



Cincinnati Market

# **FLEX LISTING REPORT**

MARCH 2023



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NORWOOD / FLORENCE



## 96 Caldwell Drive

96 Caldwell Drive  
Cincinnati, OH 45216

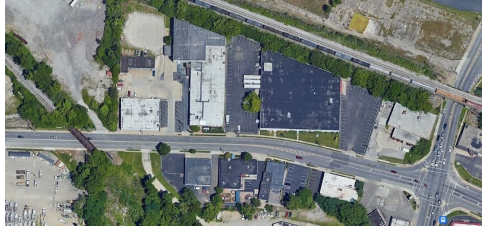
### FOR LEASE

8,500SF | 2.996 Acres  
\$7.50 PSF / Year (MG)

- TOTAL space available 8,500sf +/-
- Warehouse 5,500 +/-
- Office 3,000sf +/-

Gary Fisher

513.588.1125



## 1330 Tennessee Avenue

1330 Tennessee Avenue  
Cincinnati, OH 45229

### FOR SALE

52,252 SF | 2.093 Acres  
\$2,995,000

- 3 Buildings:
- 1. 38,400 SF Printing Plant/Warehouse
- 2. 10,614 SF 2-story Warehouse/Office
- 3. 3,238 SF 5-Bay Car Service facility
- 2 Docks Bldg1; Porch Dock Bldg2
- Climate Controlled Production Area
- All Leases expire June/July 2023

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# MARCH 2023

## MILFORD



### Milford Park at Park 50

50 W Techne Center Drive  
Milford, OH 45150

#### FOR LEASE

3,950-9,900 SF  
\$6.95 PSF / Year (NNN)

- Flex Space
- 0% Earnings Tax - Miami Township
- Professional Campus Setting
- Private Entrance
- On-Site Property Management and Maintenance
- Wide Variety of Nearby Amenities
- Signage Available
- Just minutes to I-275, I-71, and I-75
- 30 Minutes from CVG Intl. Airport

Mark Freiberg, CCIM  
513.588.1137



### 55 W Techne Center Drive

55 W Techne Center Drive  
Milford, OH 45150

#### FOR LEASE

7,455 SF  
\$9.50 PSF / Year + \$2.75 PSF OPEX

- Flex Space
- Drive-ins available in rear of building
- + \$2.75 PSF OPEX
- - Traffic Counts: US-50: 9,895 VPD & I-275: 68,120 VPD

Dan McDonald  
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Stewart Devitt  
513.588.1115



### 25 Whitney at Park 50

25 Whitney Drive  
Milford, OH 45150

#### FOR LEASE

5,772 SF  
\$4.85 PSF / Year (NNN)

- Flex Space
- 25 Whitney Drive is part of the 445 Acre Park 50 Business Park, in Milford, OH, and is a 78,193 SF office/office flex building with 1,000 SF available for lease.
- A great place to grow your business.
- Milford offers a 0% earnings tax.

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### 1000 Ford Circle

1000 Ford Circle  
Milford, OH 45150

#### FOR LEASE

3,800 SF  
\$10.95 PSF (MG)

- Wide range of spaces available
- Maximum contiguous 18,000 SF
- Suites with drive-ins and dock doors
- Easy access to I-275
- Located in Miami Township, 0% local earnings tax
- 5-minute drive to several major retailers

Dan McDonald  
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# MARCH 2023

MILFORD



## 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

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## 100-300 Techne Center Drive

100-300 Techne Center Drive  
Milford, OH 45150

### FOR SALE OR LEASE

500 - 10,001 SF  
\$12.00 -15.00 PSF Gross | \$3,250,000

- Lease- \$12.00 -15.00 PSF Gross
- Sale- \$3,250,000 for all 3 buildings
- Individual:
  - 100- \$1,518,500
  - 200- \$1,687,000
  - 300- \$1,708,400
- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities,
- Drive-ins available in rear of building

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# MARCH 2023

MASON / BLUE ASH / WEST CHESTER



## 4700 Duke Drive

4700 Duke Drive  
Mason, OH 45040

### FOR LEASE

3,571 SF  
\$12.50 NET + \$3.88

- Suite 160 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

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## 4701 Creek Road

4701 Creek Road  
Cincinnati, OH 45242

### FOR LEASE

4,974-30,506 SF  
\$10.00-12.75 PSF / Year (NNN)

- Flex Space
- Minimum Space Available: 4,974 SF
- Maximum Space Available: 30,506 SF
- Large docking bays within the center of the two buildings

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## 8610-8634 Jacquemin Drive

8610-8634 Jacquemin Drive  
West Chester, OH 45069

### FOR LEASE

7,289-14,795 SF  
\$11.50 PSF / Year (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  
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Paul Schmerge  
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## 6321 Centre Park Drive

6321 Centre Park Drive  
West Chester, OH 45069

### FOR LEASE

3,502 SF  
\$11.40 PSF NNN

- Brick and glass front windows
- +/- 300 SF of Warehouse
- 1 Dock (8'x8')
- 14' clearance
- Zoned M2- General Industrial
- Close Access to I-75 & I-275
- No earnings tax

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