



WAREHOUSE DISTRIBUTION OR MANUFACTURING | INDUSTRIAL

FOR LEASE OR SALE

150 Commerce Boulevard | Loveland, OH 45140



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- 31,824 sf Industrial Warehouse built in 2000
- 5,188 sf finished space (2,880 sf office), kitchen, lab space, parts area
- 29' ceiling ht., 480v, 3ph, 800 amps electric , 3 dock door, 1 drive in
- Ideal site for warehousing, distribution, and manufacturing to reduce logistics costs with easy access to I-71, and I-275
- 2.08 acre site



All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



DISCLAIMER

LOVELAND COMMERCE CENTER | 31,824 SF | LOVELAND, OH

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Sperry Van Ness® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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1 | PROPERTY INFORMATION



Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	31,824 SF
LEASE RATE (PSF):	\$3.17 BASE RENT \$1.38 Op EXPENSE \$4.55 SF/Yr [Gross]
LOT SIZE:	2.08 Acres
BUILDING SIZE:	31,824 SF
GRADE LEVEL DOORS:	1
DOCK HIGH DOORS:	3
CEILING HEIGHT:	29 FT
YEAR BUILT:	2000
RENOVATED:	2011
ZONING:	L-1
CROSS STREETS:	Commerce Drive & Mattec Drive

PROPERTY DESCRIPTION

The warehouse is located along the I-71 North Corridor. It is an excellent location for companies looking for easy access to I-71 and I-275, and located within a 100 mile radius to Indiana, Ohio, and Kentucky, a 250 mile radius to Chicago, Detroit and Tennessee, and a within a 600 mile radius to over half of all US Manufacturers and 54% of the US Population. This warehouse building was designed to accommodate distributors or manufacturers

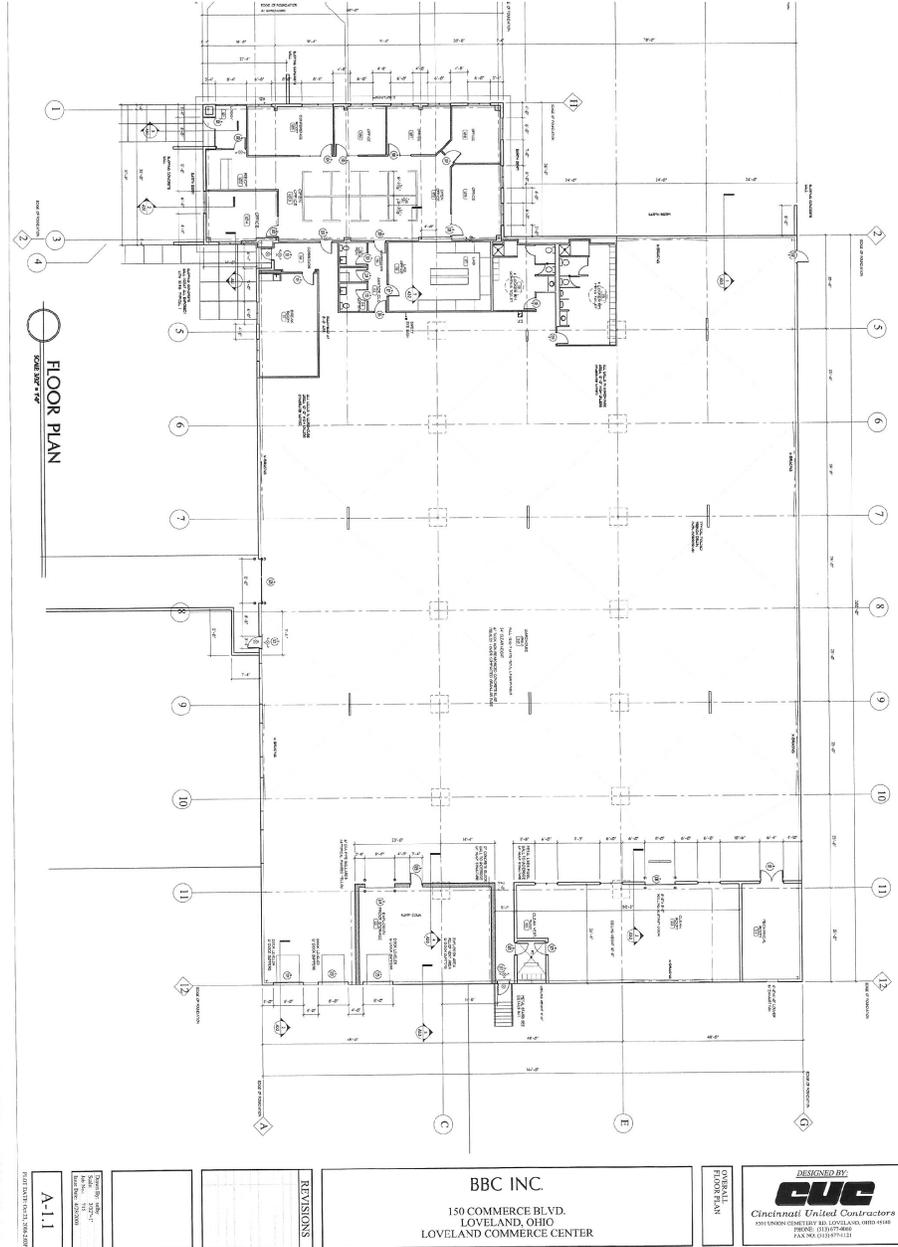
The site is located off Montgomery road, a major thoroughfare for the area, with an average daily traffic count of 21,629 cars. The total population within a 3-mile radius is 56,573 people. There is also 495 retail business and restaurants in the area.

PROPERTY HIGHLIGHTS

- Office: 2,880 SF (total finish SF 5188)
- Warehouse: 28,800 SF
- Power: 800a/277-480v 3p Heavy
- Column Spacing: 48'w x 25'd
- Sprinklers: Wet



Floor Plans



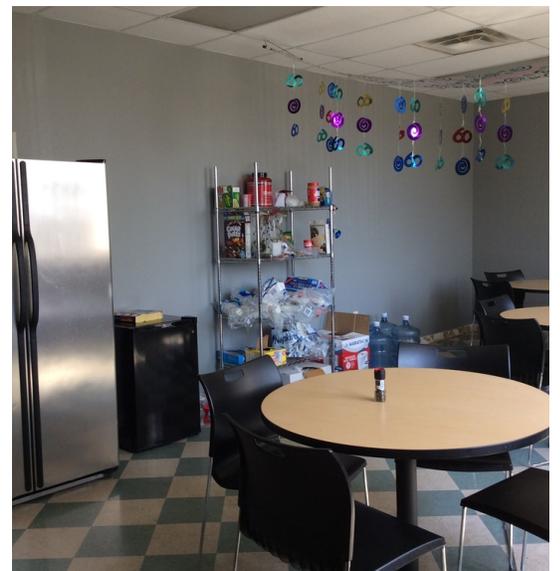
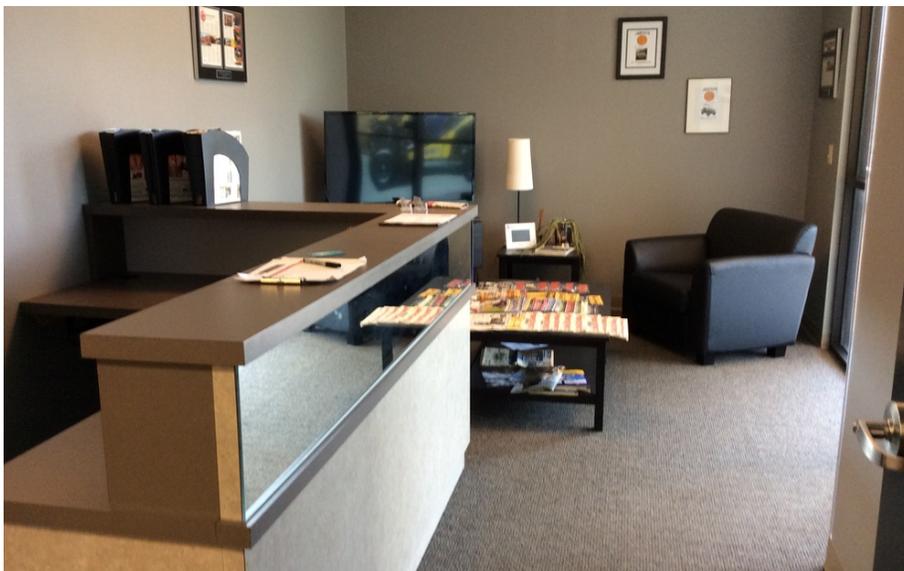


Additional Photos





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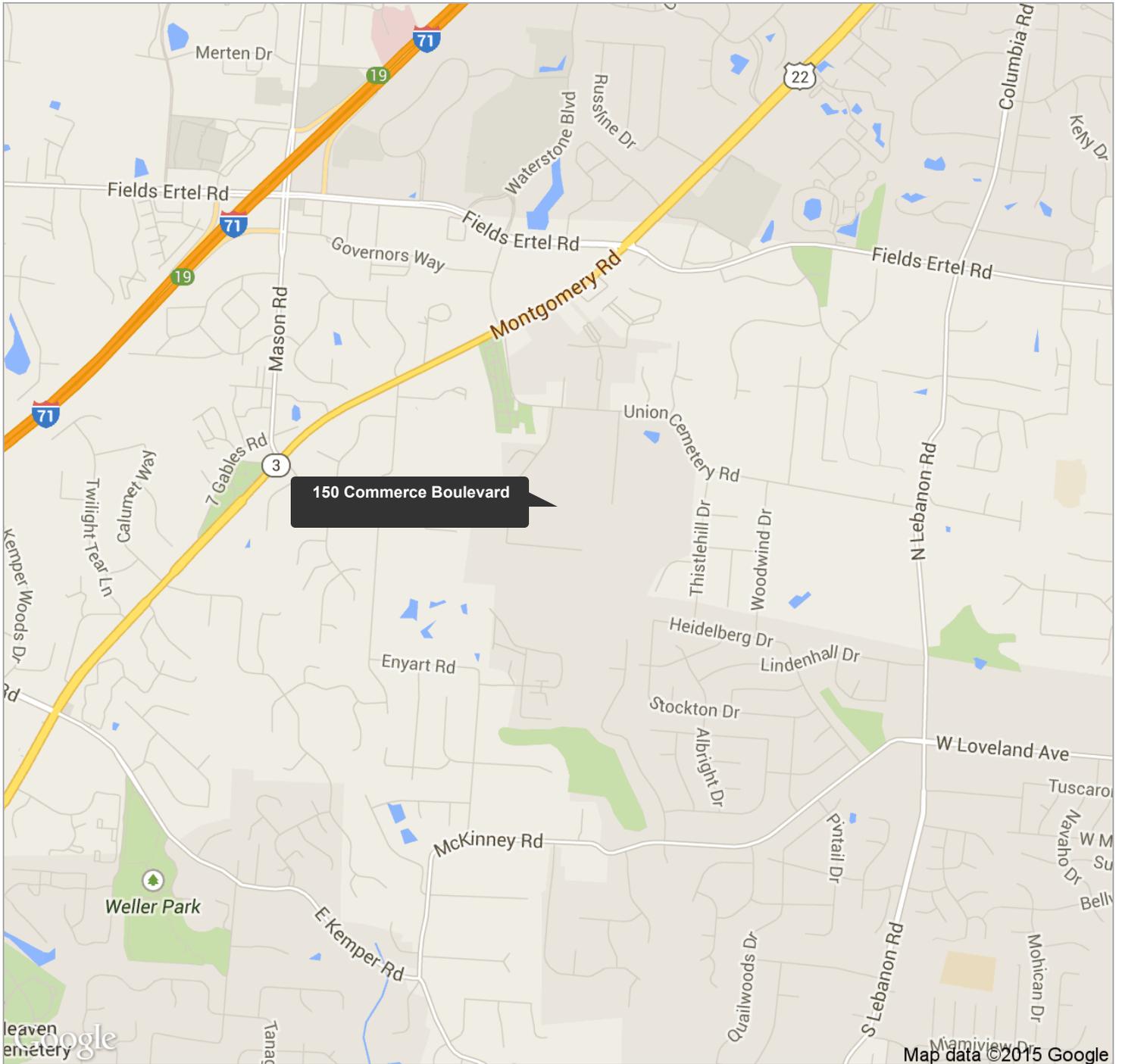




2 | LOCATION INFORMATION

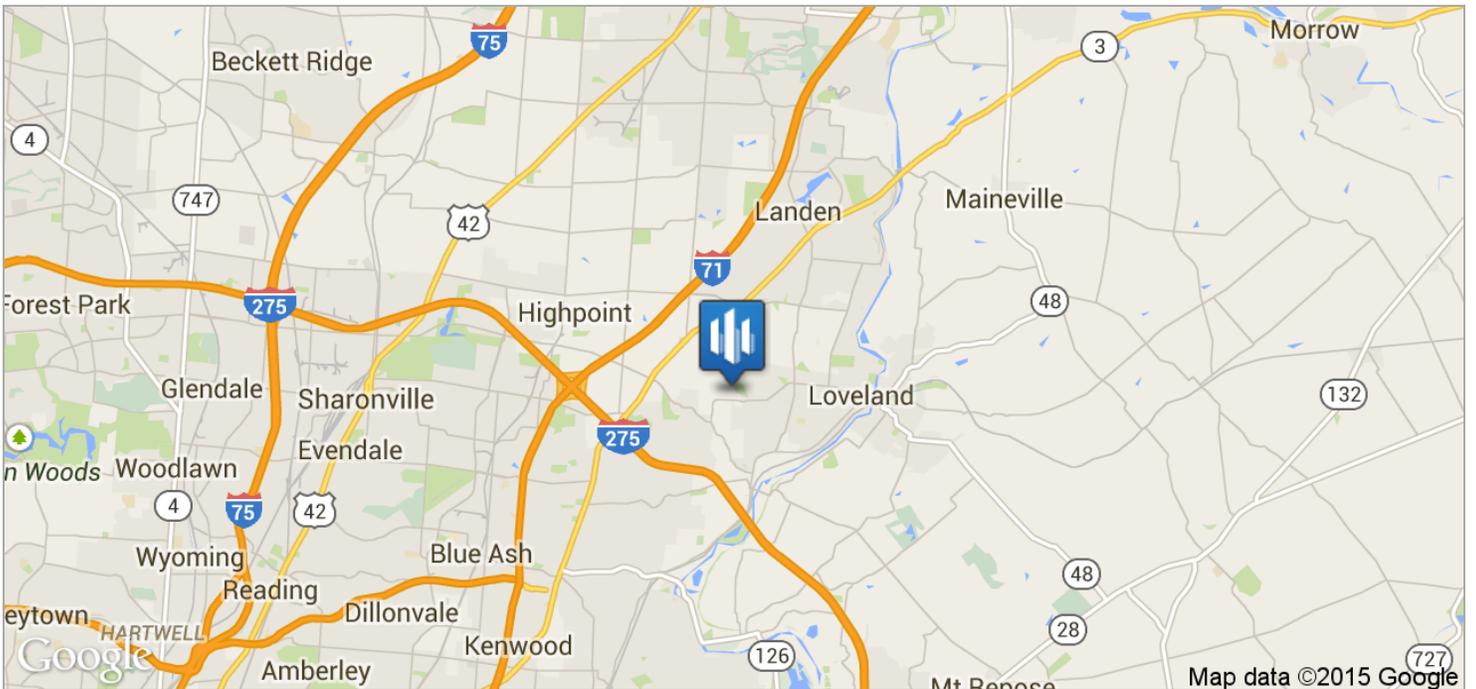
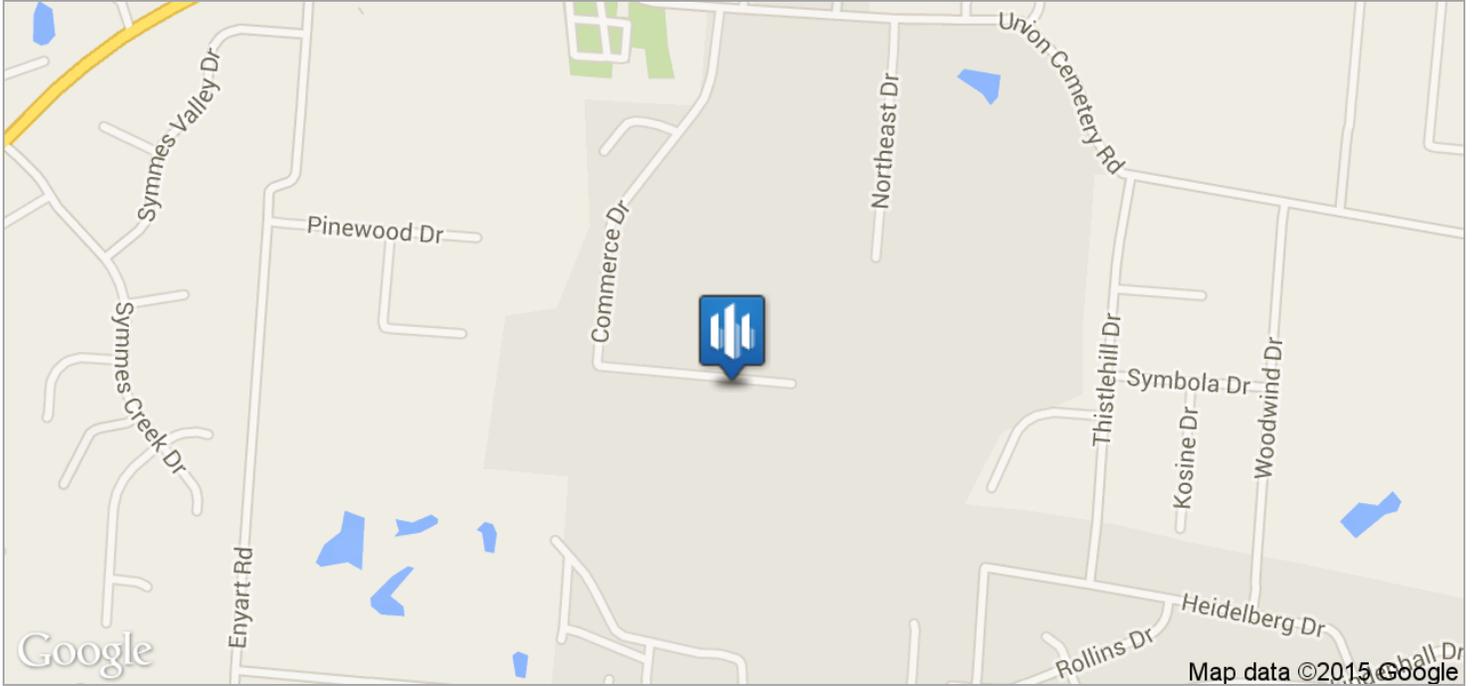


Regional Map



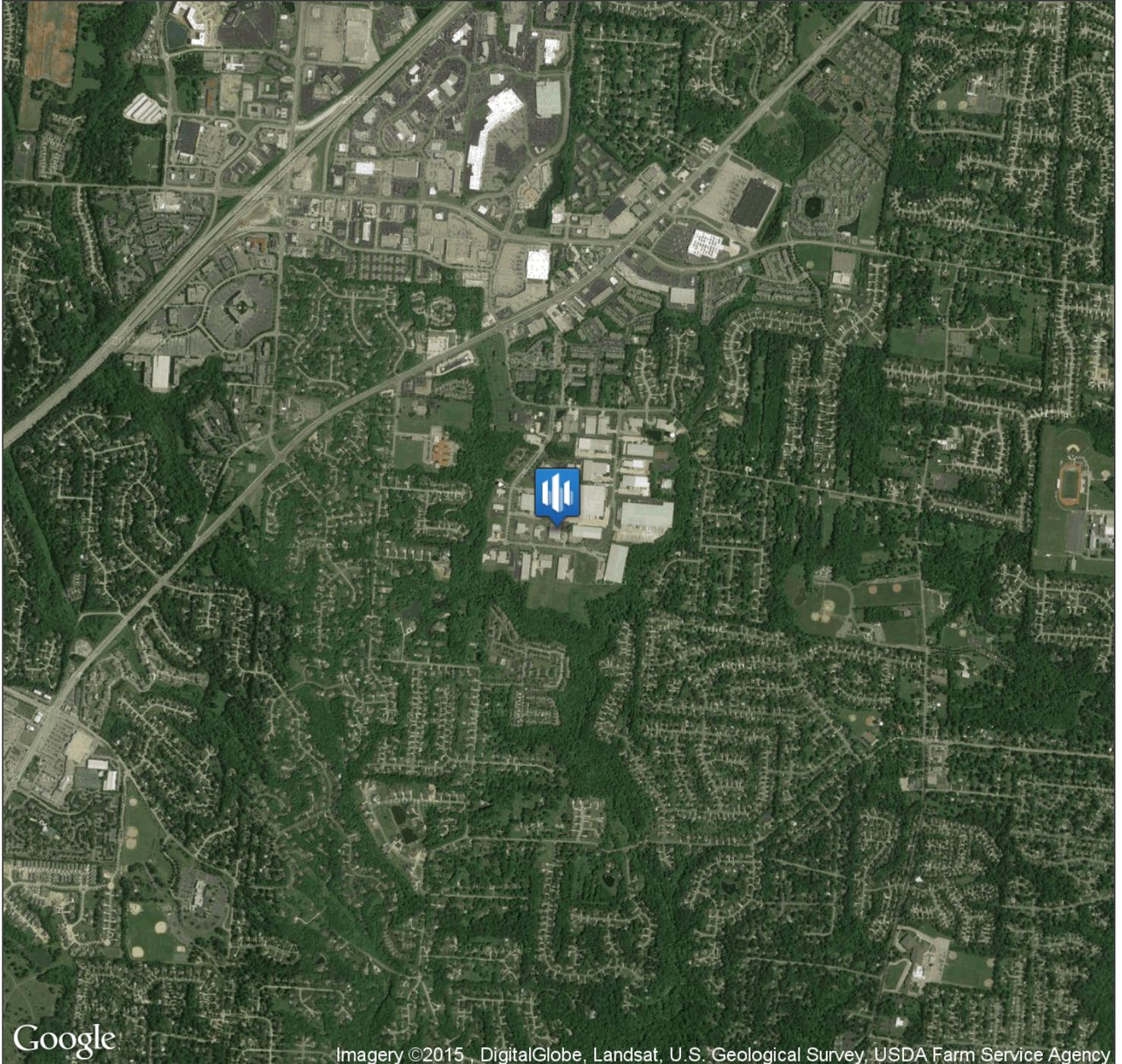


Location Maps





Aerial Map





3 | DEMOGRAPHICS



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	3,011	20,711	46,795
Total persons per hh	2.6	2.7	2.7
Average hh income	\$107,309	\$106,575	\$106,076
Average house value	\$400,118	\$308,227	\$306,202

	1 MILE	3 MILES	5 MILES
Total population	7,912	55,645	125,314
Median age	38.7	37.9	38.9
Median age (male)	36.0	36.8	37.8
Median age (female)	41.9	38.9	40.0

* Demographic data derived from 2010 US Census



4 | ABOUT SPERRY VAN NESS



About Sperry Van Ness

It's a different world out there – the commercial real estate landscape has changed; it has perhaps changed forever. We don't need to tell you times are challenging, your own experience has proven the need for different strategies and direction. You have demanded a different kind of broker – a proactive, collaborative, and proven advisor with deep local knowledge and a broad national footprint. The Sperry Van Ness Company of Affiliates has what you need.

Because It's Right.

Our culture is designed to ensure that our interests are aligned with those we serve. Why? Because it's right. We have a long and very public history of setting the industry standard in this regard. Every Sperry Van Ness® company affiliate must agree in writing to abide by our Core Covenants – the first of which is this primary covenant: "I place my client's interests above my own..." These covenants are more than mere words, they allow us to breathe and align as one organization. They offer you the confidence of knowing our entire organization of affiliates is always thinking of what is best for you. It's a different standard, driven by a different focus and supported by a unique, committed and passionate culture built to challenge the status quo.

Why? **Because It's Right.**

Defined.

Our message isn't about us – it's about you. We understand that your success is our success and we never lose sight of that. We like to think that we have some of the brightest minds in the industry, an innovative approach, a culture of sharing and collaboration, and a relentless commitment to service; but we prefer to let our actions and results speak louder than words.

Vision.

Our vision can be best summarized by our clear recognition that we have only one niche – our client. The bottom line is that we are built to serve your needs across asset classes, practice areas, and geographic boundaries. If you have a need we have both the capability and the competency to insure a successful execution.

Leadership.

The Sperry Van Ness Company of Affiliates has an executive team with tremendous integrity, continuity and experience. Along with our industry veterans, we embrace the talents and insights of our next generation of leaders. You asked us to harness the incredible power that comes from the blending of institutional talent with a results-driven, entrepreneurial approach to doing the business – and we listened.

Wall Street To Main Street.

We believe the Sperry Van Ness company of affiliates simply has the best footprint in the market. We realize that transactions don't just occur in major markets, and as such we have uniquely built our brand around a platform that focuses on your needs. Our affiliates have offices in major markets, as well as second and tertiary market. Whether you're seeking acquisition, disposition, advisory, management, or capital markets assistance, we stand ready to serve your needs. Lipsey Co. has ranked the Sperry Van Ness organization as one of the most recognized commercial real estate brands in the US for a reason – we know how to deliver a certainty of execution for our clients.

Tenacious.

There are many things that go into creating a best-in-class commercial real estate company of affiliates or CRE Brand. While ours offers proven and emerging technologies, an innovative business model, a strategic footprint and a culture of collaboration and sharing, it is our tenacity that is the defining difference. Our affiliates understand our value is in breaking down barriers and accelerating results for our clients. We know that we don't earn your business by telling you how wonderful we are, but by creating a certainty of execution you can depend upon. We learned long ago that it doesn't cost anything to work hard; it just takes a commitment to a work ethic which is deeply ingrained in the Sperry Van Ness® culture. It is this tenacious approach to relentlessly earn your business that has built the numerous longterm client relationships for our affiliates, and which continues to validate our beliefs and efforts. If you want evidence of our tenacity, look no further than our comprehensive approach to marketing. Every asset marketed within our system, SVN Connect®, receives its own custom online presence cross-linked to a variety of other industry portals and fully integrate into state-of-the-art social media and search engine marketing campaigns. We further augment our marketing efforts with National marketing opportunities, email and telesales efforts to proprietary investor and broker databases, and options like our accelerated marketing platform. We simply leave no stone unturned.





Why Sperry Van Ness

Rand Sperry and Mark Van Ness first met while working on opposing sides of an investment deal in 1977. Mark's client wanted to purchase a property listed by Rand, whose firm did not cooperate with outside brokers.

Imagine if your own broker actually discouraged buyers from bidding on your property! It happens everyday.

Mark represented his client in the transaction, but received only a small referral fee – not a commission from Rand's broker. This common practice of broker exclusion causes properties to sell for less than their actual value, or not sell at all. The proof? Mark sold the same property soon after, demonstrating the value of full broker cooperation – with a 400 percent profit for his client.

“Giving up half your income in order to put clients first is something many brokers can't swallow.”

-Mark Van Ness

From Solution to Revolution

Sperry Van Ness was created in 1987 with a new philosophy: putting the client's interest first, by aggressively marketing to and cooperating with all brokers. This strategy creates a "bidding war" in the marketplace. In an industry where the status quo is to double end deals, Sperry Van Ness forged a new approach.

Maximum Competition Equals Maximum Value

Our philosophy "Maximum Competition Equals Maximum Value" separates us from all other national companies. We have a written policy of cooperation on every listing. No other brokerage firm does that! Even today, Sperry Van Ness remains the only firm that places the client's interests first, with our policy of marketing to the entire brokerage community



Core Covenants



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 I SHOW RESPECT AND SUPPORT TO ALL.
- 3 I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 I HONOR MY COMMITMENTS.
- 8 I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.



5 | ADVISOR BIOS



Advisor Bio & Contact



Kate Nguyen, MBA

Senior Advisor

Sperry Van Ness-RICORE Investment Management, Inc.

Kate's core competency is in the pricing and negotiation of income producing commercial real estate investments. Kate's experience in commercial real estate banking & underwriting, engineering, environmental remediation has enabled her to negotiate competitive pricing in the purchase or sell of commercial properties in the market.

Prior to joining Sperry Van Ness - RICORE, Kate worked for CRESA as a tenant and buyer representative helping companies gain competitive advantage in finding strategic real estate locations. Kate's success in saving companies on rent expense, and purchase price through her shrewd negotiation skills and experience, has allowed her clients to use the savings from real estate to invest in other areas of it business such as equipment, R&D, etc. and helped her to earn repeat business nationwide.

Through her underwriting experience in commercial real estate finance and knowledge of the market, she can provide consult on the pricing of any commercial real estate investment, she primarily focuses on single tenant net lease retail and industrial deals.

Companies that have retained Kate to negotiate on its behalf include Adena Utilities Engineering, Professions, Inc., manufacturers including Atmos 360, formerly Pak/Teem Inc. Foreign owned entities include German based Flexicon, Warsteiner Beer Importers, The Freudenberg's Group EagleBurgmann Industries LP, China parent company XY Powersports, Inc. Prime Logistics, Chany Trucking, Inc. and Korean owned Tri-State Beef, Inc.

Kate has an MBA in Commercial Real Estate & Finance, and a B.S. in Civil and Environmental Engineering from the University of Cincinnati.

Memberships & Affiliations

Active in local professional and nonprofit organizations, she is a member of the Cincinnati Opera Guild, oil painting, and golf.

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