



272 E KEMPER RD, LOVELAND, OH 45140
AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

 **8,675 Total SqFt**

- Located in Loveland within close proximity to I-71 & I-275
- Compressed Airlines
- Oversized dock door with mechanical pit leveler
- Building has a floor drain
- Sale Price: \$750,000 (\$86/SqFt)

 **CLICK HERE FOR AERIAL VIDEO**

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LOVELAND, OH

PROPERTY DETAILS

Total SqFt:	8,675
Warehouse SqFt:	7,643
Office SqFt:	1,032
Acreage:	1.045
Clear Height:	10'-11' in original structure, 16'-17 in high bay addition
Year Built:	1989
Roof:	Metal
Type Construction:	Pre-Engineered Metal
Lighting:	LED
Dock door:	One (1) 14'x 14' with mechanical pit leveler
Drive-in door:	No drive-in doors, but double-wide man door for side small loads/fork trucks

Sprinkler:	None
Electrical Service:	240V, 3phase, 600Amps
HVAC:	100% HVAC with roof mounted unit
Truck court:	80'
Parking Lot:	Twenty (20) spaces
Restrooms:	One (1) in office and one (1) in warehouse
Zoning:	I-1
Assessed Value:	\$297,910 (\$34/SF)
Annual Taxes:	\$8,156 (\$0.93/SF)
Hamilton County Parcel ID:	621-0005-0251-00

AERIAL VIEW



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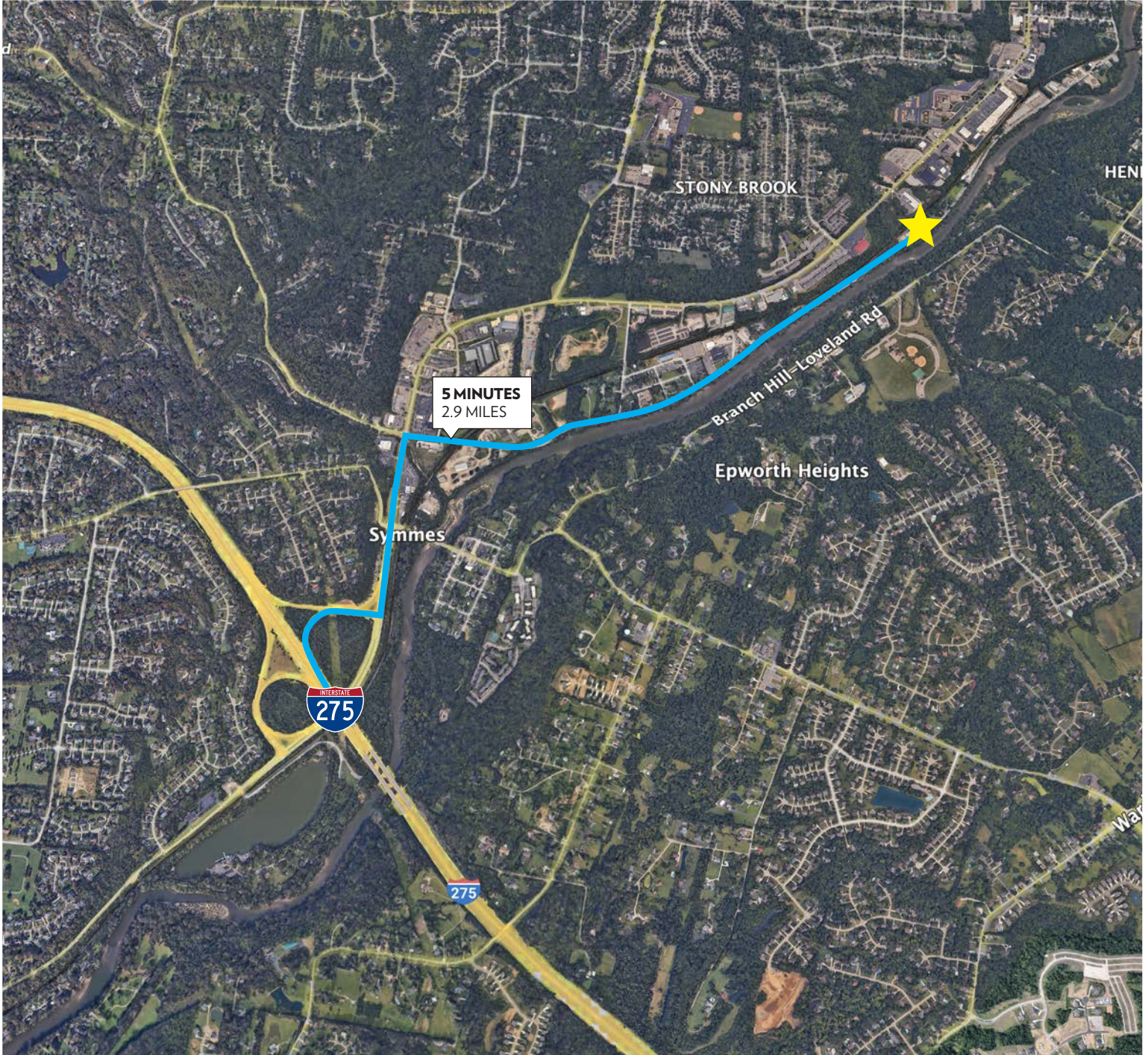
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DISTANCE MAP



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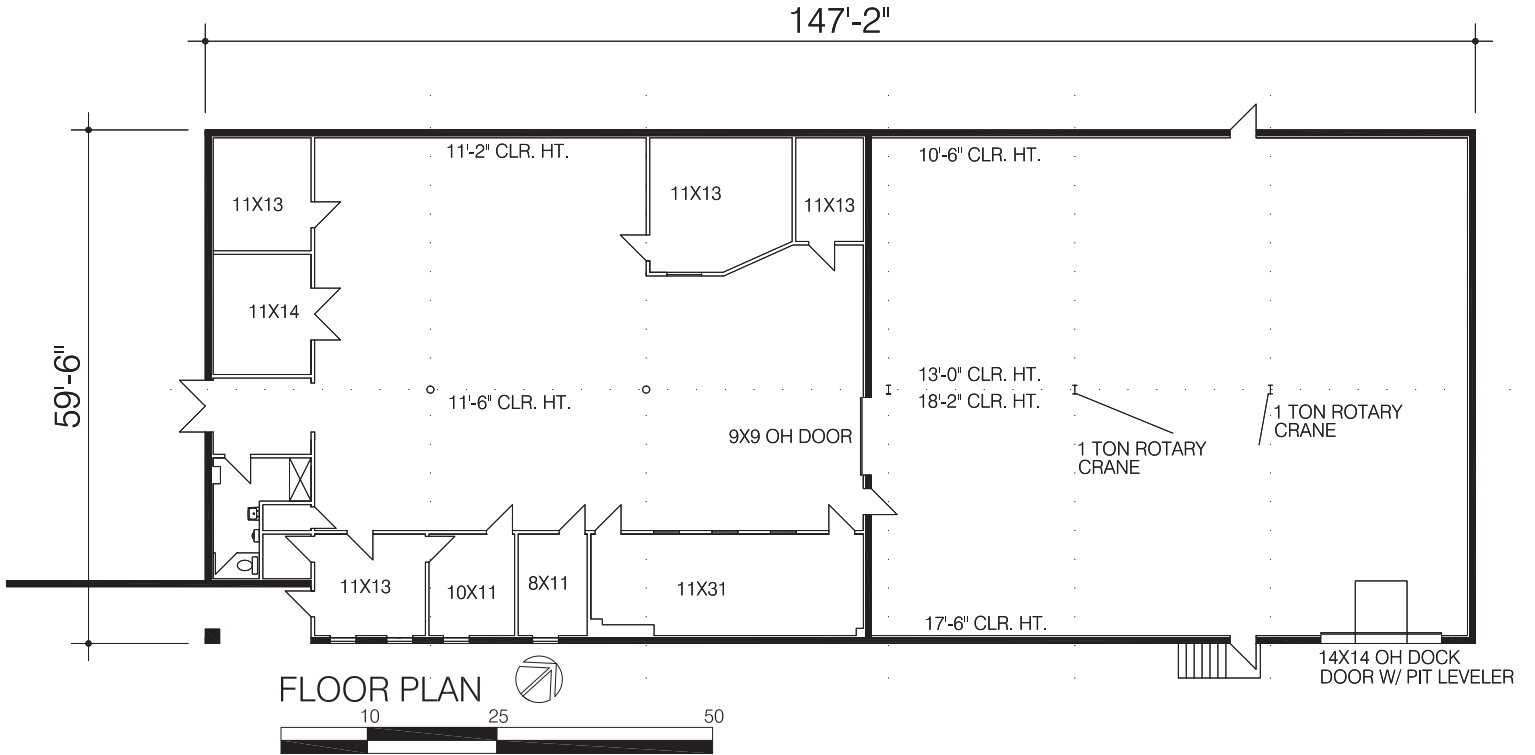
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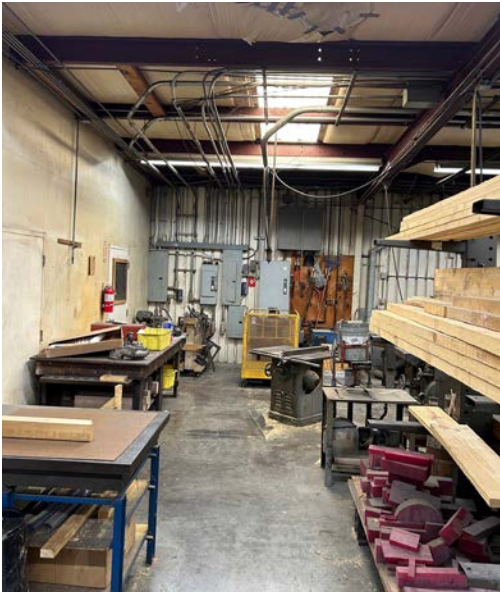
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FLOOR PLAN



ADDITIONAL PHOTOS



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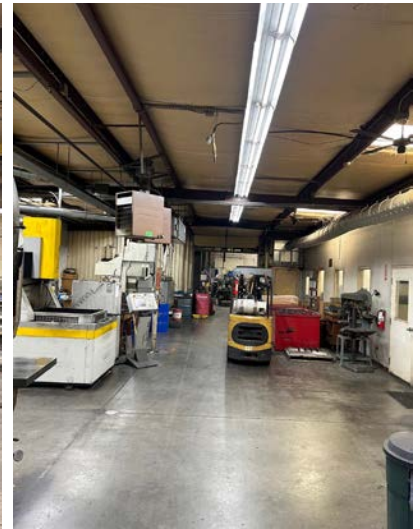
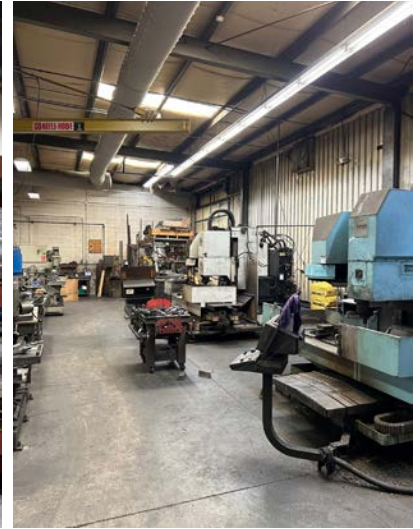
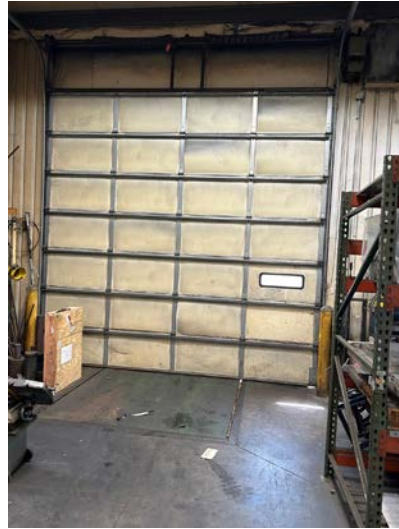
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