



LEASED  
88,200 SQFT

AVAILABLE  
63,000 SQFT

AVAILABLE  
106,625 SQFT

# 119 NORTHEAST DR.

LOVELAND, OH 45140

AVAILABLE FOR SALE OR LEASE

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Listing agents have ownership interest in subject property.

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## PROPERTY HIGHLIGHTS



### 63,000 – 169,625 SqFt Available

- Located in City of Loveland in established Loveland Commerce Park minutes to I-71 at Fields Ertel Rd. and I-275 at Montgomery Rd.
- Spaces available at 63,000, 106,625 or the two combined
- 20'-24' clear height with 30'x52'6" column spacing
- 14 docks / 1 drive-in door, additional to suit
- Electric Service: 9500kva Of Pad Mounted Transformers Existing; (2) 4000 Amp, 480/277 Volt Switchboards, (2) 3000 Amp, 480/277 Volt, Switchboards, 14,000 Amps At 480/277 Volts Total
- New ownership owned & operated by [Odyssey Real Estate Capital](#) and make-ready remodel work / white-box by [Carrera Construction](#)
- Numerous amenities in immediate area with restaurants, exercise facilities, and parks
- Lease Rate: \$5.50-\$6.00/ SqFt NNN + approximately \$1.80/SqFt OpEx/CAM
- Sale Price: Please inquire with listing agents
- Available for immediate occupancy



[CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	257,825
Warehouse SqFt:	252,000
Office SqFt:	5,825
Acreage:	9.995 acres
Clear Height:	20'-24'
Year Built:	1993 and 2000
Type Construction:	PEMB (warehouse) - Fully insulated and CMU (office)
Lighting:	LED's
Column Spacing:	30'x52'6"
Dock door:	Fourteen (14) - 8'x10' with mechanical pit levelers and seals. Additional docks to suit
Drive-in door:	One (1) - 12'x14'. Additional drive-in to suit
Sprinkler:	Wet system
Electrical Service:	9500kva Of Pad Mounted Transformers Existing (2) 4000 Amp, 480/277 Volt Switchboards (2) 3000 Amp, 480/277 Volt Switchboards 14,000 Amps At 480/277 Volts Total
Heat:	Natural gas forced air units
Roof:	Metal standing seam
Parking Lot:	Concrete and asphalt +/- 100 spaces
Restrooms:	Four (4) sets
Hamilton County Parcel ID's:	621-0016-0019-00

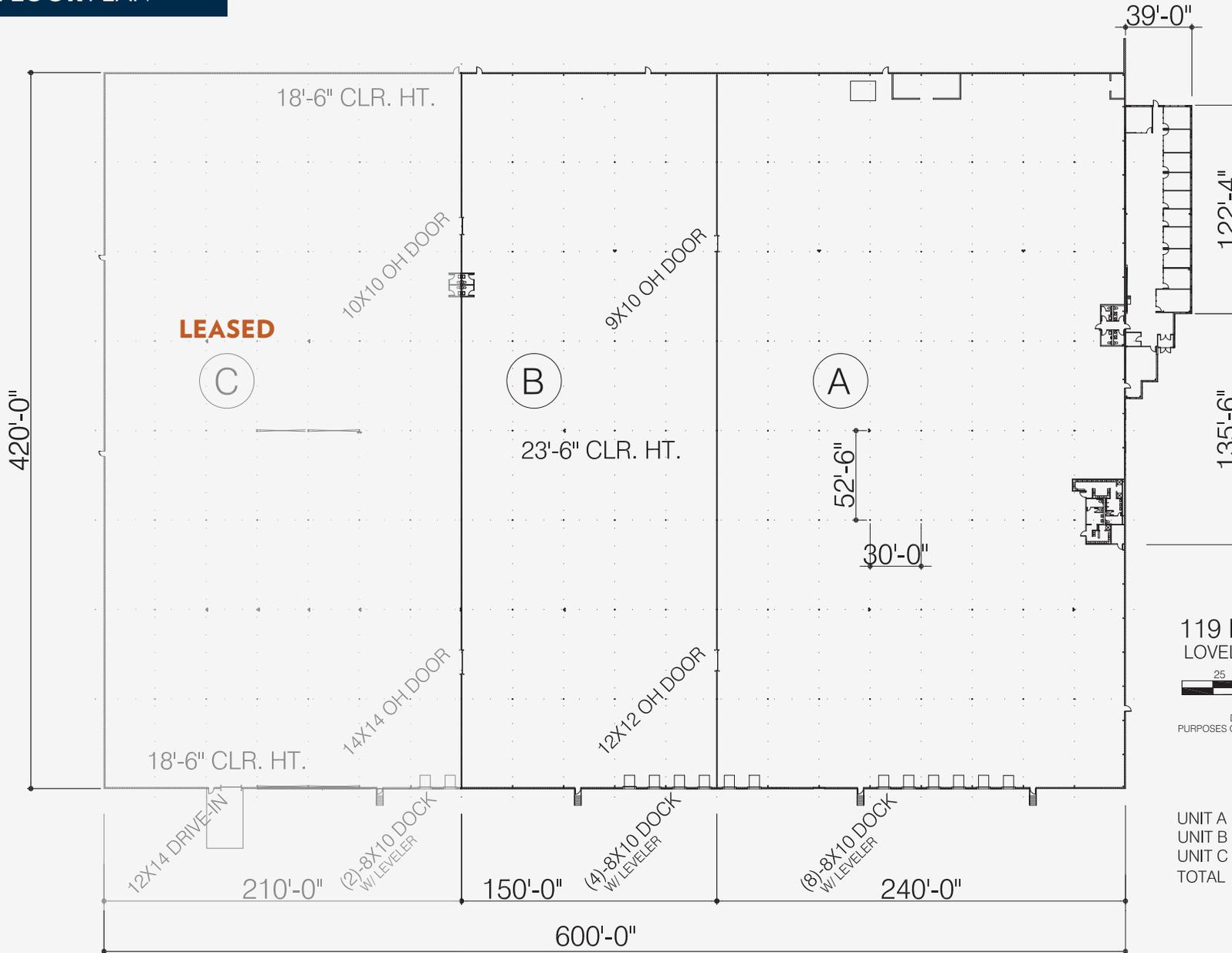
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## FLOOR PLAN



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DRAWING ISSUED FOR MARKETING PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

	WHSE	OFFICE	TOTAL
UNIT A	100,400 SF	6,225 SF	106,625 SF
UNIT B	63,000 SF	0 SF	63,000 SF
UNIT C	88,200 SF	0 SF	88,200 SF
<b>TOTAL</b>	<b>252,000 SF</b>	<b>5,825 SF</b>	<b>257,825 SF</b>

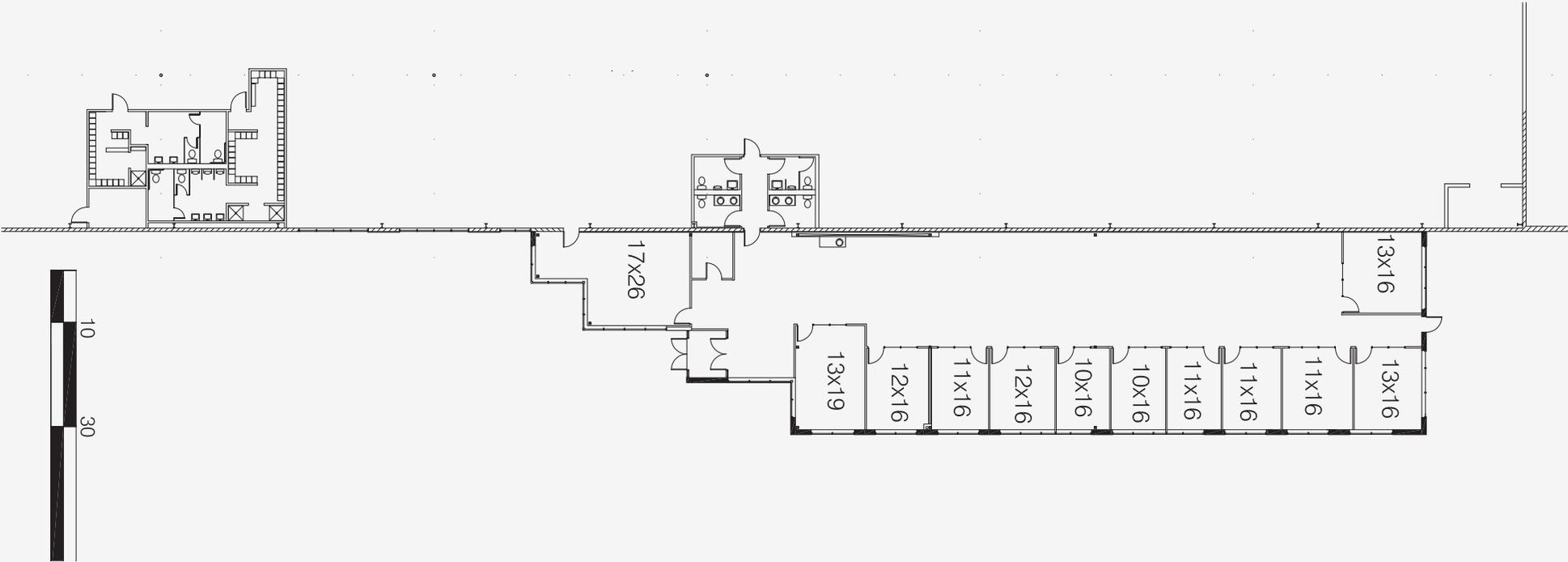
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## OFFICE PLAN

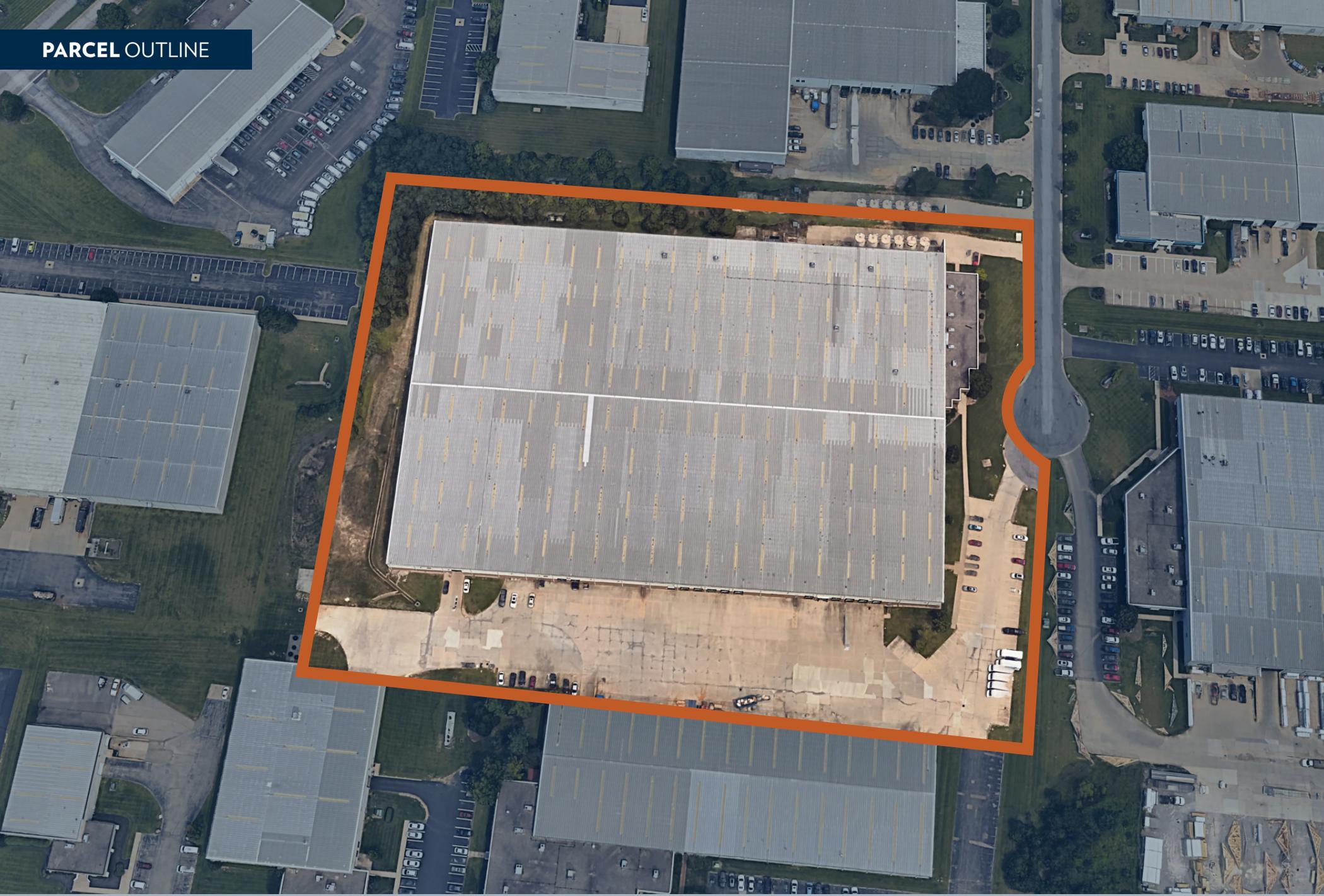


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**PARCEL OUTLINE**



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## DISTANCE MAP



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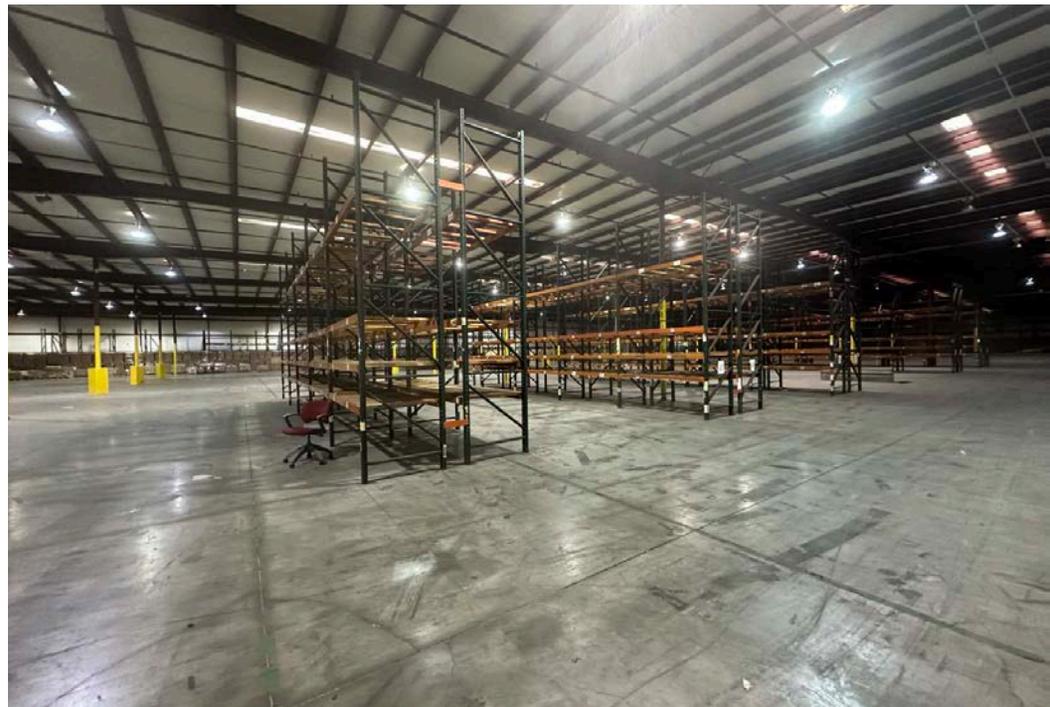
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