

NORTHEAST COMMERCE CENTER



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420 WARDS CORNER RD. LOVELAND, OH 45140
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



12,500 SqFt Available

- Located in Miami Township with no employee earnings taxes
- Immediate access to I-275 and minutes to I-71/75
- 100% HVAC throughout
- Floor drains
- Warehouse exhaust fans for vehicle storage
- \$8.50/SqFt NNN + \$4.43/SqFt OpEx/CAM

Total SqFt:	12,500
Warehouse SqFt:	9,070
Office SqFt:	3,430
Clear Height:	14'-15'
Year Built:	1985
Type Construction:	Masonry, CMU, Steel
Dock door:	None

Drive-in door:	One (1) 12' x 10'
Sprinkler:	Yes - Wet System
Electrical Service:	120/208 volt, 3-phase
Heat:	100% HVAC
Truck court:	95'-shared
Parking Lot:	25+ spaces
Restrooms:	One (1) set

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



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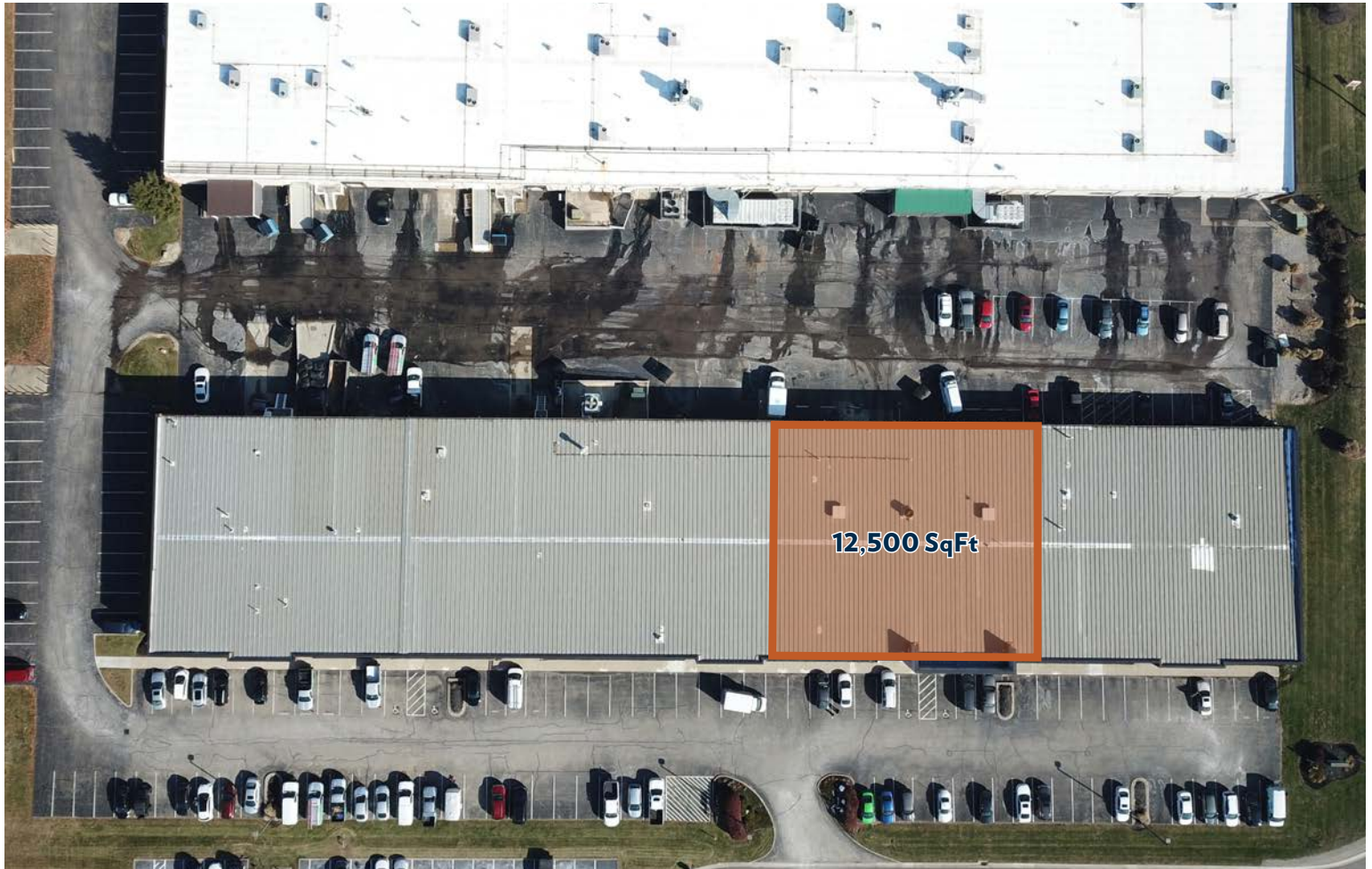
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BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

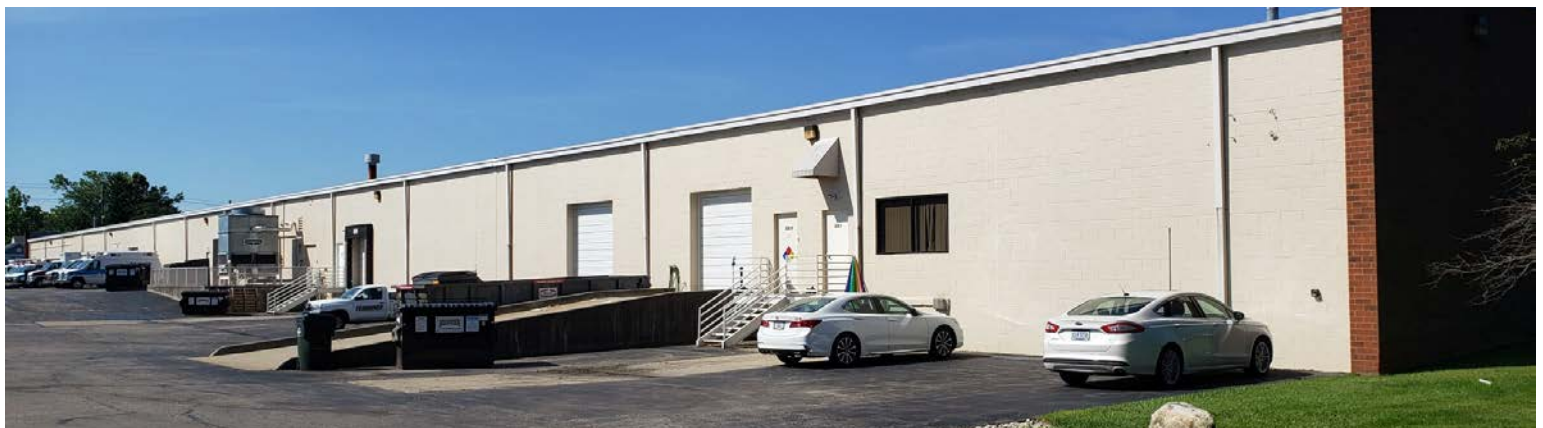
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AERIAL VIEW



EXTERIOR PHOTO



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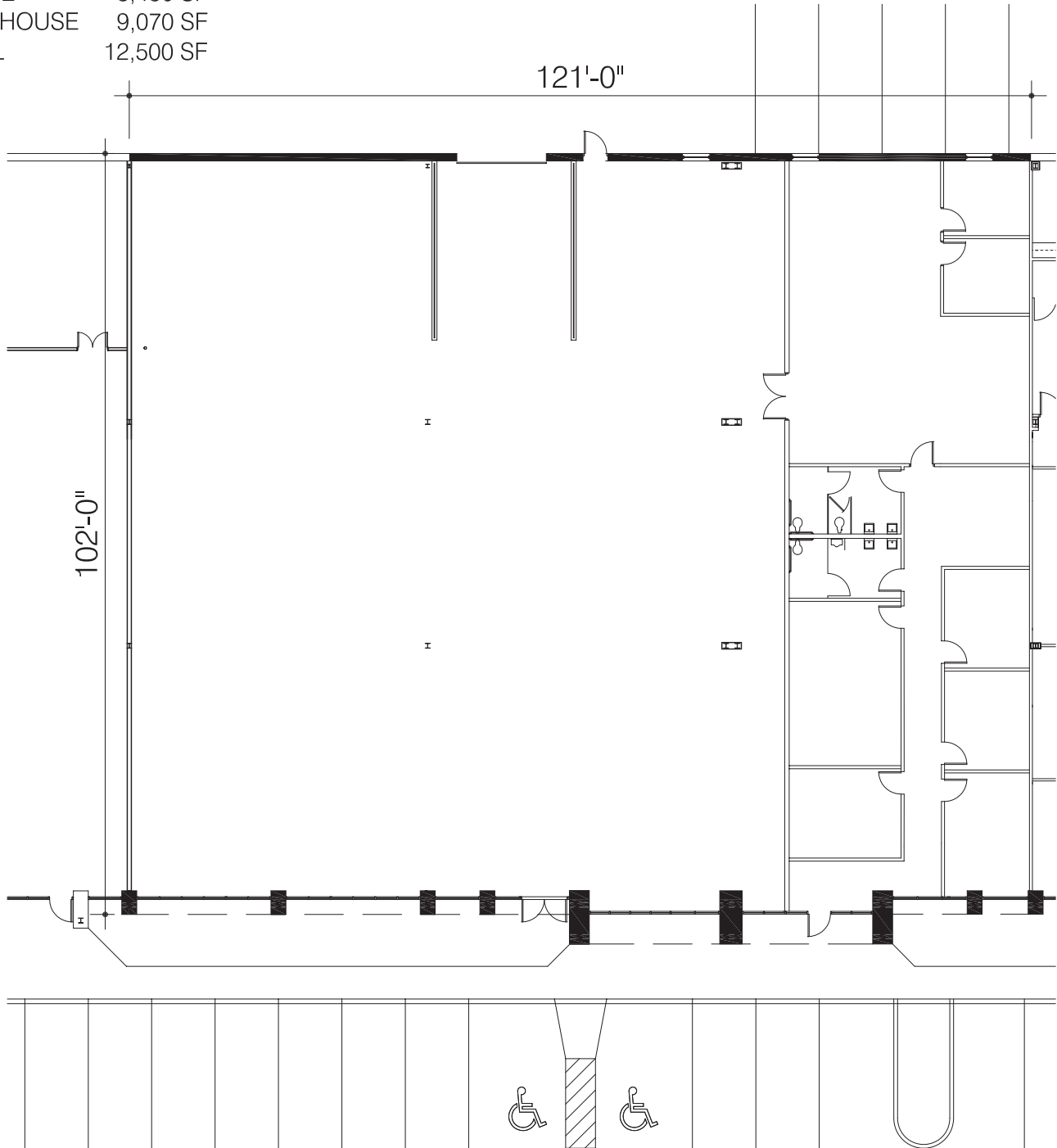
FLOOR PLAN

FLOOR PLAN

3/16" = 1'-0" @ 24X36



OFFICE 3,430 SF
WAREHOUSE 9,070 SF
TOTAL 12,500 SF



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ADDITIONAL PHOTOS



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