

# Office/Warehouse Space for Lease

# Loveland

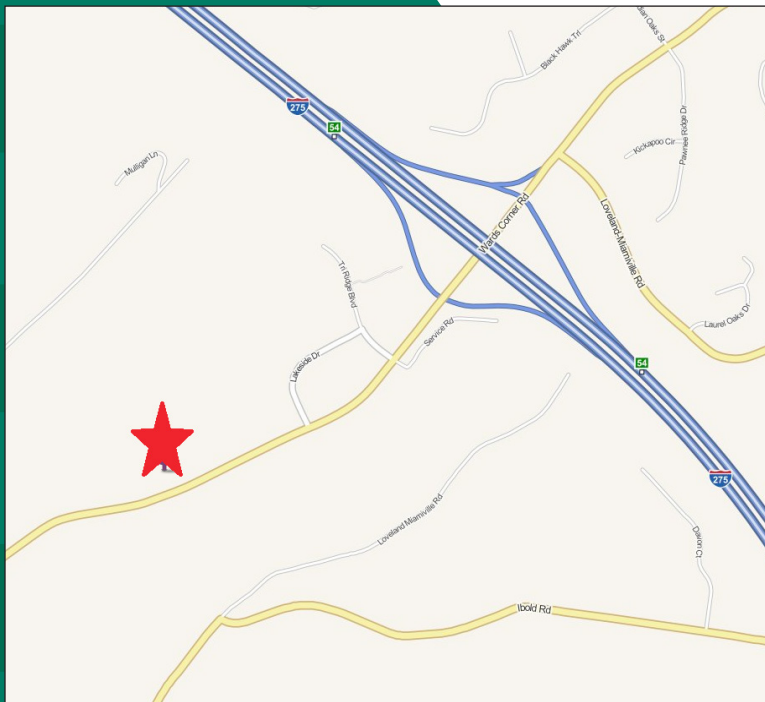


## FEATURES

- **3,337 SF Warehouse Available**
- Office Build to Suit
- Attractive modern building
- New parking lot
- New access road
- Seconds from I-275
- **No Earnings Tax!**

## LOCATION

**394 Wards Corner Road  
Loveland, OH 45140**



## CONTACT

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513/769-2505

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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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 394 Wards Corner Rd.

<b>Address/City/County:</b>	394 Wards Corner Road/Loveland/Miami Twp./ Clermont Cty.
<b>Building Size:</b>	27,000 SF Total
<b>Available Suite:</b>	Suite 160 - 3,337 SF Warehouse (Office Build to Suit)
<b>Land Size:</b>	2.33 acres
<b>Date of Construction:</b>	1988
<b>Type of Construction:</b>	Frame and brick facade
<b>Zoning:</b>	Light Industrial
<b>Clearance Height:</b>	14'
<b>Overhead Doors:</b>	(1) door/suite (typical)
<b>Drive-in Door:</b>	(1)
<b>Lighting:</b>	Strip fluorescent
<b>Parking:</b>	3/1,000 SF
<b>Electric:</b>	Single & three phase
<b>Roof:</b>	Pitched metal
<b>Heat &amp; A/C:</b>	Forced air with AC (office); gas units (warehouse)
<b>Lease Rate:</b>	Warehouse: \$6.00 PSF + \$3.75 PSF Operating Expenses Office Build to Suit: \$10.00/SF + \$3.75/SF Operating Expenses



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Sycamore Office Park

Suite 105

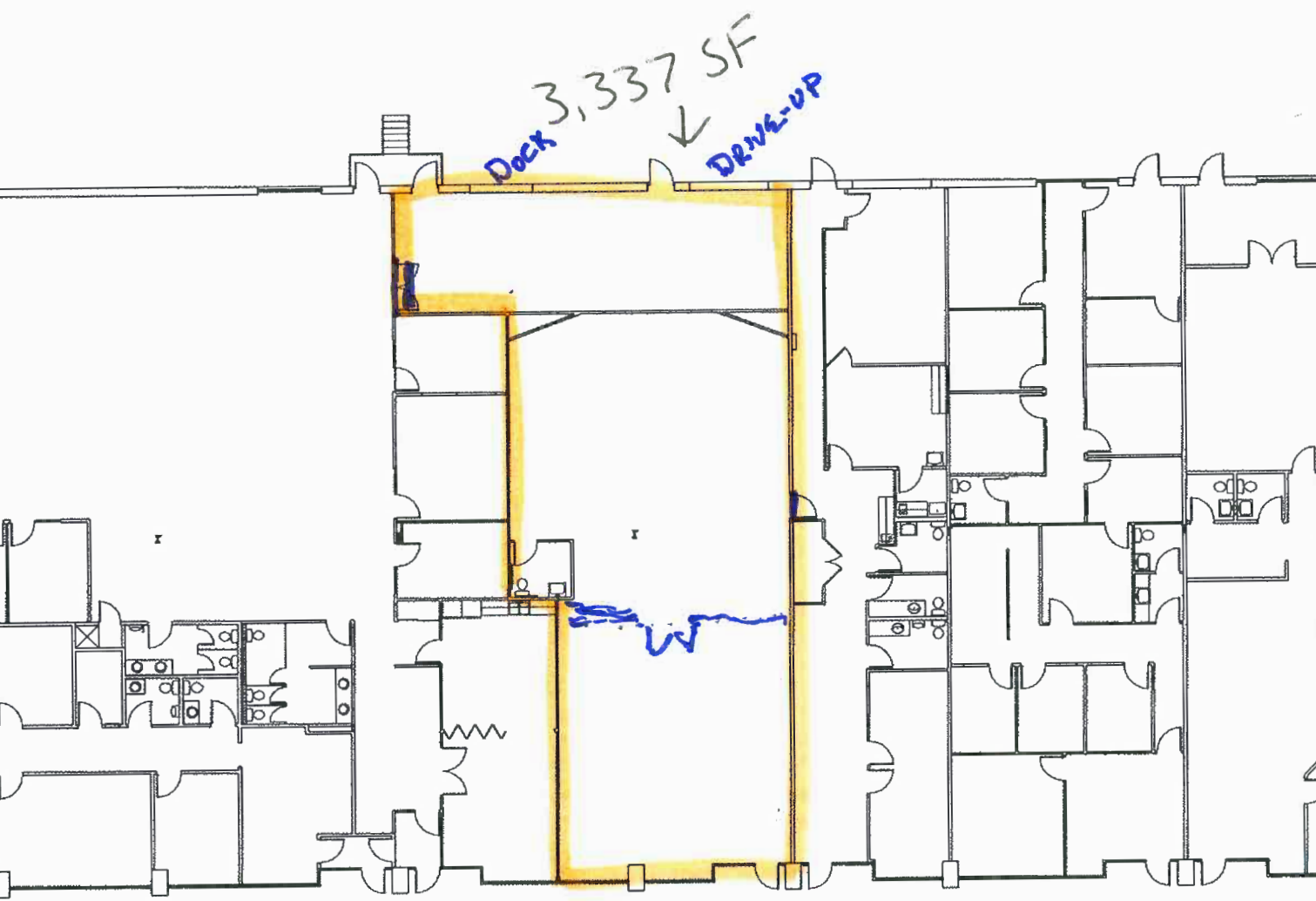
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FOR MORE INFORMATION, CONTACT

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SUITE 195  
 2905 SF  
 2932 SF

SUITE 170  
 7239 SF  
 7307 SF

SUITE 160  
 3231 SF  
 3261 SF

SUITE 150  
 1773 SF  
 1800 SF

SUITE 140  
 2670 SF  
 2700 SF

SUITE  
 2670  
 2700

R PLAN