

Warehouse Building For Sale or Lease

Loveland, OH

PRICE REDUCED!

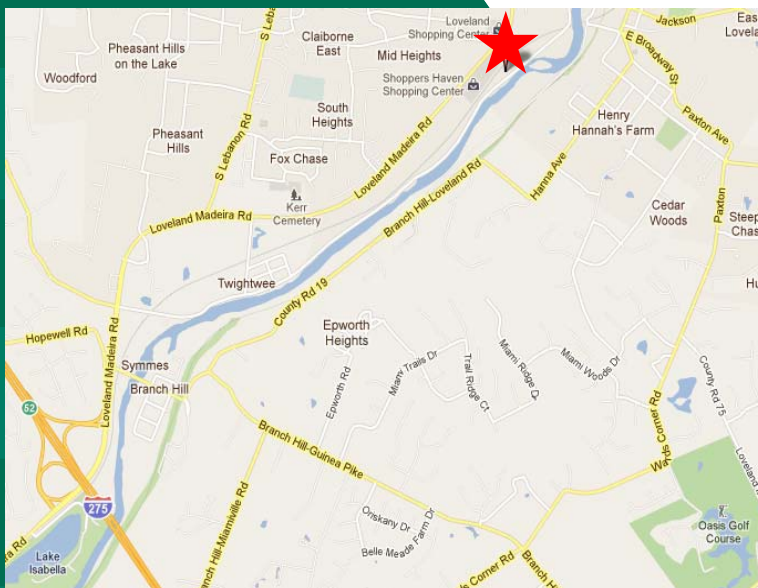


FEATURES

- **70,448 Total SF (Divisible to 20,000 SF)**
- 4,368 SF Office (divisible)
- 6.5 Acres
- (6) Docks
- (2) Drive-in Doors
- 16'-18' Clear
- Heavy Electric
- 1/2 mile to I-275

LOCATION

**715 Riverside Drive
Loveland, OH 45140**



CONTACT

Frank Torbeck, SIOR

frank.torbeck@everestrealstate.com

513/769-2505

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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

715 Riverside Drive

Address/City/County:	715 Riverside Drive Loveland/Hamilton County
Square Footage:	70,448 SF (divisible to 20,000 SF)
Office Area:	4,368 SF (divisible)
Land Size:	6.5 acres
Date of Construction:	1973 expansion in 1985 and 1999
Type of Construction:	Poured concrete
Zoning:	L-1 Light Industrial
Clearance Height:	16'-18'
Floor:	Concrete
Drive In Doors:	(2) 10' x 14'
Truck Doors:	(4) 9' x 10'; (1) 8' x 10'; (1) 8' x 8'
Sprinkler:	Yes
Lighting:	Strip fluorescent
Parking:	Asphalt, 50+ vehicles
Electric:	800 amps / 277/480 volts / 3-phase. Several transformers are located throughout the building.
Roof:	Pitched built-up on corrugated metal decking
Heat:	Propane gas unit heat in warehouse; central HVAC in office
Lease Rate:	\$2.95/SF NNN - Entire building \$6.50/SF Gross - Office \$3.50/SF Gross - Warehouse
Sale Price:	\$1,750,000 \$1,600,000



FOR MORE INFORMATION, CONTACT

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