

# Office/Warehouse Space for Lease

# Loveland

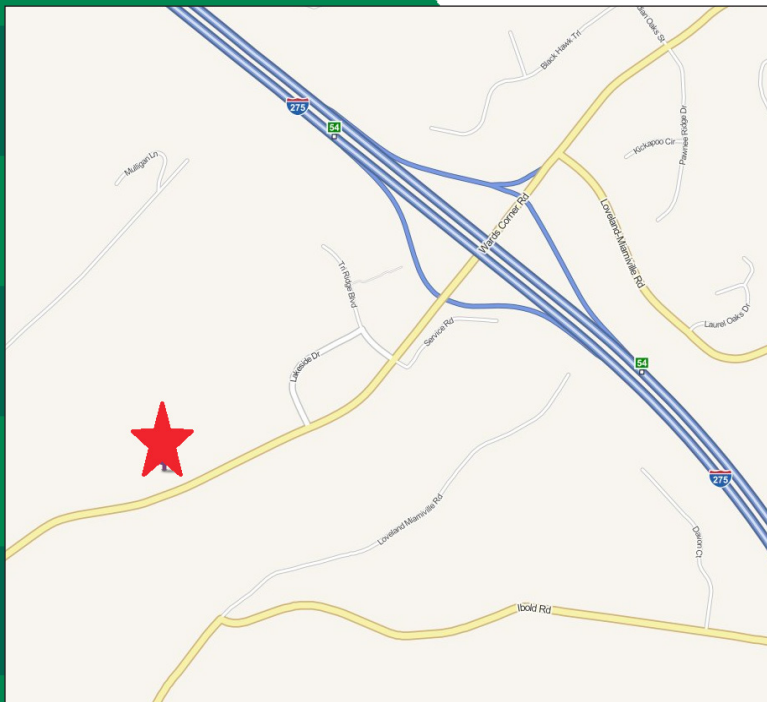


## FEATURES

- **2,700 SF Office Available**
- **540+/- SF Storage Room with Garage Door Available (Air Conditioned)**
- 100% Air Conditioned
- Attractive modern building
- New parking lot
- New Roof - March 2024
- New access road
- Seconds from I-275
- **No Earnings Tax!**

## LOCATION

**394 Wards Corner Road  
Suites 130 & 140  
Loveland, OH 45140**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 394 Wards Corner Rd.

<b>Address/City/County:</b>	394 Wards Corner Road Loveland/Miami Twp./Clermont Cty.
<b>Building Size:</b>	27,000 SF Total
<b>Available Suites:</b>	Suite 140 - 2,700 SF Office Space (6) fully furnished private offices (2) conference rooms (one is shared with unit 150)  Storage Room - Rear of Suite 150 540 SF Storage Room with Garage Door (Air Conditioned)
<b>Land Size:</b>	2.33 acres
<b>Date of Construction:</b>	1988
<b>Type of Construction:</b>	Frame and brick facade
<b>Zoning:</b>	Light Industrial
<b>Clearance Height:</b>	14'
<b>Dock Door:</b>	Dock opening glassed in
<b>Lighting:</b>	LED Lighting
<b>Parking:</b>	3/1,000 SF
<b>Electric:</b>	Single & three phase
<b>Roof:</b>	New Membrane Roof
<b>Heat &amp; A/C:</b>	Forced air with AC (office & warehouse); gas units (warehouse)
<b>Lease Rate:</b>	\$10.00 PSF + \$4.20 PSF Operating Expenses



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## FOR MORE INFORMATION, CONTACT

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