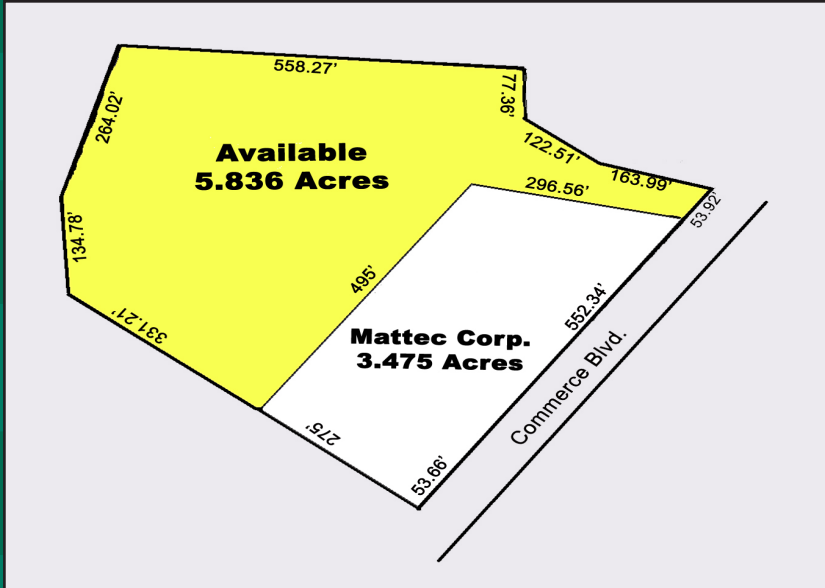


Land Available

Loveland

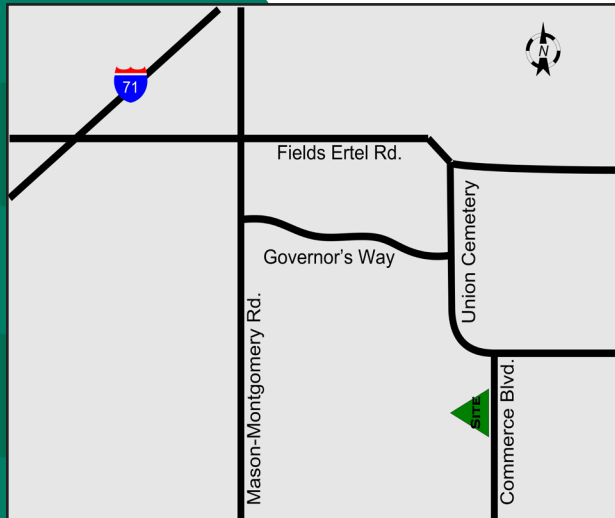


FEATURES

- **5.836 Acres**
- Build to Suit Opportunity
- Easy Access to I-71 & I-275
- Enterprise Zone Incentives
- Office/Warehouse/Manufacturing Uses
- All Utilities
- L-I (Light Industrial) Zoning
- Asking: \$525,000

LOCATION

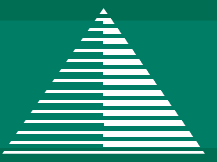
**Commerce Blvd.
Cincinnati (Loveland)
Hamilton County, Ohio**



CONTACT

Frank Torbeck, SIOR
frank.torbeck@everestrealstate.com
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.

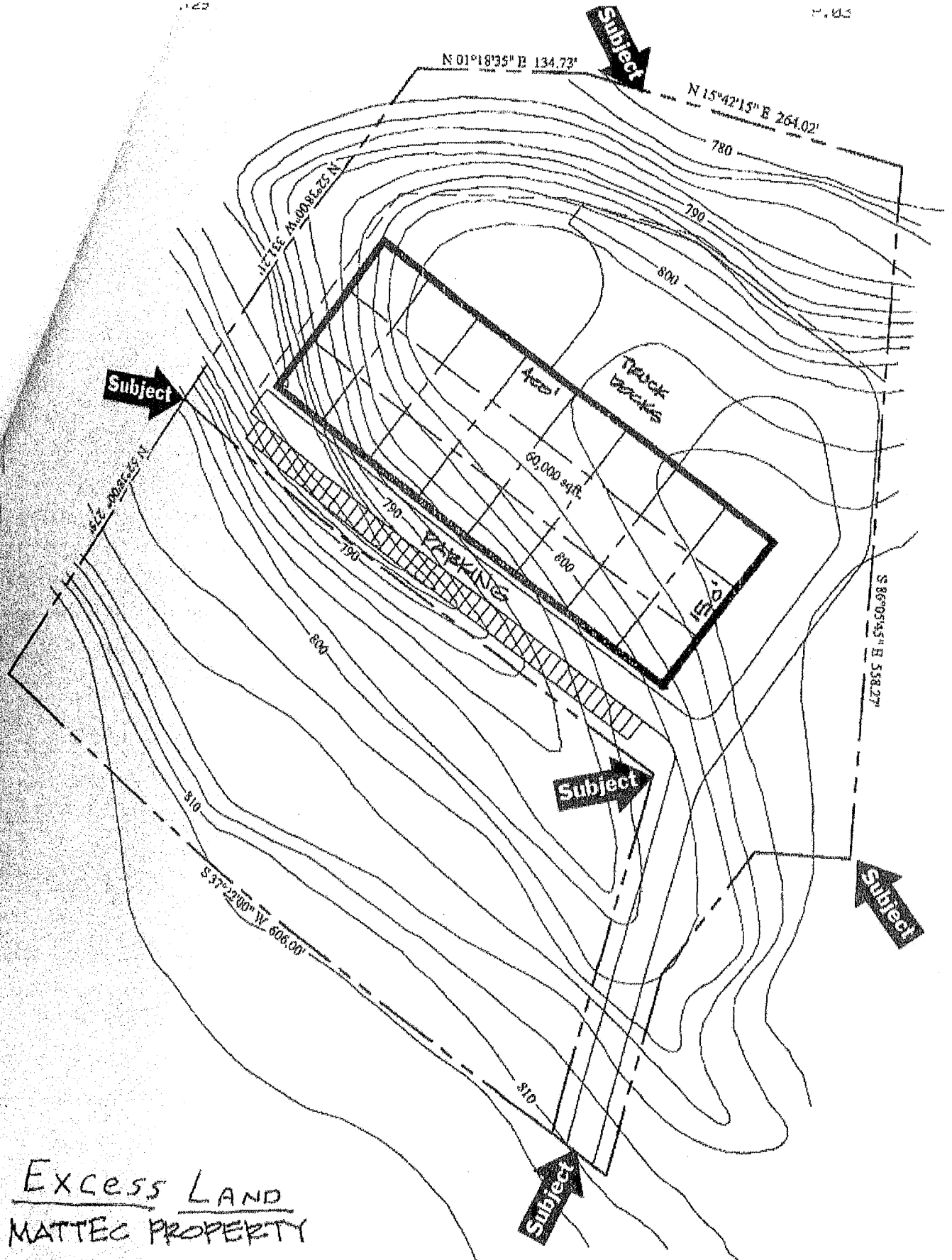


EVEREST

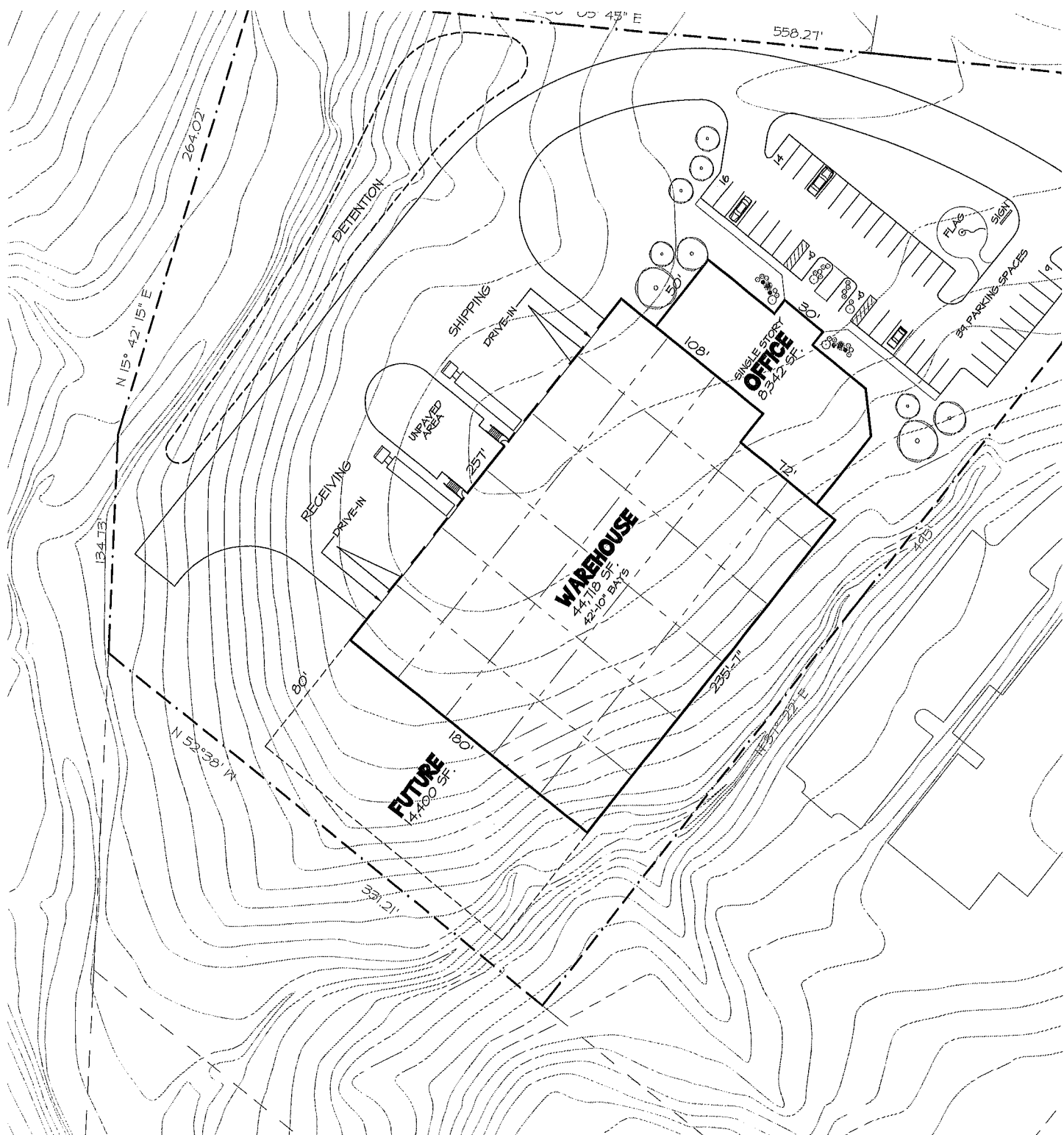
COMMERCIAL REAL ESTATE SERVICES

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

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



EXCESS LAND
 MATTEC PROPERTY
 5.836 AC.



PROPOSED SITE PLAN

SCALE: 1/40

EXHIBIT A**Legal Description**

Situate in Section 25, Town 4, Entire Range 2, City of Loveland, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a Northwest corner of aforesaid Registered Land Certificate No. 47767, said point also being in the corporation line of the City of Loveland; thence with a North line of said registered land and said corporation line, South $86^{\circ} 05' 45''$ East, 558.27 feet to a point; thence South $03^{\circ} 54' 15''$ West, 77.36 feet to a point; thence South $53^{\circ} 04' 43''$ East, 122.51 feet to a point; thence South $74^{\circ} 36' 51''$ East, 163.99 feet to a point in the West line of Commerce Blvd, as recorded in Plat Book 54, Page 37 of the Hamilton County Registered Land Office; thence with said line South $37^{\circ} 22' 00''$ West, 53.92 feet to the Northeast corner of Registered Land Certificate No. 135899; thence with said Registered Land, North $74^{\circ} 36' 51''$ West, 296.56 feet and South $37^{\circ} 22' 00''$ West, 495.00 feet to the Southwest Corner of said Registered Land; thence North $52^{\circ} 38' 00''$ West, 331.21 feet to a point in the West line of said aforesaid Registered Land Certificate No. 47767 and the corporation line of the City of Loveland; thence with said line, North $01^{\circ} 18' 35''$ East, 134.73 feet and north $15^{\circ} 42' 15''$ East, 264.02 feet to the point of beginning. Containing 5.836 acres of land.

Parcel Number 621-17-9

AVAILABLE