

394 Wards Corner Rd.

Address/City/County:	394 Wards Corner Road/Loveland/Miami Twp./ Clermont Cty.
Building Size:	27,000 SF Total
Available Suites:	Suite 120 - 900 SF Office Suite 130 - 2,700 SF Office (can be converted to office/warehouse space) Both suites can be combined to a total of 3,600 SF
Land Size:	2.33 acres
Date of Construction:	1988
Type of Construction:	Frame and brick facade
Zoning:	Light Industrial
Clearance Height:	14'
Overhead Doors:	(1) door/suite (typical)
Lighting:	Strip fluorescent
Parking:	3/1,000 SF
Electric:	Single & three phase
Roof:	Pitched metal
Heat & A/C:	Forced air with AC (office); gas units (warehouse)
Lease Rate:	Office: \$11.67 PSF + \$2.75 Operating Expense



www.everestrealstate.com

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road

Sycamore Office Park

Suite 105

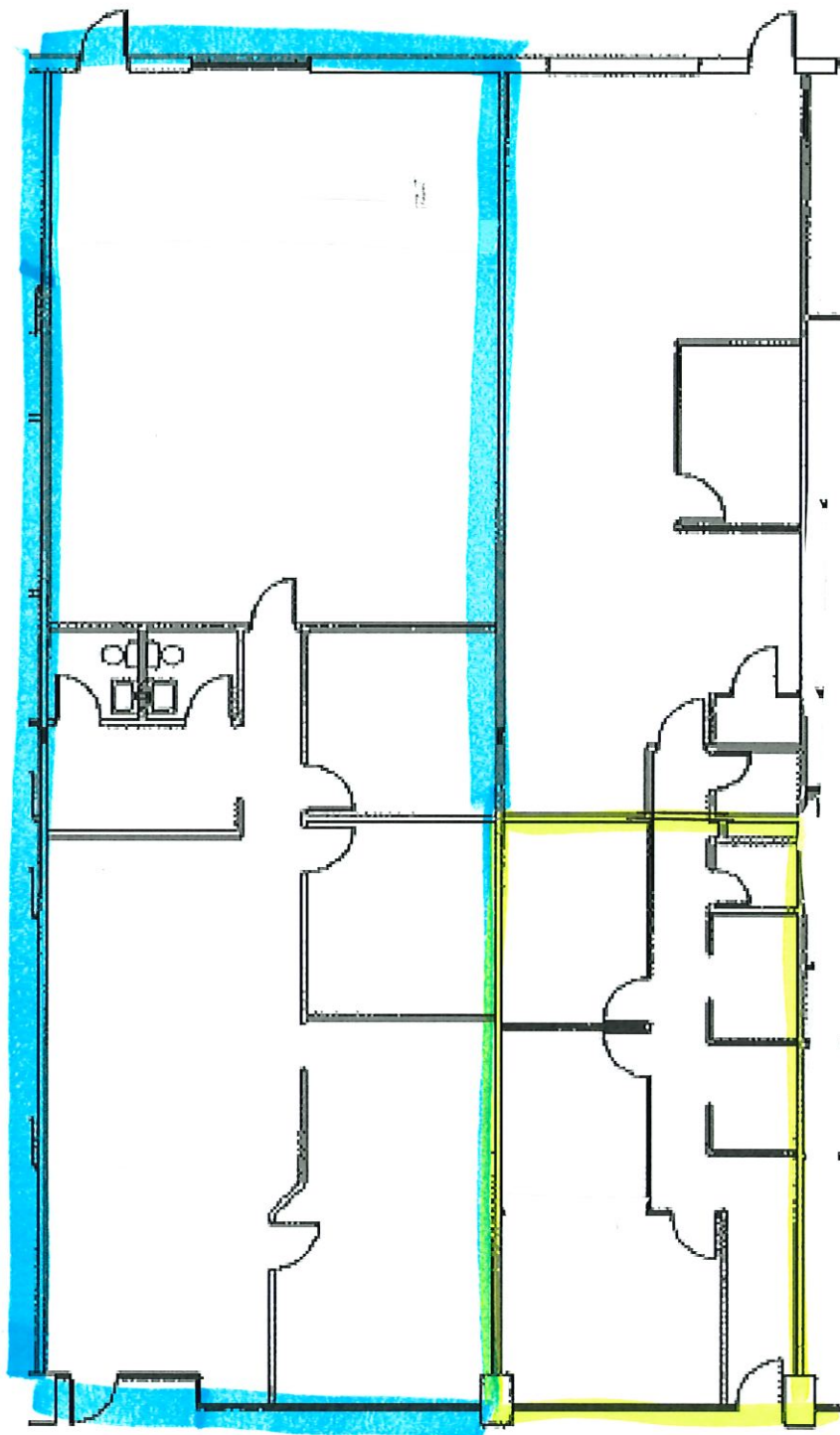
Cincinnati, Ohio 45242

FOR MORE INFORMATION, CONTACT

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513/769-2505



SUITE 130
2670 SF
2700 SF

SUITE 120
1793 SF
1800 SF