



LEASED
88,200 SQFT

AVAILABLE
63,000 SQFT

AVAILABLE
106,625 SQFT

119 NORTHEAST DR.
LOVELAND, OH 45140

AVAILABLE FOR SALE OR LEASE

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Listing agents have ownership interest in subject property.

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PROPERTY HIGHLIGHTS



63,000 – 169,625 SqFt Available

- Located in City of Loveland in established Loveland Commerce Park minutes to I-71 at Fields Ertel Rd. and I-275 at Montgomery Rd.
- Spaces available at 63,000, 106,625 or the two combined
- 20'-24' clear height with 30'x52'6" column spacing
- 14 docks / 1 drive-in door, additional to suit
- Electric Service: 9500kva Of Pad Mounted Transformers Existing; (2) 4000 Amp, 480/277 Volt Switchboards, (2) 3000 Amp, 480/277 Volt, Switchboards, 14,000 Amps At 480/277 Volts Total
- New ownership owned & operated by [Odyssey Real Estate Capital](#) and make-ready remodel work / white-box by [Carrera Construction](#)
- Numerous amenities in immediate area with restaurants, exercise facilities, and parks
- Lease Rate: \$5.50-\$6.50/ SqFt NNN + \$1.58/SqFt OpEx/CAM
- Sale Price: Please inquire with listing agents
- Available for immediate occupancy



CLICK HERE FOR AERIAL VIDEO

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PROPERTY DETAILS

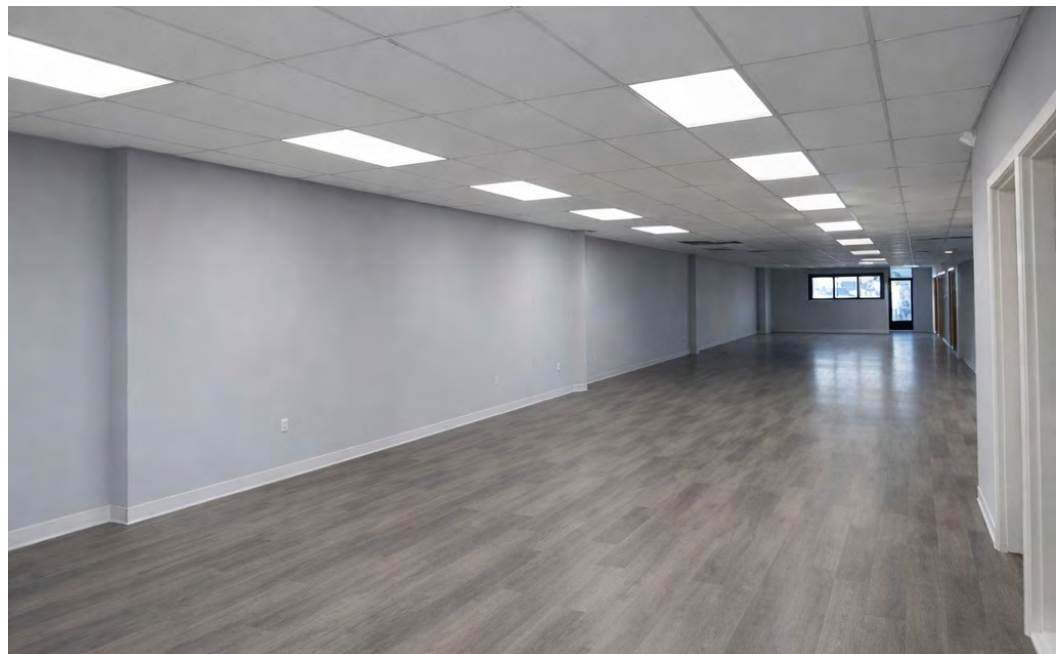
Total SqFt:	257,825
Warehouse SqFt:	252,000
Office SqFt:	5,825
Acreage:	9.995 acres
Clear Height:	20'-24'
Year Built:	1993 and 2000
Type Construction:	PEMB (warehouse) - Fully insulated and CMU (office)
Lighting:	LED's
Column Spacing:	30'x52'6"
Dock door:	Fourteen (14) - 8'x10' with mechanical pit levelers and seals. Additional docks to suit
Drive-in door:	One (1) - 12'x14'. Additional drive-in to suit
Sprinkler:	ESFR Wet System
Electrical Service:	9500kva Of Pad Mounted Transformers Existing (2) 4000 Amp, 480/277 Volt Switchboards (2) 3000 Amp, 480/277 Volt Switchboards 14,000 Amps At 480/277 Volts Total
Heat:	Natural gas forced air units
Roof:	Metal standing seam
Parking Lot:	Concrete and asphalt +/- 100 spaces
Restrooms:	Four (4) sets
Hamilton County Parcel ID's:	621-0016-0019-00

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RENOVATION RENDERINGS, SUMMER 2026 COMPLETION



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FLOOR PLAN



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PARCEL 621-0016-0019
ZONING L-1
SETBACKS 50' FRONT/ 0' SIDE/REAR
9X18 AUTO 85 EXISTING / +30 PROPOSED

	WHSE	OFFICE	TOTAL
UNIT A	100,400 SF	6,225 SF	106,625 SF
UNIT B	63,000 SF	0 SF	63,000 SF
UNIT C	88,200 SF	0 SF	88,200 SF
TOTAL	252,000 SF	5,825 SF	257,825 SF

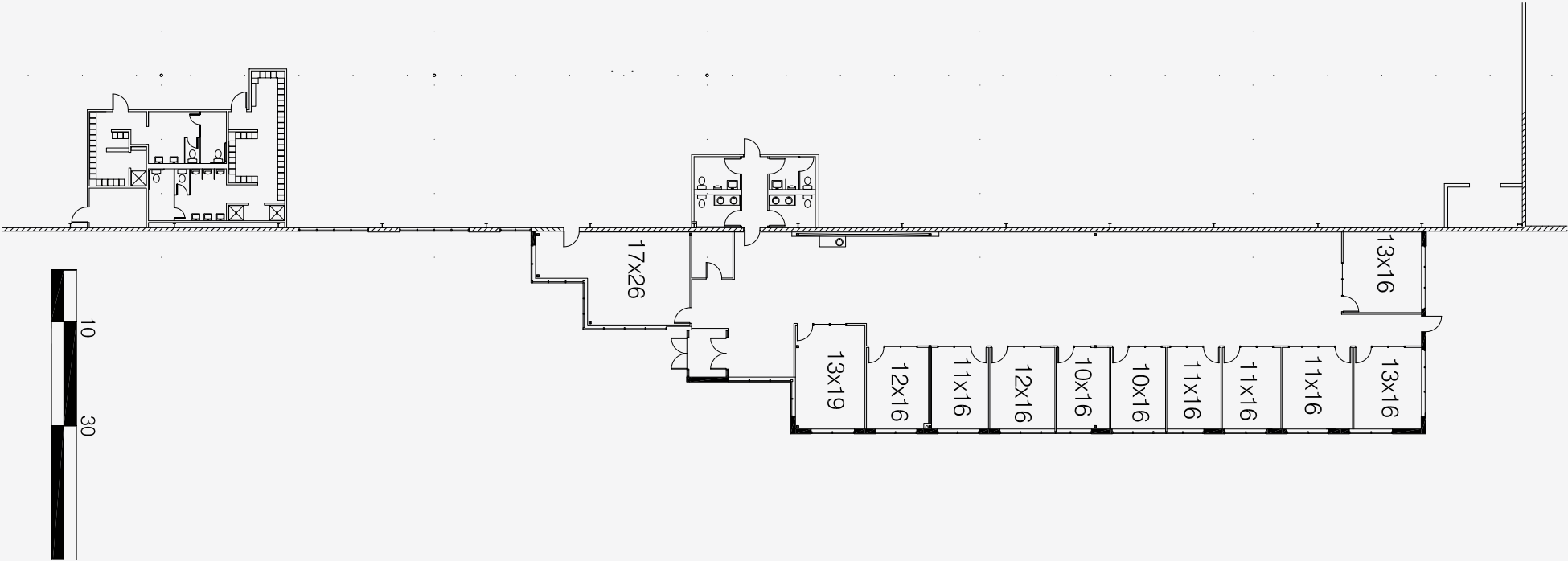
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OFFICE PLAN



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PARCEL OUTLINE



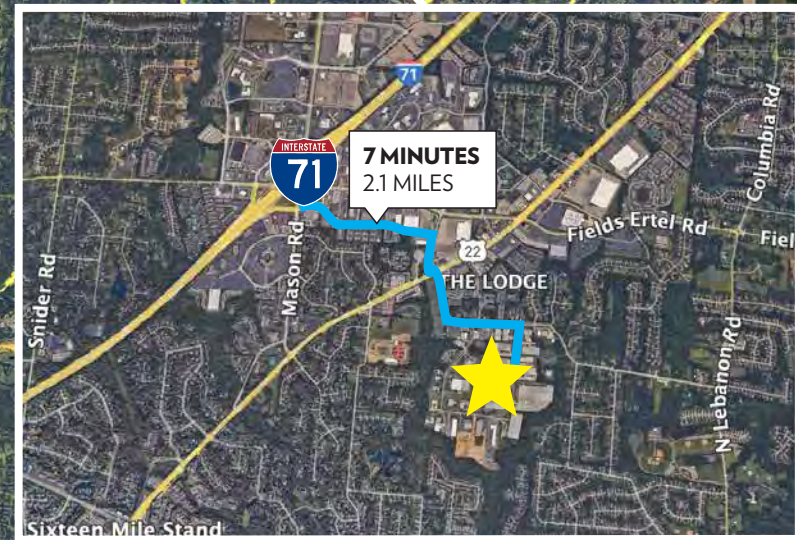
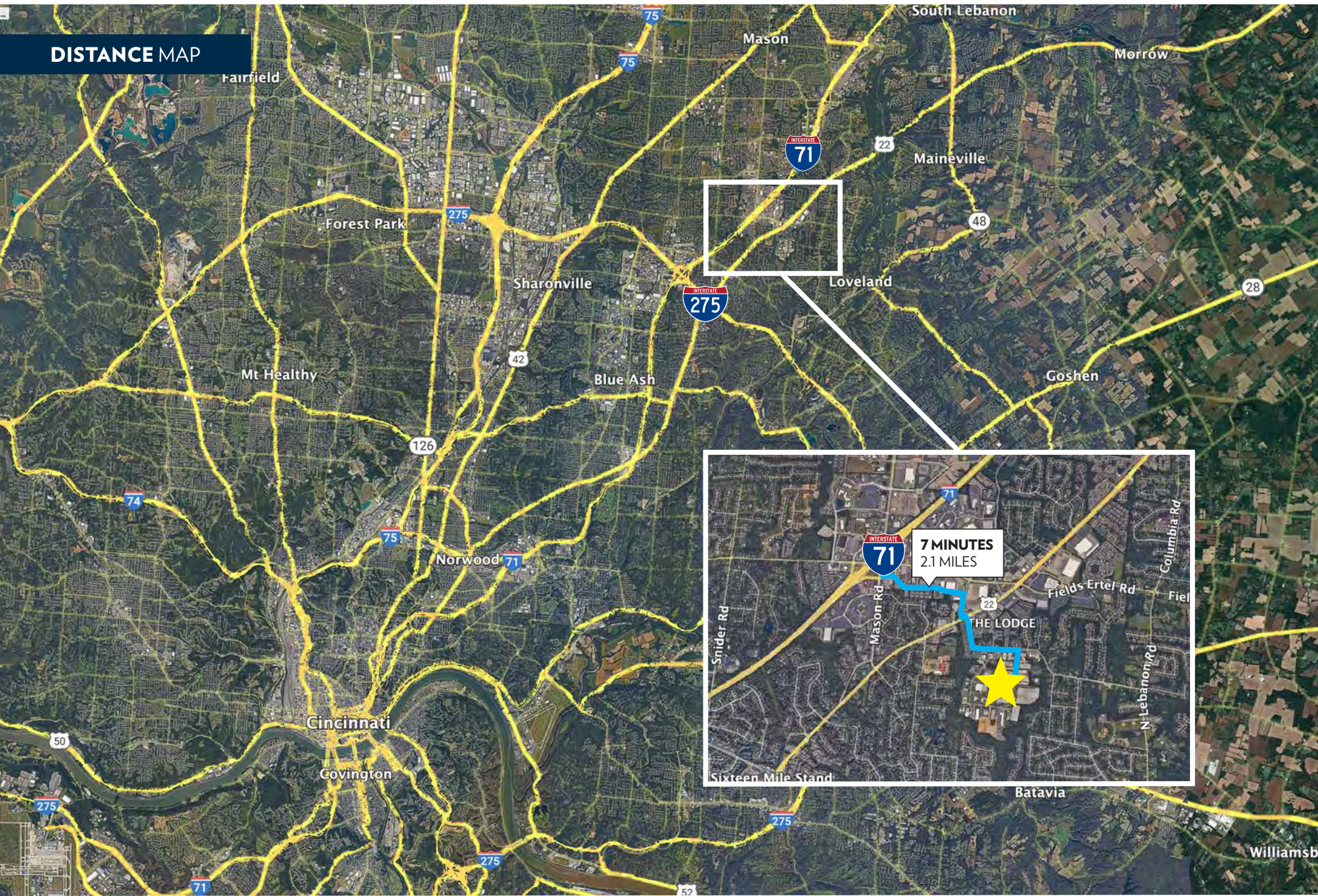
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DISTANCE MAP



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