

# For Lease



**925 Freeman Ave Cincinnati OH 45203**  
**20,000 – 44,500 SF Available**



2928 Colerain Ave Ste 100  
Cincinnati OH 45225

**Contact:**  
**John or Kevin**

513.784.1776  
[www.dwyercr.com](http://www.dwyercr.com)

# 925 Freeman Ave Cincinnati OH 45203

Parcel ID: 139.0002.0073.00  
Municipality: City of Cincinnati (Queensgate Neighborhood)  
Land Area: 3.208 Ac  
Curb Cuts: Three  
Year Built: 1966  
Construction: Brick and Block  
Zoning: MG - Manufacturing General  
Available SF: 20,000 – 44,500 +/-  
Office/Retail: 11,370 SF  
Warehouse: 33,150 SF  
Roof: EPDM  
Parking: 70+ Stalls  
HVAC: 100% Throughout  
Clearance Height: 12.5' clear to bar joist  
Column Spacing: 40' x 30'  
Recessed Delivery Bays: 5,350 SF (50' x 107')  
Docks: 2 @ 4'  
6 @ 2.5'  
Drive-In Door: One (Ramped)  
Electric: Yes Duke Energy 3Ph & Single Ph  
Gas: Yes Duke Energy  
Water: Yes CWW  
Sewer: Yes MSD  
Lighting: LED on Motion Sensors  
Security: Key Fob Access  
Monitored: Burglary, Smoke, Fire Suppression.  
Internet: Fiber (Cincinnati Bell)  
Restrooms: 3 Sets of Mens and Womens  
Sprinkler System: Wet  
I-75: North Bound 0.25 Miles  
South Bound 1 Mile (Via US 50)  
South Bound 0.5 Miles (Via Ezzard Charles and Western Ave)  
  
Asking Rate: \$8.50 psf Gross



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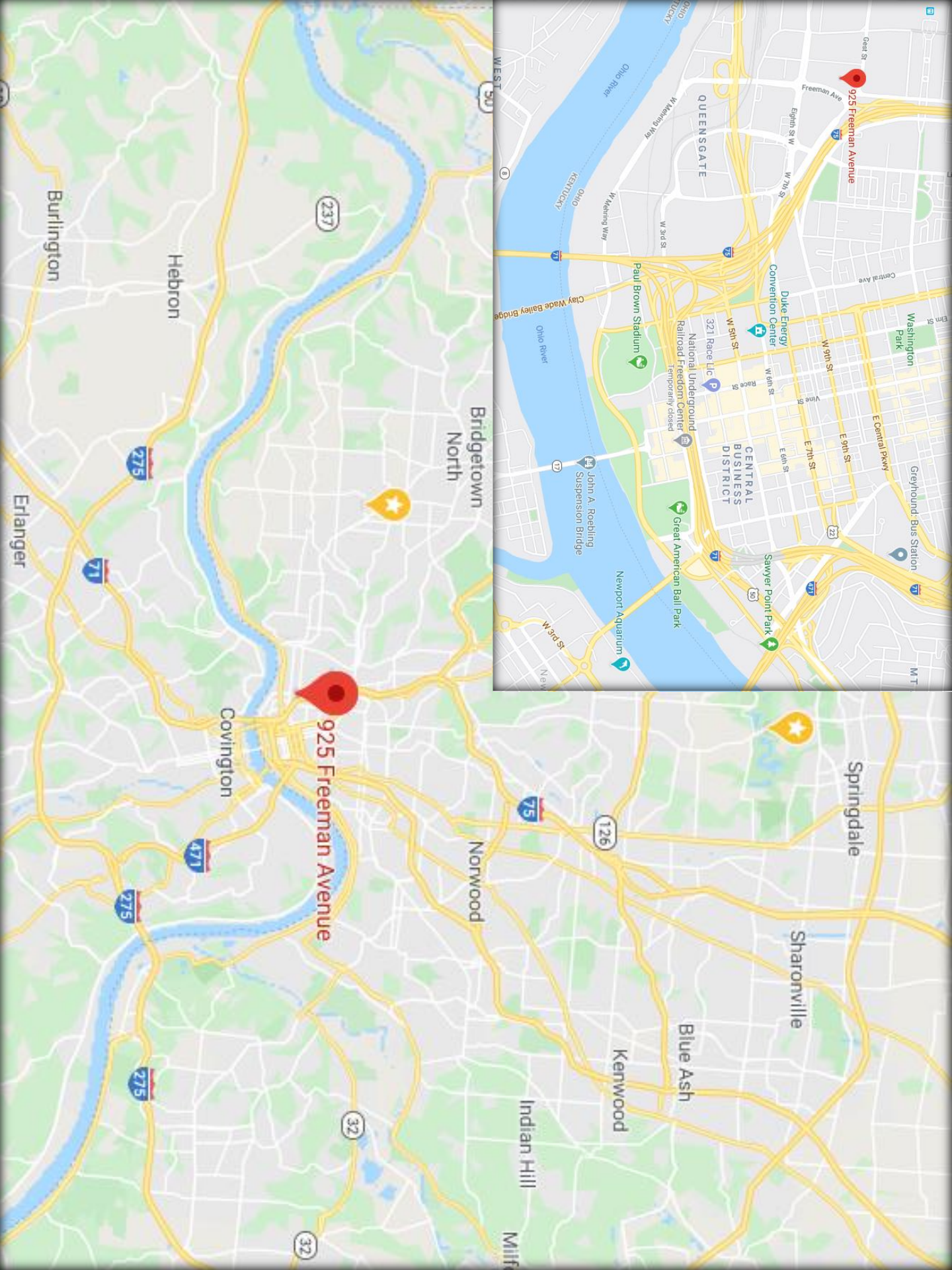
**Leased**

Printers Bin

Meadow Gold Ln

Meadow Gold Ln

movement  
ENEZEO



925 Freeman Avenue

Covington

Hebron

Bridgetown North

Norwood

Indian Hill

Blue Ash

Kerwood

Sharonville

Springdale

Burlington

Erlanger

925 Freeman Avenue

QUEENSGATE

CENTRAL BUSINESS DISTRICT

Paul Brown Stadium

John A. Reebling Suspension Bridge

Newport Aquarium

Great American Ball Park

National Underground Railroad Freedom Center

321 Race LLC

Duke Energy Convention Center

Clay Wade Bailey Bridge

Ohio River

Ohio River

WEST 50

Washington Park

Greyhound Bus Station

Sawyer Point Park

MT

Central Pkwy

Freeman Ave

East St

W 7th St

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