



100 COMMERCE BLVD. LOVELAND, OH 45140

AVAILABLE FOR LEASE



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CLICK HERE FOR AERIAL VIDEO

PROPERTY HIGHLIGHTS



16,265 to 19,470 Total SqFt

- Located in City of Loveland minutes to I-71 at Fields Ertel & Mason Montgomery and I-275 Montgomery Rd.
- 100% HVAC throughout warehouse area
- +/- 35 auto parking spaces
- Available for immediate occupancy
- Short term leases considered
- Zoning: City of Loveland – Light Industrial
- Lease Rate: \$8.75/SqFt modified gross + utilities



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PROPERTY DETAILS

Total SqFt:	19,470
Warehouse SqFt:	16,945 or 16,265
Office SqFt:	2,525
Clear Height:	12'-17'
Year Built:	1988
Type Construction:	Concrete and metal
Lighting:	LED's in warehouse and fluorescent in office
Column Spacing:	42'x49'
Dock door:	Two (2) 8'6" x 9' with mechanical pit levelers in 16,265 SqFt space and Three (3) shared 8'6" x 9' with mechanical pit levelers in 16,945 SqFt shared loading area.

Drive-in door:	One (1) - 12'x12' in 16,265 SqFt space and Two (2) - 8'x8' and 12'x12' in 16,945 SqFt shared loading space.
Sprinkler:	Wet system
Electrical Service:	120/208-volt, 3-phase, 150-amps and 277/480-volt, 3-phase, 100-amps
HVAC:	100% HVAC in 16,945 SqFt space and natural gas-fired unit heaters in 16,265 SqFt space.
Roof:	Rubber
Truck court:	100'+ concrete
Parking Lot:	Approximately thirty-five (35) spaces
Restrooms:	One (1) set

AERIAL VIEW



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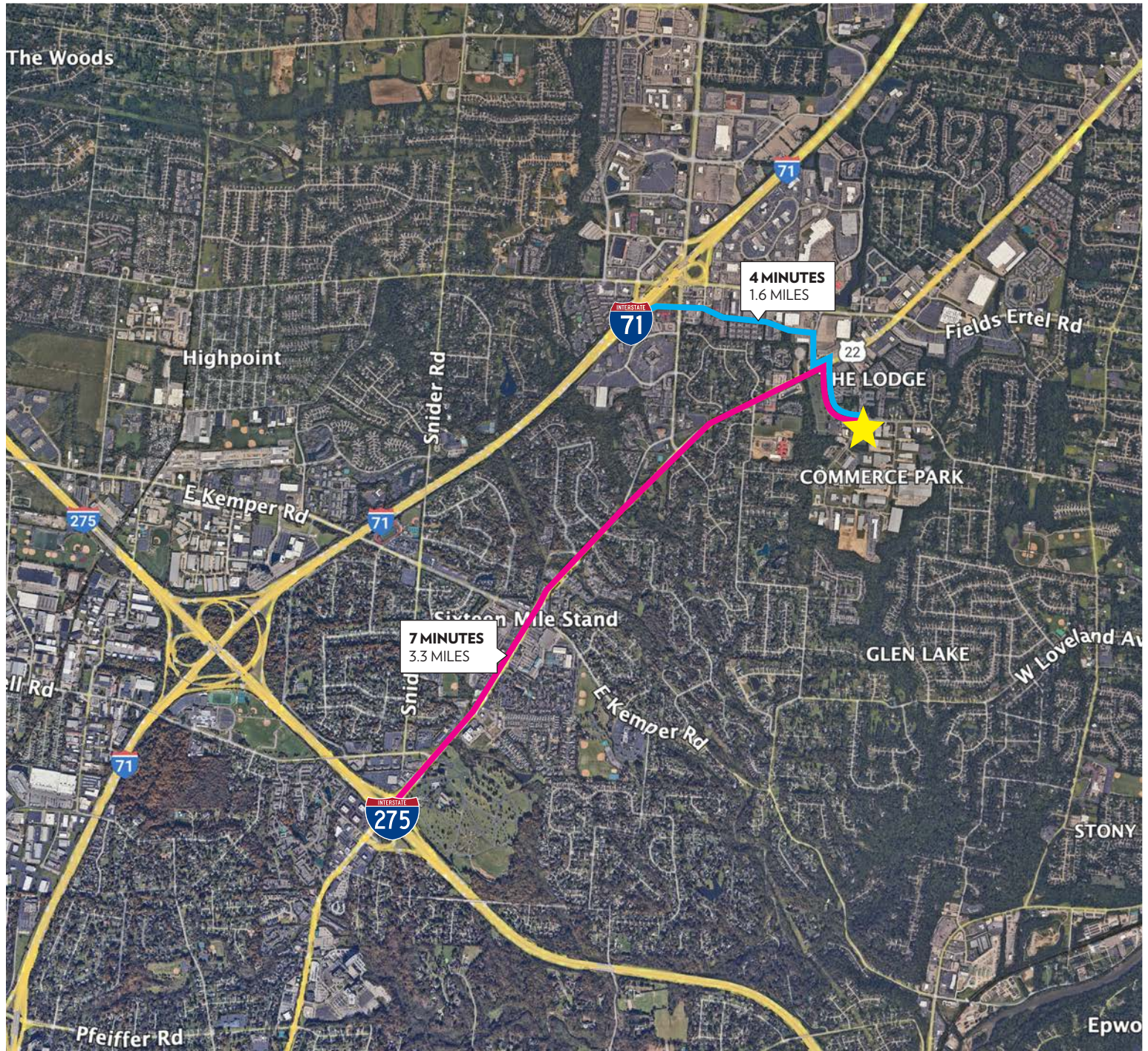
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DISTANCE MAP



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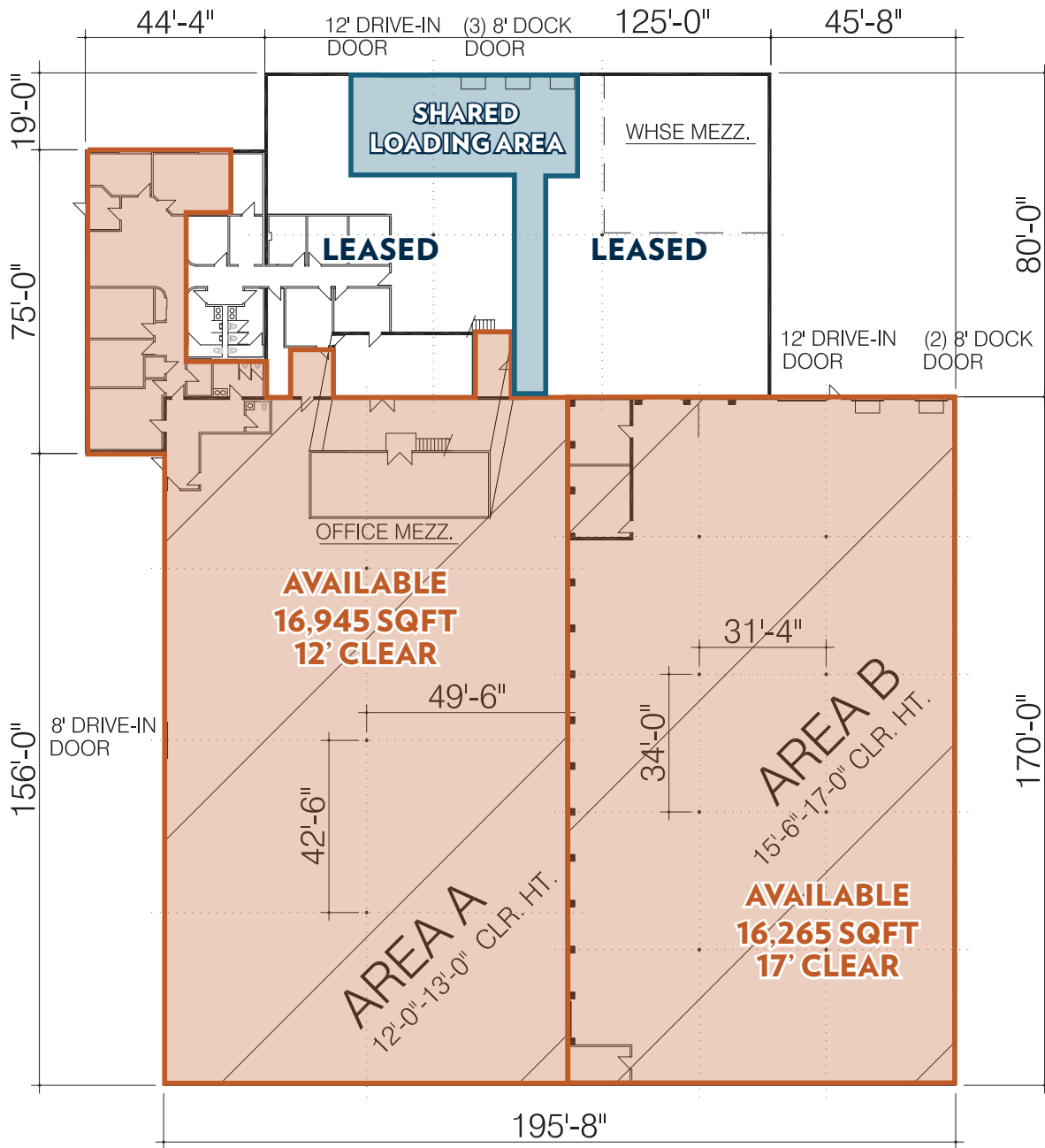
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FLOOR PLAN



FLOOR PLAN



OFFICE	5,280 SF
MEZZ	740 SF
SUBTOTAL	6,020 SF
WHSE	41,730 SF
MEZZ	1,600 SF
SUBTOTAL	43,330 SF
TOTAL	49,350 SF

AREA A	17,000 SF
AREA B	16,265 SF

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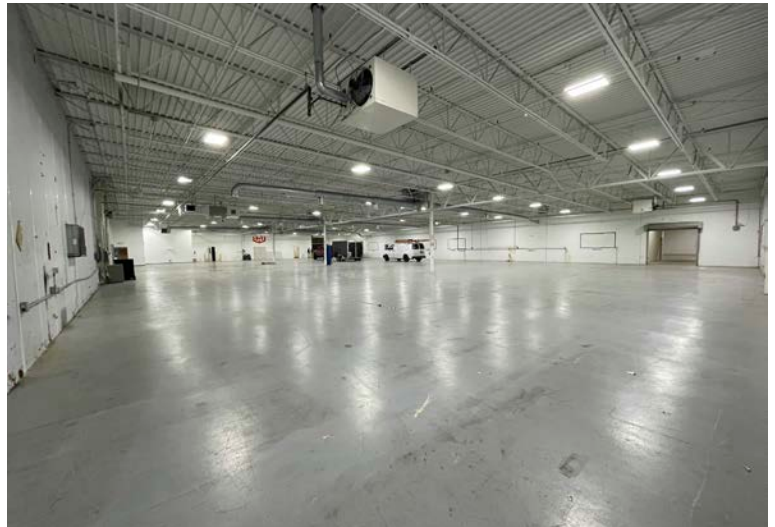
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ADDITIONAL PHOTOS



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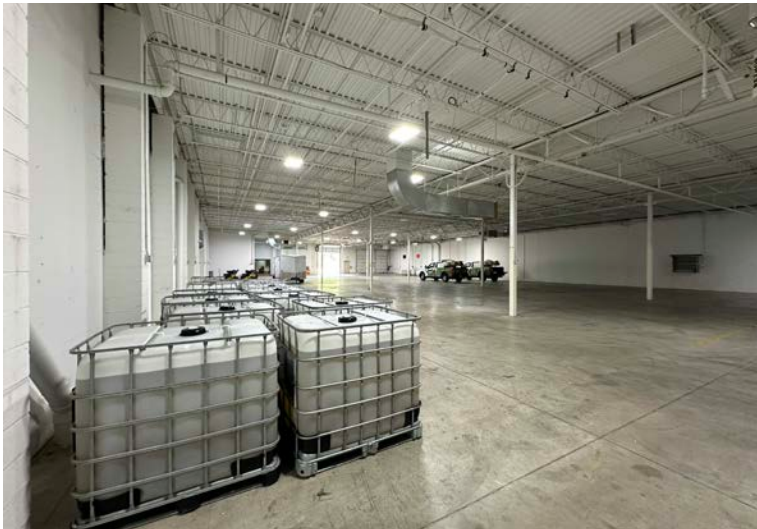
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