



154 COMMERCE DR.

LOVELAND, OH 45140

AVAILABLE FOR SALE OR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

154 COMMERCE DR.

LOVELAND, OH 45140

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



PROPERTY HIGHLIGHTS



79,918 SqFt

- Available March 2027
- Prime I-71 Corridor location
- Flexible warehouse, manufacturing, or distribution functionality
- New parking lot and truck court 2026
- Sale price: \$7,592,210 (\$95/SqFt)
- Lease Rate: \$6.95/SqFt NNN



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	79,918
Warehouse SqFt:	63,934 (160'x400')
Office SqFt:	15,983
Acreage:	4.62 acres
Clear Height:	18'-21'
Year Built:	1994
Type Construction:	Metal and masonry
Lighting:	LED's and Metal Halide
Column Spacing:	53'x25'
Dock door:	Six (6) - 8'x10' with mechanical pit levelers
Drive-in door:	One (1) - 12'x14'
Sprinkler:	Yes - Wet System
Electrical Service:	120 - 240/480 volt, 3-phase
Heat:	Natural gas-fired units heaters and infrared radiant heaters
Roof:	Warehouse - Metal standing seam and Office - Ballasted Rubber
Truck court:	150' (shared) blacktop, new april 2026
Parking Lot:	Approximately 70 spaces, new 2026
Restrooms:	Two (2) sets; One in office and one if warehouse with shower/lockers. Two individual restrooms in the office area.
Assessed Valuation:	\$2,664,960
Annual Property Taxes:	\$70,395
Hamilton County Parcel ID's:	621-0016-0001-00, 621-0016-0031-00, and 621-0016-0032-00

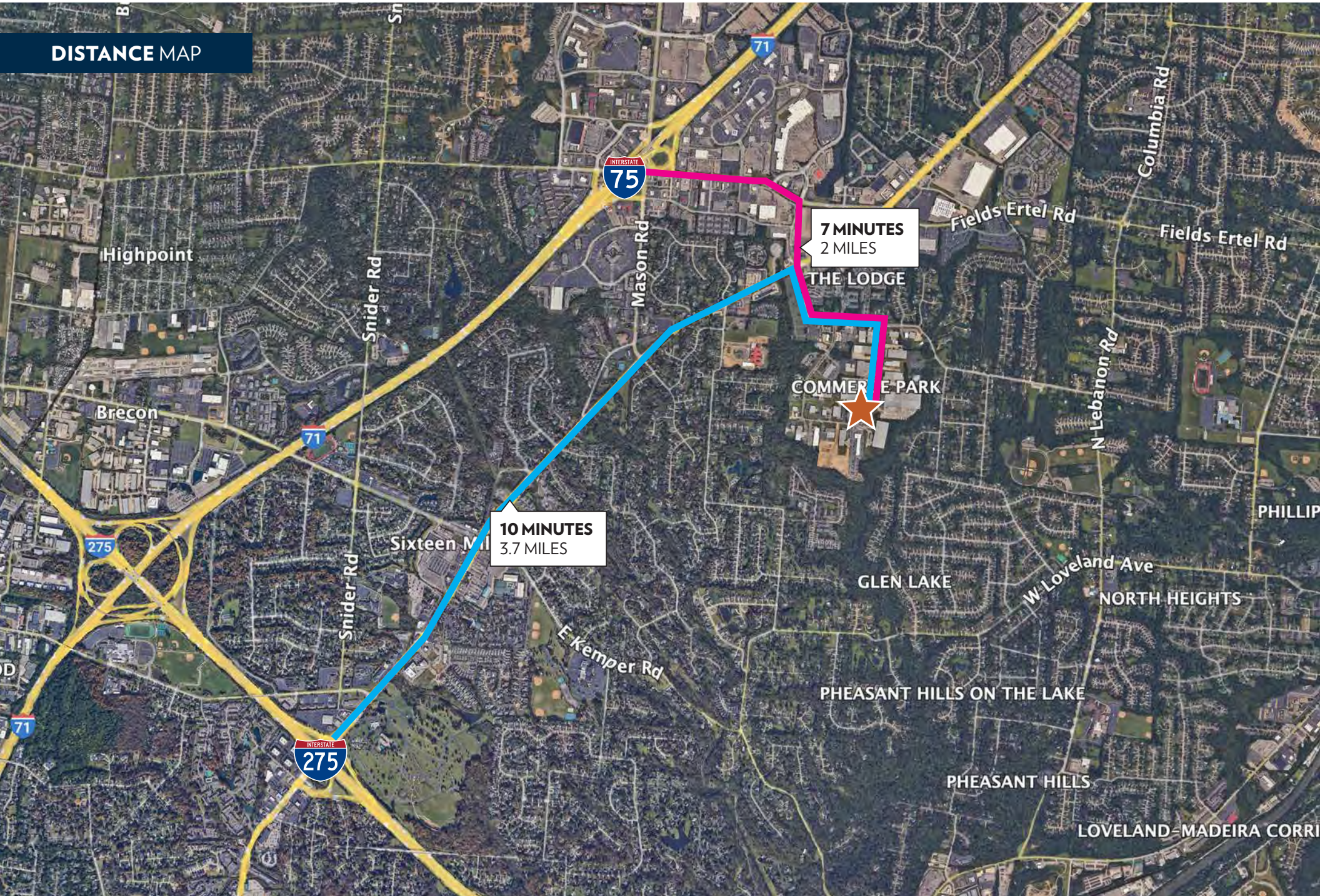
154 COMMERCE DR.

LOVELAND, OH 45140

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



DISTANCE MAP



7 MINUTES
2 MILES

10 MINUTES
3.7 MILES

COMMERCE PARK

THE LODGE

GLEN LAKE

NORTH HEIGHTS

PHEASANT HILLS ON THE LAKE

PHEASANT HILLS

LOVELAND-MADEIRA CORRI

154 COMMERCE DR.

LOVELAND, OH 45140

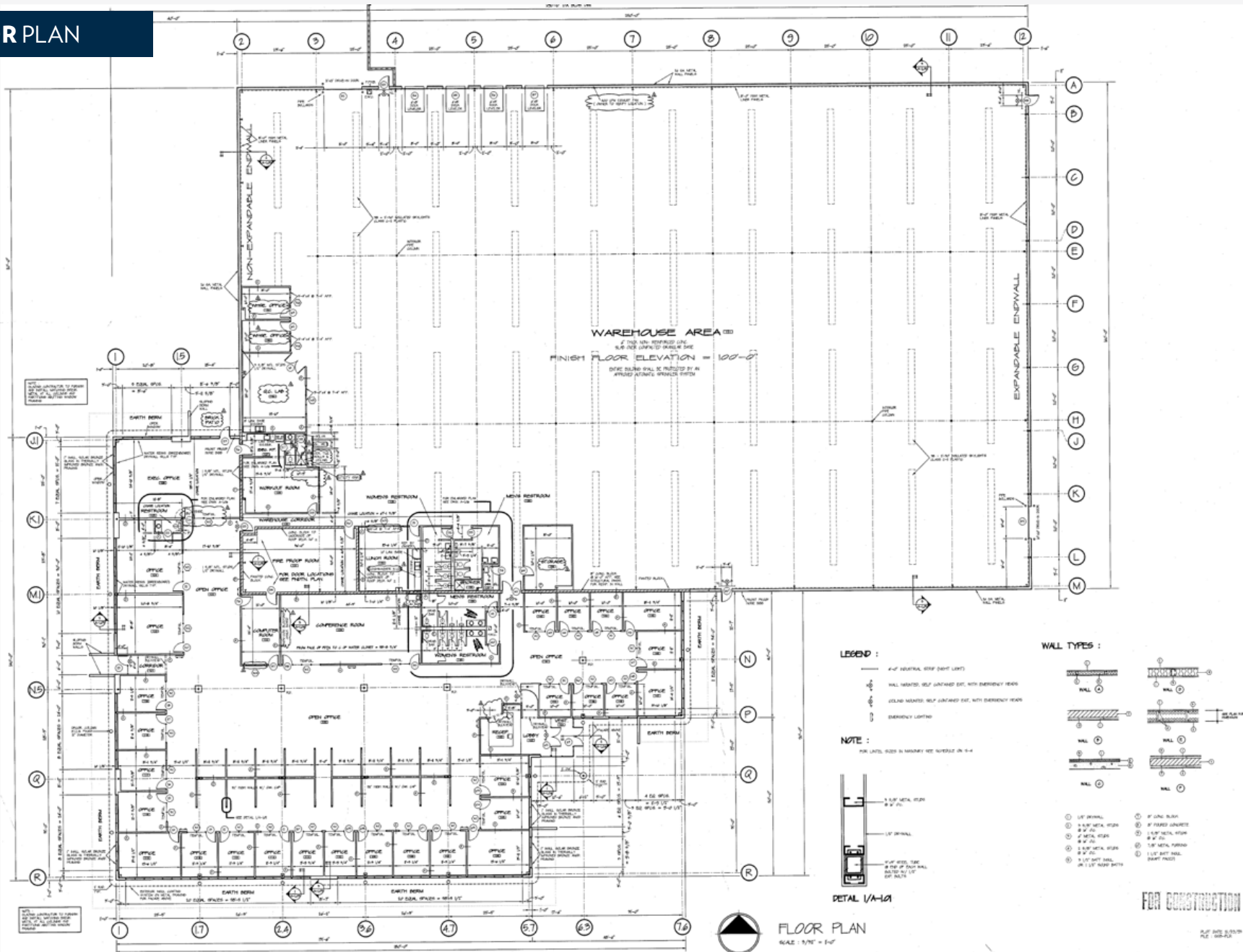
INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



PARCEL OUTLINE



FLOOR PLAN



154 COMMERCE DR.

LOVELAND, OH 45140

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



154 COMMERCE DR.

LOVELAND, OH 45140

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

