



420 WARDS CORNER RD.

LOVELAND, OH 45140

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PROPERTY HIGHLIGHTS



7,560 SqFt

- Located in Miami Township with no employee earnings tax
- Immediate access to I-275 & minutes to I-71/I-75
- 100% HVAC throughout
- One (1) dock door
- Available 2/1/2027
- Lease Rate: \$8.95/SqFt NNN + \$4.10/SqFt OpEx/CAM



VIEW AERIAL VIDEO



PROPERTY DETAILS

Total SqFt:	7,560
Warehouse SqFt:	4,760
Office/Showroom SqFt:	2,800
Clear Height:	14'-15'
Year Built:	1985
Type Construction:	Masonry, CMU, Steel
Lighting:	T-5/8's
Column Spacing:	30'x40'
Dock door:	One (1) 8'x8'
Drive-in:	None
Sprinkler:	Wet System
Electric:	208/120 volt, 3-phase, 625 amps
HVAC:	100% throughout
Roof:	Metal
Truck court:	95' (shared)
Parking Lot:	20+ spaces

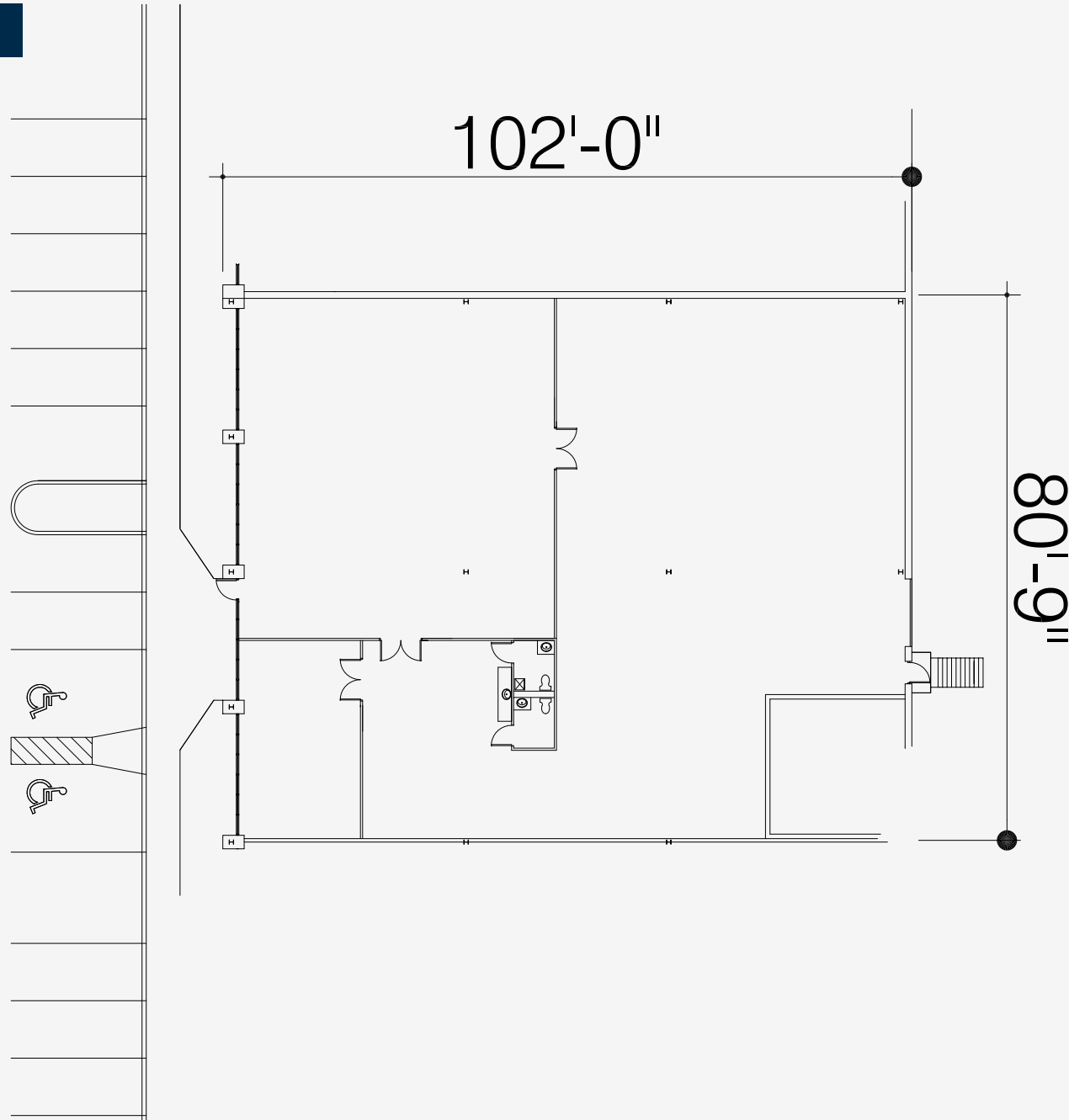
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FLOOR PLAN



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