

Industrial Building For Sale or Lease

119 Northeast Drive

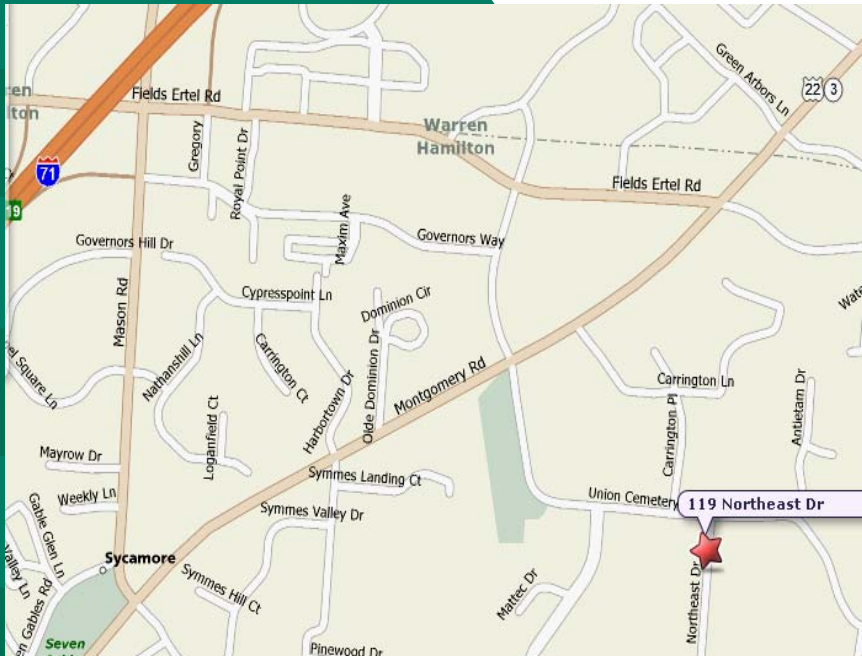
Loveland, Ohio

PRICE REDUCED!



FEATURES

- **257,810 +/- Total SF**
- **2 Tenants**
- **88,200 SF of Warehouse Space for Lease (divisible to 25,200 SF)**
- 5,810 +/- Office
- 14 (8' x 10') Dock Doors with Levelers
- 1 (12' x 14') Drive-In Door
- 10 Ton Bridge Crane
- 23' - 25' Clearance
- 9.995 Acres
- Tax Abatement Available!



LOCATION

**119 Northeast Drive
Loveland, Ohio 45140
Hamilton County**

CONTACT

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

119 Northeast Drive

Address/City/County:	119 Northeast Drive/Loveland/Hamilton Cty.
Square Footage:	257,810
Available for Lease:	88,200 SF Warehouse Space (divisible to 25,200 SF)
Office Area:	5,810 +/-
Land Size:	9.995 Acres
Date of Construction:	1993, 1996, 1999
Type of Construction:	Metal Pre-engineered, Split-Face Block
Roof:	Standing Seam Sloped Metal
Clearance Height:	23' - 25'
Drive In Doors:	1 (12' x 14)
Dock Doors:	14 (8' x 10') with Levelers
Column Spacing:	30' x 52.6'
Cranes:	10 Ton Bridge Crane
Sprinkler:	Yes - Heavy Duty Wet System
Skylights:	Yes
Lighting:	Metal Halide
Parking:	109 Car Parking (Concrete Pavement)
Electric:	3 Phase/277/480 Volts/4 Wire/10 MVA
Electrical Service:	Cinergy - 480/277 Volts, 3 Phase, 4 Wire
Heat:	Gas Fired Radiant & Unit Heaters
Chilled Water System:	300 Ton Capacity (negotiable)
Tax Abatement:	CRA until 12/31/2010
Zoning:	L-I (Light Industrial)
Annual Taxes:	\$180,320.22
Lease Rate:	\$3.50/SF Gross with CAM - 88,200 SF Available
Sale Price:	\$9,000,000.00 \$6,700,000



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FOR MORE INFORMATION, CONTACT

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Tenant Analysis
119 Northeast Drive
Loveland, Ohio 45140

<u>Tenant</u>	<u>Square Feet</u>	<u>Term</u>	<u>Annual Rent</u>
1) Spa, Inc.	99,504 SF	9/1/2008 - 8/31/2013	\$362,789
2) MC-2 Sportswear	60,000 SF	9/1/2008 - 8/31/2013	\$198,000
Total:			\$560,789

Vacant: (7) bays (210' x 420'): 88,200 SF

Landlord Responsibilities:

Annual Real Estate Taxes: \$180,403.00

Insurance: \$11,625.00

Landscaping: \$3,300.00

Utilities: \$2,000.00

Structural Repairs: \$1,800.00

TOTAL: \$199,128.00

* All operating expenses with respect to the maintenance, repair and operation of the building and the premises including snow removal, lawn and landscape maintenance

Floor Plan

