

119 Northeast Drive
Loveland, Ohio 45140

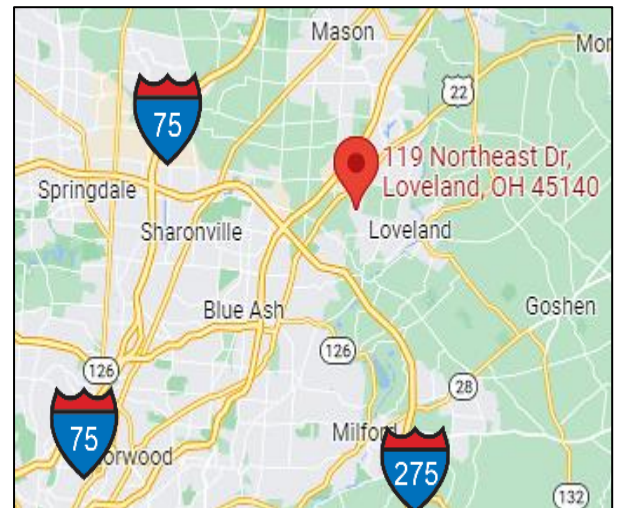
PRICE REDUCED!!!
Office/Warehouse
Space for Sale or Lease



PROPERTY FEATURES:

- ❖ 257,810 Total SF for sale
- ❖ Warehouse space: 252,000 SF (warehouse divided into three demised sections)
- ❖ Office space: 5,810 SF with ten private offices
- ❖ 2 conference rooms; 20 cubicles; alarm system; break room; men and women's locker rooms with showers
- ❖ 14 dock doors (8' x 10') with levelers
- ❖ 1 drive-in door (12' x 14')
- ❖ Clear height: 23' – 25'
- ❖ 10.0407 acres

- ❖ 257,810 SF available for lease
- ❖ Bay 1: 100,800 SF (420' x 240'); 5,810 SF office area; 8 docks; large locker room
- ❖ **Will lease separately or together:** Bay 2: 63,000 SF (420' x 150'); 4 docks; 2 bathrooms / Bay 3: 88,200 SF (420' x 210'); 1 drive-in; 2 docks; 2 bathrooms
- ❖ **Sale Price: \$15,210,790 (\$59 PSF)**
- ❖ **Lease Rate: \$4.75 PSF (NNN) for entire site OR \$4.50 PSF (Modified Gross) for 88,200 SF 3rd Bay and middle 2nd Bay (no office space)**



The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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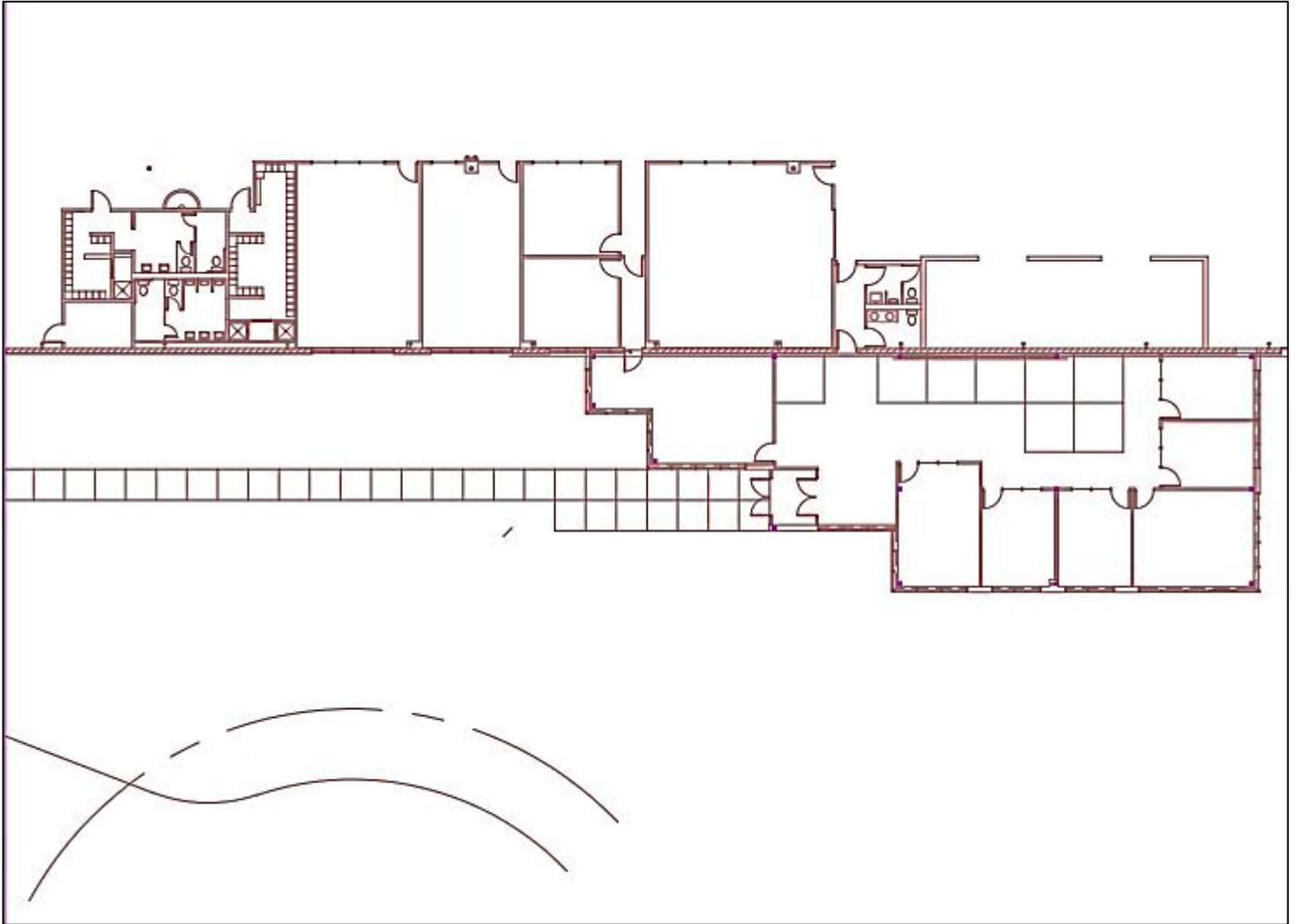
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LOCATION:	City of Loveland Hamilton County
TOTAL SQUARE FOOTAGE:	257,810 ± SF
WAREHOUSE AREA:	252,000 SF Shipping and receiving office and three (3) large warehouse office areas
OFFICE AREA:	5,810 SF
ZONING:	L-I; Light Industrial
LAND SIZE:	10.0407 Acres
CONSTRUCTION:	Metal Pre-Engineered, Split-Face Block
YEAR BUILT:	1993 / 2000
COLUMN SPACING:	30' x 52.6'
CLEAR HEIGHT:	23' – 25'
LOADING FACILITIES:	Fourteen (14) Dock Doors (8' x 10') with Levelers One (1) Drive-in Door (12' x 14')
LIGHTING:	Metal Halide
PARKING:	100 +/- Parking Spaces
SPRINKLERED:	Wet System
ROOF:	Pre-engineered metal building with a standing seam metal roof
ELECTRIC:	Main Panel – 4000 Amp / (2) 3000 Amps, 480/277 Volt transformers / 800 and 600 (3-Phase / 277/480 Volts / 4-Wire Duke – 480/277 Volts/ 3-Phase / 4-Wire)
HEATING & A/C / WATER:	Gas-Fired Radiant and Unit Heaters and 4" gas main for the building; 2" process water line and 1.5" domestic water line
MISCELLANEOUS:	Private offices; conference rooms; alarm system; men and women's locker rooms with showers; plus extra bathrooms throughout the facility; skylights; heavy duty wet sprinkler system; large breakroom; fenced area in warehouse
AVAILABLE LEASE SF:	257,810 SF available for lease Will lease separately or together Bay 2 and Bay 3: Bay 1: 100,800 SF (420' x 240'); 5,810 SF office area; 8 docks; large locker room Bay 2: 63,000 SF (420' x 150'); 4 docks; 2 bathrooms Bay 3: 88,200 SF (420' x 210'); 1 drive-in; 2 docks; 2 bathrooms
SALE PRICE:	\$15,210,790 (\$59 PSF)
LEASE RATE:	\$4.75 PSF (NNN) for entire site OR \$4.50 PSF (Modified Gross) for 88,200 SF 3rd Bay and middle 2nd Bay (no office space)

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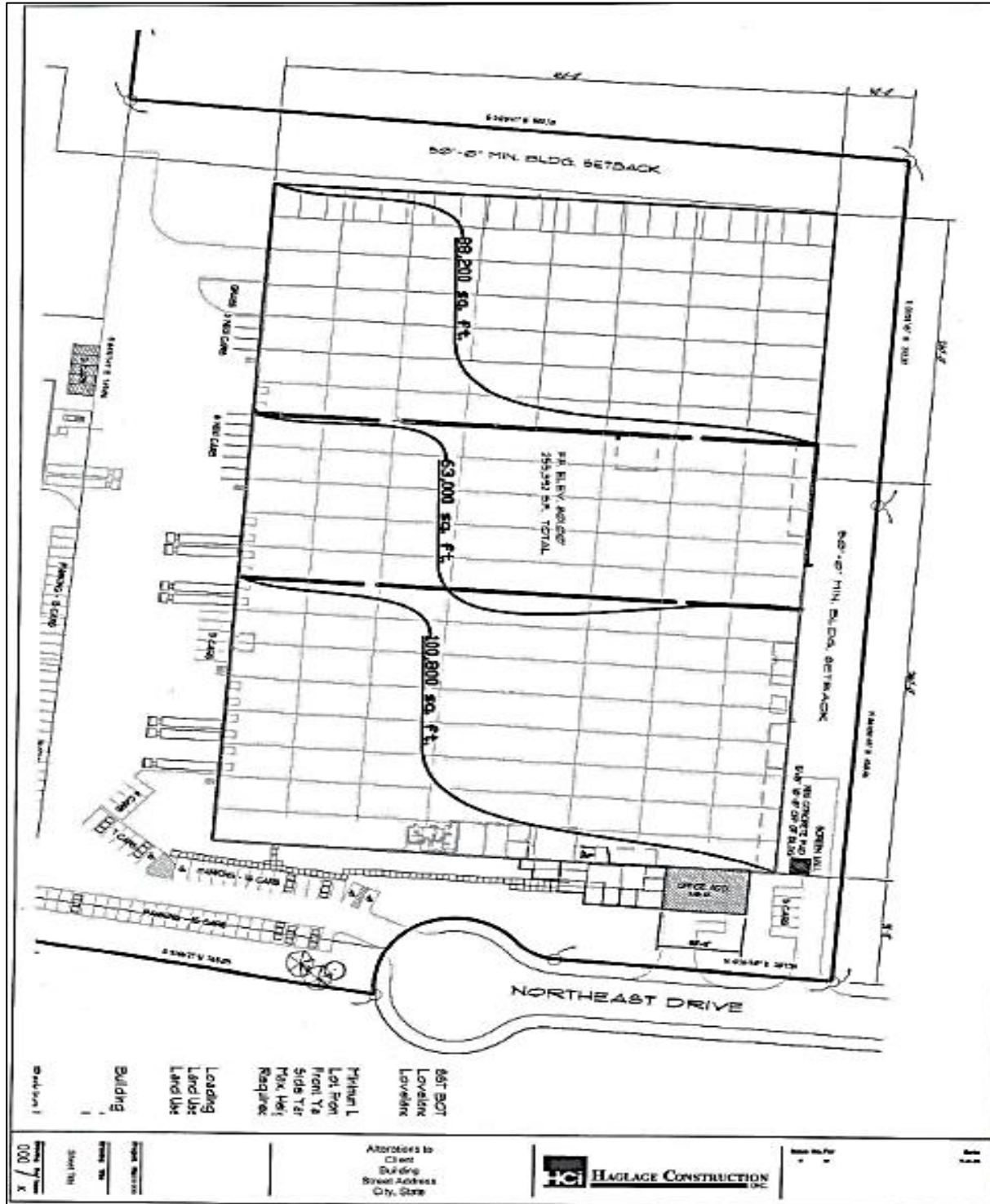
Office Plan



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Floor Plan



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