

Industrial Building For Sale or Lease

Loveland, OH

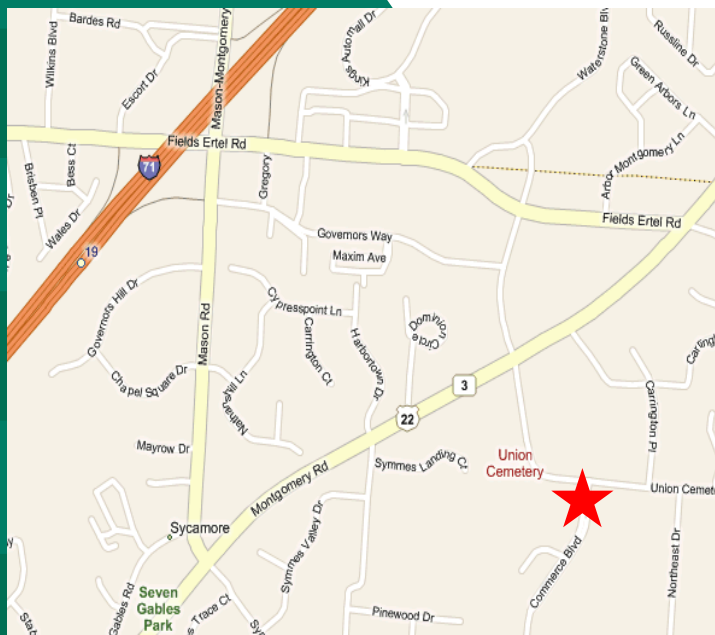


FEATURES

- **45,500 Total SF**
- **15,500 SF Available for Lease**
- 2,378 acres
- Zoned L-I, Light Industrial
- (2) Drive-in Doors
- (5) Docks

LOCATION

**100 Commerce Blvd.
Loveland, OH 45140**



CONTACT

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The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

100 Commerce Blvd.

Address/City/County:	100 Commerce Blvd. Loveland/Hamilton County
Total Square Footage:	45,500 SF Total (15,500 SF for lease)
Total Office Area:	5,000 SF
Square Footage Available:	Entire premises
Lot Size:	2.378 Acres
Date of Construction:	1988; updated 2008
Type of Construction:	Tilt Wall Concrete & Block
Zoning:	L-1, Light Industrial
Sprinkler:	Wet System
Lighting:	Metal Halide
Parking:	15-20 Spaces + Truck Access
Paving:	Concrete
Electric:	480/277 V, 240 V, 208/120 V, 3-Phase
Roof System:	Built Up
HVAC:	Forced Air with AC (office) Gas Fired Heat (warehouse)
Parcel ID:	621-0017-0003-00
2010 Real Estate Taxes:	\$21,872.72 (\$0.48/SF)
Lease Rate:	\$3.75-\$4.90 PSF NNN
Sale Price:	\$2,100,000; Owner financing available



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FOR MORE INFORMATION, CONTACT

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