



Cincinnati Market

FLEX LISTING REPORT

SEPTEMBER 2024

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NORWOOD / WITHAMSVILLE



[4148 Webster Avenue](#)

4148 Webster Avenue
Cincinnati, OH 45212

FOR LEASE

5,960 SF
\$8.00 PSF + \$2.28 NNN

- 5,960 SF Available
- Approximately 768 SF of Office Space
- 1 drive in door and 1 dock door
- Easy access to I-71 and I-75
- 20' ceilings

[TC Bartoszek](#)

513.588.1840

[Molly Hoffman](#)

513.588.1843



[969 Ohio Pike](#)

969 Ohio Pike
Cincinnati, OH 45245

FOR LEASE OR SALE

22,682 SF
\$7.00 PSF + NNN | \$2,268,200

- Two drive-in doors
- 3 phase electrical
- LED lit warehouse
- Lot adjacent to building for parking or staging
- High Visibility and traffic count on Ohio Pike (SR 125)
- Less than 2 miles from I-275

[Dan McDonald](#)

513.588.1113

[Stewart Devitt](#)

513.588.1115

SEPTEMBER 2024

MILFORD / NORWOOD / WITHAMSVILLE



5400 & 5405 Dupont Circle

5400 & 5405 Dupont Circle
Milford, OH 45150

FOR SALE OR LEASE

3,000 - 29,657 SF
\$10.25 PSF + NNN | \$3,925,000

- Lease- \$10.25 PSF + NNN (\$3.50 PSF)
- Sale- \$3,925,000
- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

[Dan McDonald](#)
513.588.1113

[Stewart Devitt](#)
513.588.1115



502 Techne Center Drive

502 Techne Center Drive
Milford, OH 45150

FOR LEASE

6,165 SF
\$9.95 PSF + NNN

- Lease- \$9.95 PSF + NNN (\$2.75 OPEX)
- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

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513.588.1113

[Stewart Devitt](#)
513.588.1115

SEPTEMBER 2024

WEST CHESTER



[6037 Schumacher Park Dr](#)

6037 Schumacher Park Dr
West Chester, OH

FOR LEASE

9,711 SF
\$10.00 / SF + NNN

- Excellent visibility at Allen Road & Schumacher Park Drive
- Tilt up concrete construction
- 1,316 SF of warehouse
- 1 Dock
- 19'- 20' clearance
- Zoned M-2 (General Industrial)
- In close proximity to I-75 & I-275
- No local earnings tax

[Paul Schmerge](#)
513.305.5690

[Chas Cook](#)
513.588.1132



[8610-8634 Jacquemin Drive](#)

8610-8634 Jacquemin Drive
West Chester, OH 45069

FOR LEASE

7,289-8,495 SF
\$11.50 / SF + NNN

- No Earnings Tax
- Close Access to I-75 & I-275
- (4) EA, Man Doors, Front & Back Access
- Lodging, Retail, & Restaurants
- Free Parking

[Dan McDonald](#)
513.588.1113

[Paul Schmerge](#)
513.305.5690



[9683 Cincinnati Dayton Road](#)

9683 Cincinnati Dayton Road
West Chester, OH 45069

FOR LEASE

7,135 SF
\$10.40 / SF + NNN

- Tilt up concrete- windows, front and side
- 100% office (warehouse BTS)
- 2 docks, 1 drive-in available
- 19'- 20' clearance
- Zoned M-2 (General Industrial)
- No earnings tax

[Paul Schmerge](#)
513.305.5690

[Chas Cook](#)
513.588.1132

SEPTEMBER 2024

MASON / LOVELAND / BLUE ASH



4700 Duke Drive

4700 Duke Drive
Mason, OH 45040

FOR LEASE

3,260 - 7,261 SF
\$12.50 NET + \$3.88

- Suites 165 & 200 Available
- Located in Deerfield Township - 0% Earnings Tax
- Excellent Proximity to Several Major Thoroughfares, including Mason-Montgomery Rd., Fields Ertel and I-71
- Separate Monitoring and Control Stations for HVAC
- Prominent Building Signage Opportunities

Dan McDonald
513.588.1113

Stewart Devitt
513.588.1115



Hammer Down Range

1616 State Route 28
Loveland, OH 45140

FOR SALE

11,544 + 1,240 SF
\$1,700,000

- 11,544 SF + 1,240 SF
- Potential Sale/Leaseback on some or all of the building
- Occupant will vacate if buyer prefers
- Flexibility to accommodate retail or industrial uses
- Solid construction with expandable design
- Rear dock door could be added
- Growing market

TC Bartoszek
513.588.1840

Chris Nachtrab
513.588.1841

Chas Cook
513.588.1132



Technology Woods

4701 Creek Road
Cincinnati, OH 45242

FOR LEASE

2,518 SF
\$2,700 / Month MG

- Located within the City of Blue Ash, one of Cincinnati's strongest office submarkets
- Proximity to major highways such as I-275 and I-75
- Just minutes away from Kenwood Mall and numerous other retailers
- Favorable, high-quality walk-up office setting for tenants
- 1 dock door

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513.588.1113