



Cincinnati Market

FLEX LISTING REPORT

APRIL 2024

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MASON / WEST CHESTER



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



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
513.588.1113

Paul Schmerge
513.305.5690



9683 Cincinnati Dayton Road

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West Chester, OH 45069

FOR LEASE

+/- 7,135
\$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

APRIL 2024

LOVELAND / NORWOOD



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](#)
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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

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