

8950 Glendale Milford Road

Loveland (Cincinnati MSA), OH 45140

FOR SALE OR LEASE



FOR MORE INFORMATION:

BRAD WRIGHT

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WPA

WRIGHT PROPERTY ADVISORS

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FEATURES

- Rare opportunity in Symmes Township, within the I-275 loop
- Versatile office/warehouse property suitable for a variety of uses
- 11,400 SF with 11% office finish
- Four large drive-in doors with drive-through capability
- 0% earnings tax



DETAILS

COUNTY Hamilton

MUNICIPALITY Symmes Township

PARCEL ID 620-0150-0011-00

TOTAL BUILDING SIZE 11,400 SF +/-

WAREHOUSE SIZE 10,178 SF +/-

OFFICE SIZE 1,222 SF +/-

LAND 1.21 Acres

YEAR BUILT 2002

CONSTRUCTION Masonry

HVAC Office: Forced air heating and cooling
Warehouse: Suspended gas heater
and radiant gas heaters

COLUMN SPACING Spacing varies;
approximately 41' x 31'

ROOF Membrane

CLEAR HEIGHT 15'; lower with crane rails in place

DOCK DOOR None

DRIVE-IN DOOR Four; (2) 14' x 14', (2) 14' x 12'

CRANE Two 2-ton bridge cranes

PARKING 15 +/-

RESTROOMS Three, one has a shower

SPRINKLER None

LIGHTING LED in warehouse, motion-activated

ELECTRICAL SERVICE 400-amp, 208/120-volt, 3-phase

GAS & ELECTRIC Duke Energy (800.544.6900)

WATER & SEWER Greater Cincinnati Water Works
(513.591.7700)

ANNUAL PROPERTY TAXES \$17,226.83 (2025)

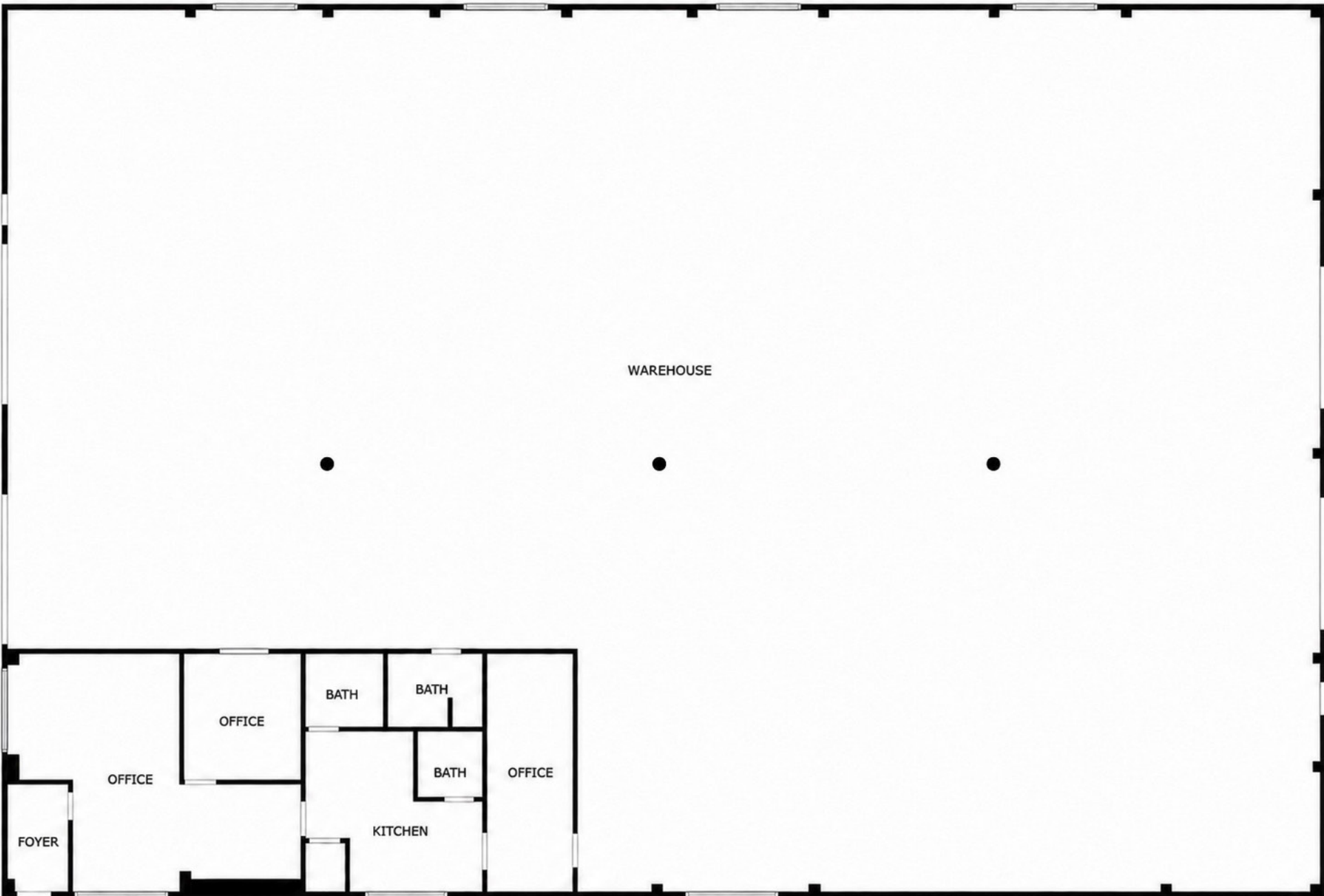
ZONING FF - Planned Light Industrial
(Symmes Township: 513.752.2300)

SALE PRICE \$1,500,000 (\$131.57/SF)

LEASE RATE \$10.50/SF NNN + \$1.71/SF opex

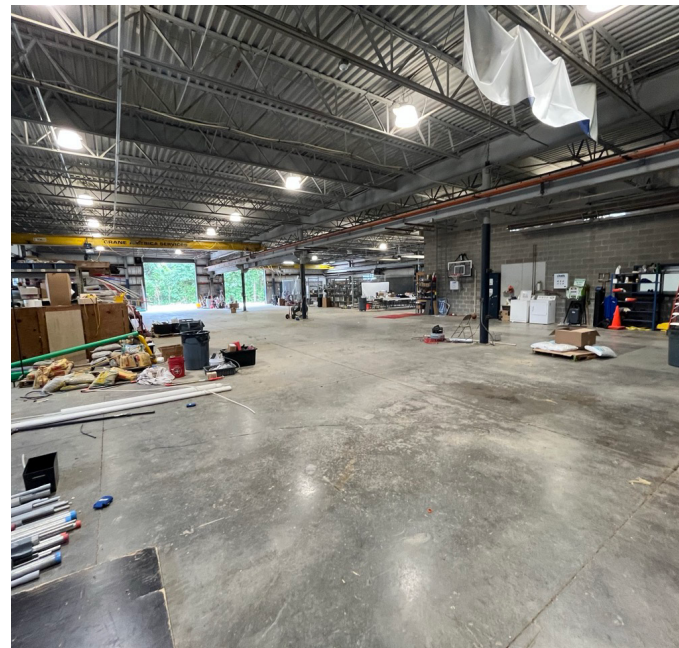
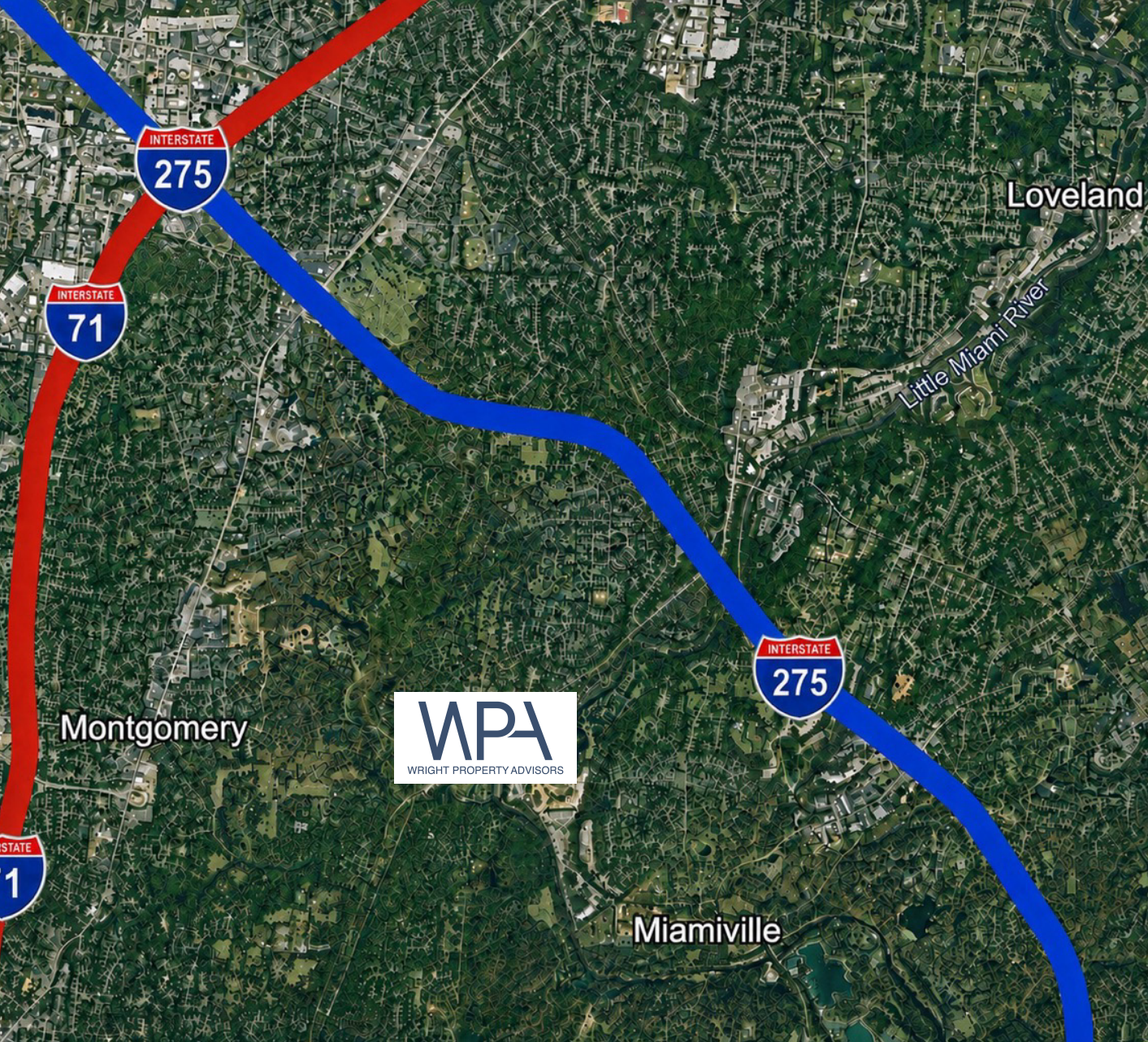
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FLOOR PLAN



**Floor plan is not to scale and is for illustrative purposes only.*





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