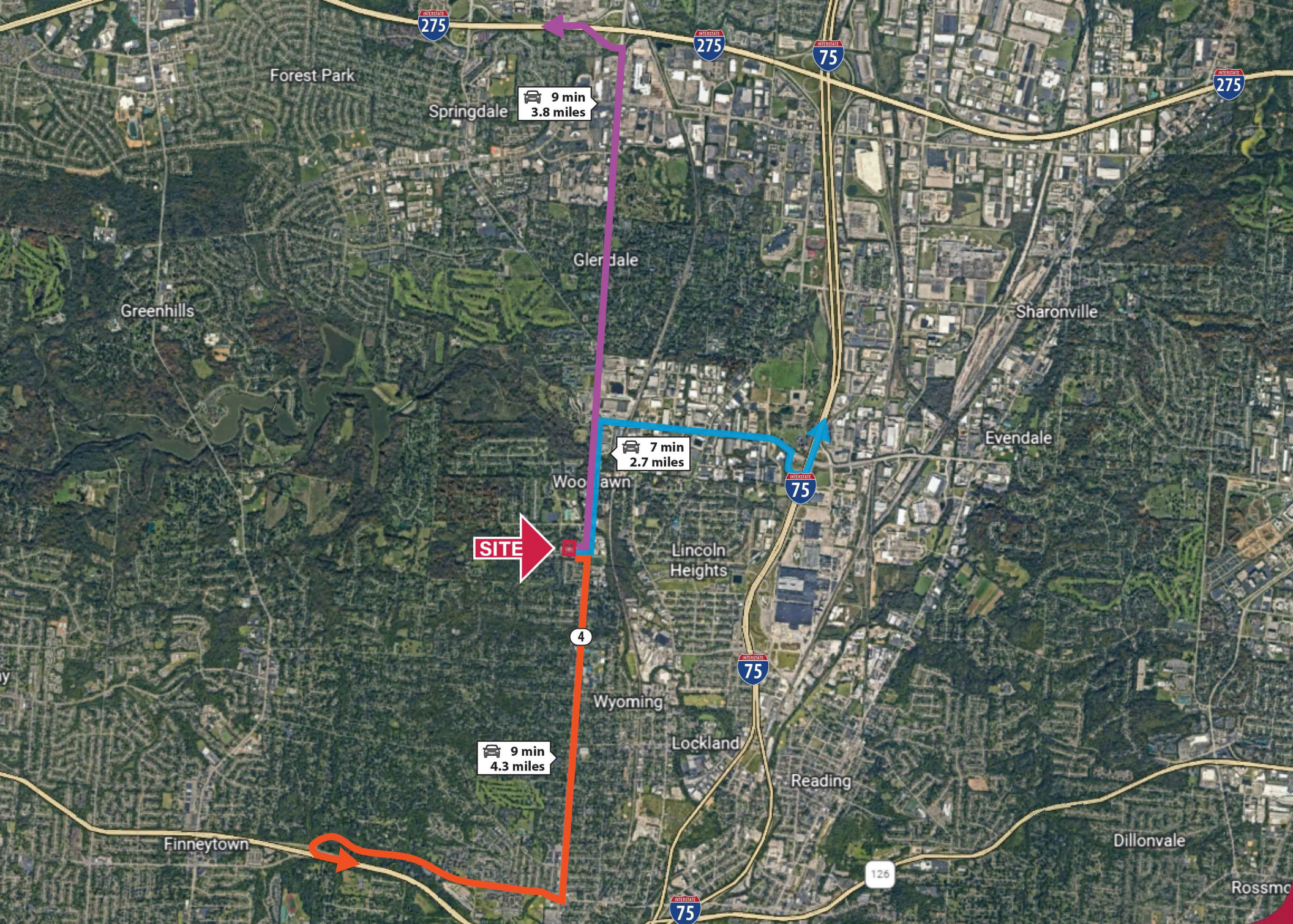
**Auditors Information:** 598-0080-0358-00

**Annual Taxes:** \$10,508.09 (\$1.17)

**Available:** Vacant

**Lease Rate:** \$6.75/SF NNN





**SITE** →

9 min  
3.8 miles

7 min  
2.7 miles

9 min  
4.3 miles