

Office/Warehouse Space for Lease

Loveland

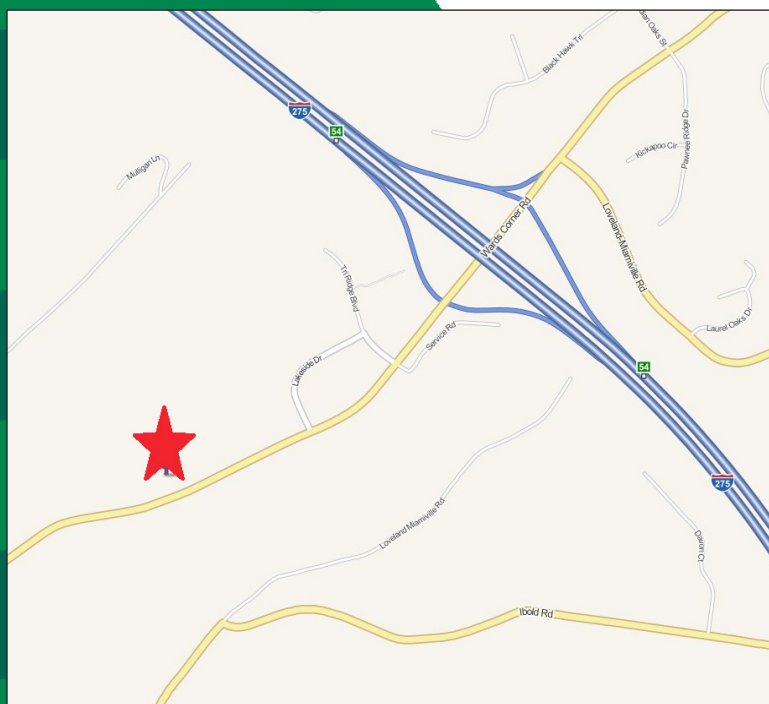


FEATURES

- **2,700 SF Office/Warehouse Available**
- 1,630 SF Office (4 Private Offices)
- 1,070 SF Warehouse
- 100% Air Conditioned
- Attractive modern building
- New parking lot
- New Roof - March 2024
- New access road
- Seconds from I-275
- **No Earnings Tax!**

LOCATION

**394 Wards Corner Road
Suite 130
Loveland, OH 45140**



CONTACT

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

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 130 - 2,700 SF 1,630 SF office - (4) private offices 1,070 SF warehouse (2) Restrooms (1) 8'x 8' Dock
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)
Dock Door:	(1)
Lighting:	LED Lighting
Parking:	3/1,000 SF
Electric:	Single & three phase
Roof:	Pitched metal
Heat & A/C:	Forced air with AC (office & warehouse); gas units (warehouse)
Lease Rate:	\$10.00 PSF + \$4.20 PSF Operating Expenses



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FOR MORE INFORMATION, CONTACT

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