



Cincinnati Market

# FLEX LISTING REPORT

JANUARY 2025

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MILFORD / WITHAMSVILLE



## 5400 & 5405 Dupont Circle

5400 & 5405 Dupont Circle  
Milford, OH 45150

### FOR LEASE

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

- Lease- \$10.25 PSF + NNN (\$3.50 PSF)
- 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 - 10,690 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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[Stewart Devitt](#)  
513.588.1115



## 2002 Ford Circle

2002 Ford Circle  
Milford, OH 45150

### FOR LEASE

Up to 7,200 SF  
\$12.00 PSF MG

- Lease- \$12.00 PSF MG
- 2 Spaces available:  
3,542 SF & 3,600 SF
- 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



## 969 Ohio Pike

969 Ohio Pike  
Cincinnati, OH 45245

### FOR LEASE OR SALE

22,682 SF  
\$7.00 PSF + NNN | \$2,100,000

- 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 1-275

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513.588.1113

[Stewart Devitt](#)  
513.588.1115

# JANUARY 2025

SHARONVILLE / READING



## 2844 E Kemper Road

2844 E Kemper Road  
Sharonville, OH 45241

### FOR SUBLEASE

7,375 SF  
\$6.75 NNN

- Excellent visibility off E Kemper Road
- Brick façade
- Open office layout
- 3,250 SF of warehouse
- 2 Docks
- 14'- 15' clearance
- 100% HVAC
- Zoned GI (General Industrial)
- In close proximity to I-275 & I-75

Chas Cook  
513.588.1132

Paul Schmerge  
513.305.5690



## 8060 Reading Road

8060 Reading Road, Unit 4  
Cincinnati, OH 45237

### FOR LEASE

1,000 SF  
\$1,395 / Month MG

- 1 Drive-in door
- Finished flex warehouse, 14' ceiling height
- Aluminum and glass storefront entrance
- Fully heated and air conditioned

Gary Fisher  
513.658.3411

# JANUARY 2025

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

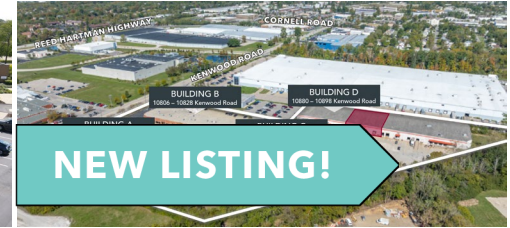
4701 Creek Road  
Cincinnati, OH 45242

### 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

Dan McDonald  
513.588.1113



## Commerce Park of Blue Ash

10806 - 10898 Kenwood Road  
Blue Ash, OH 45242

### FOR LEASE

14,040 SF  
\$7.5 PSF NNN

- Located off of busy Kenwood Road
- Ample amenities nearby such as restaurants and retail
- Close proximity to Ronald Reagan Cross County Highway which provides quick access to I-71, I-72, & I-275

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513.588.1113

# JANUARY 2025

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



## [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

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513.588.1132