

434 McGregor Ave

Cincinnati, OH 45206

FOR LEASE

8,780 ± SF

Freestanding Office & Warehouse Building

AS-IS

\$8.00 / SF NNN

RENOVATED

\$10.00 / SF NNN

Chad Green | NAI Bergman

Sean Donovan | Comey & Shepherd Realtors

434 McGregor Avenue is a **±8,780 SF freestanding office/warehouse** building offering a clean, functional layout in a well-connected Cincinnati location. The property pairs a finished, climate-controlled office with a high-clear, drive-in-served warehouse — a versatile fit for light industrial, contractor, fabrication, distribution, showroom, or flex/storage users. The building will be **available for occupancy in September 2026** and can be delivered as-is or fully renovated.

Offered **as-is at \$8.00/SF NNN**, or fully renovated at **\$10.00/SF NNN** — a turnkey package featuring new insulation, energy-efficient LED lighting, fresh interior & exterior paint, and polished concrete floors.

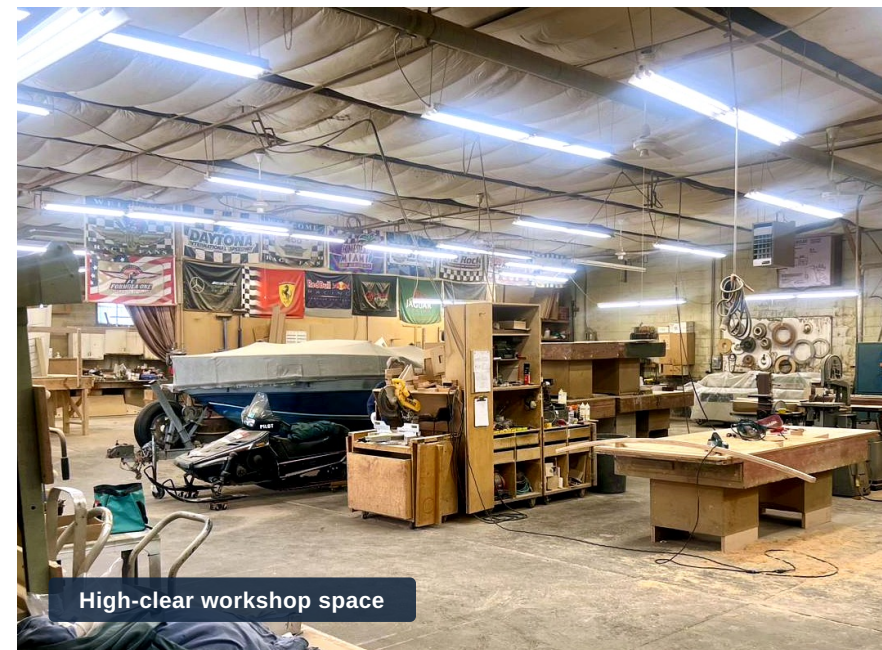
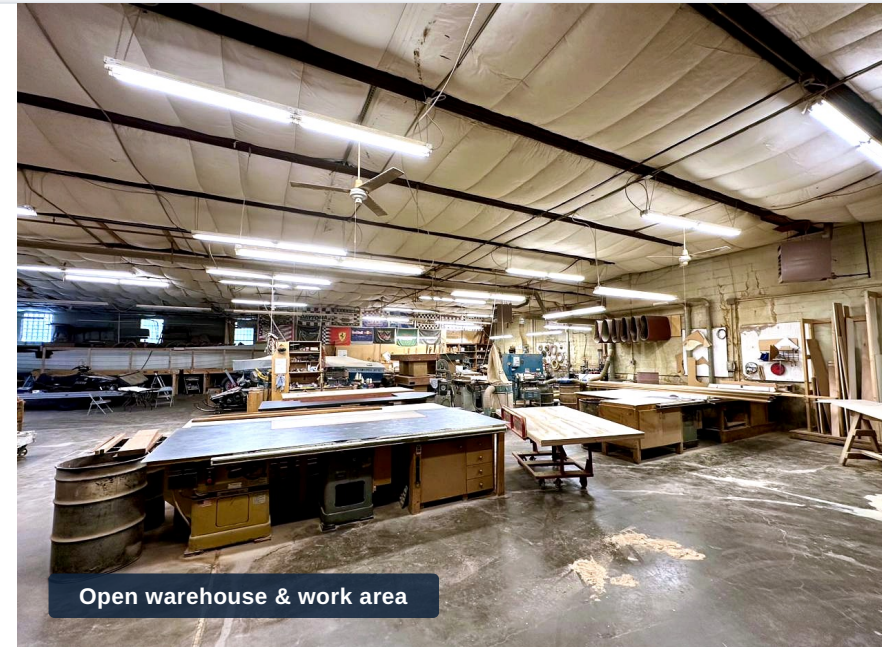
Highlights

- ±8,780 SF single-story, masonry/block construction
- ±800 SF finished office with central heat & air
- ±7,980 SF warehouse with gas-fired (hung) unit heater
- One (1) drive-in door, 10' wide × 12' tall
- Open warehouse layout suited to a range of uses
- Dedicated private entrance to the space
- Convenient Cincinnati location near I-71 & uptown markets
- Ideal for light industrial, contractor, flex, or storage use
- Available for occupancy September 2026
- Available as-is at \$8.00/SF NNN
- Renovated option available at \$10.00/SF NNN
- Planned upgrades: insulation, LED lighting, paint & polished floors

AS-IS RATE
\$8.00 /SF NNN

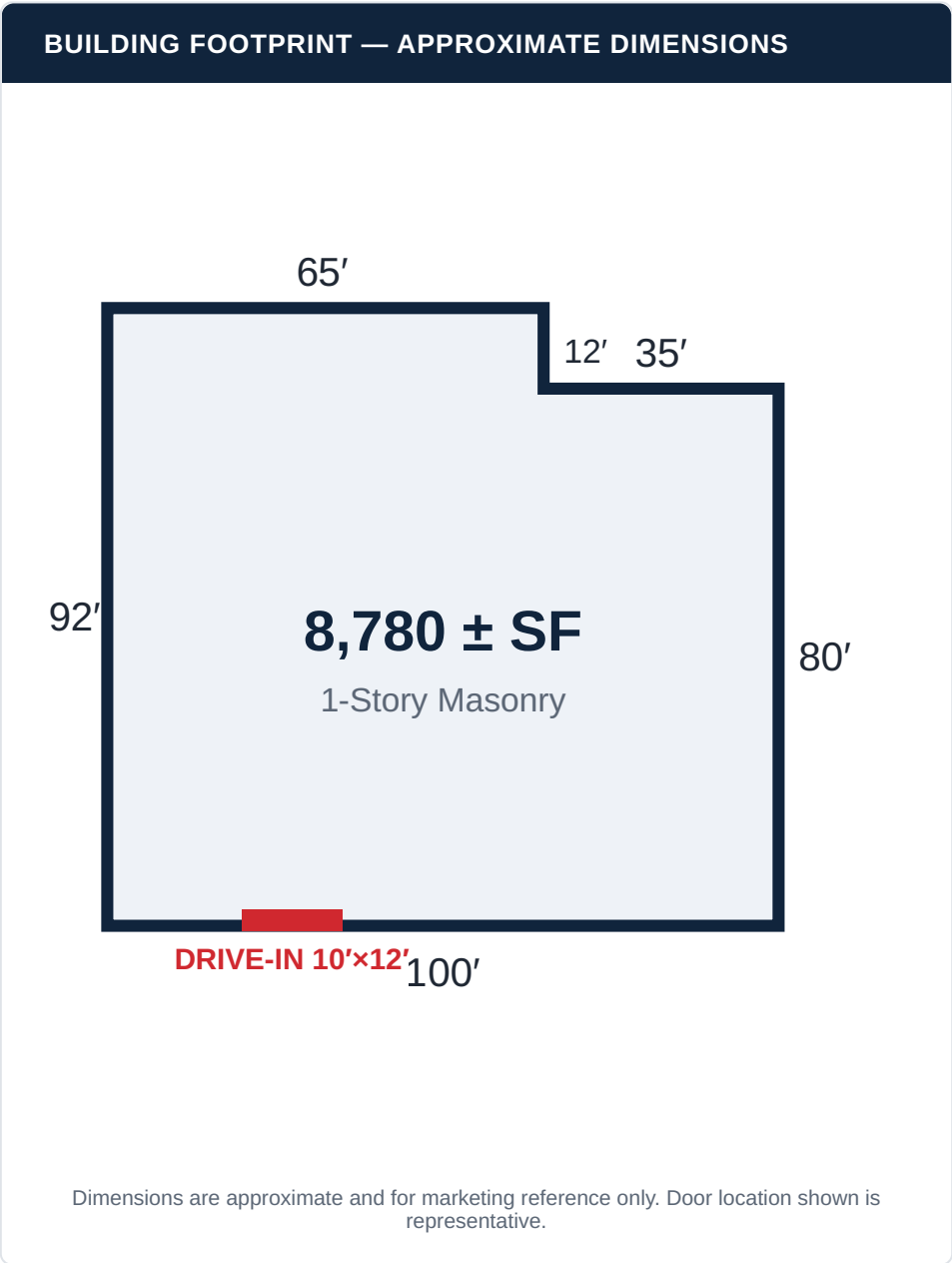
RENOVATED RATE
\$10.00 /SF NNN

AVAILABLE
September 2026



Total Building	±8,780 SF
Office	±800 SF
Warehouse	±7,980 SF
Construction	Single story · masonry / block
Office HVAC	Central heat & air conditioning
Warehouse Heat	Gas-fired (hung) unit heater
Drive-In Door	One (1) · 10' W × 12' H
Lease Rate (As-Is)	\$8.00 / SF NNN
Lease Rate (Renovated)	\$10.00 / SF NNN
Planned Improvements	New insulation, LED lighting, interior & exterior paint, polished concrete floors

AVAILABLE FOR OCCUPANCY
September 2026



THANK YOU

FOR LEASING INFORMATION, PLEASE CONTACT

434 McGregor Ave · Cincinnati, OH 45206 · \$8.00/SF NNN As-Is · \$10.00/SF NNN Renovated



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