

496,260 SF

OFFICE BUILDING ON 30+ ACRES

FOR SALE

PRIME OWNER-USER, INVESTMENT, OR
REDEVELOPMENT OPPORTUNITY

CBRE



5001

KINGSLEY DRIVE

CINCINNATI, OHIO

THE OPPORTUNITY



496,260 SF
Building Size



±30 ACRES
Property Size



1981
Year Built



2
Stories



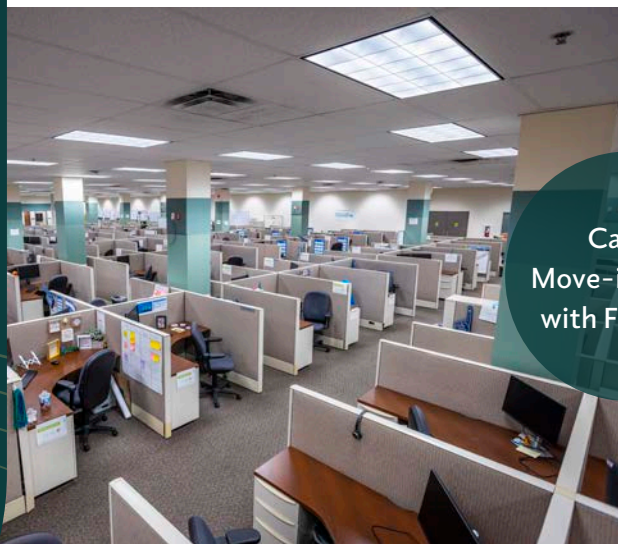
2005
Year Remodeled



2,169
Surface Parking Spaces



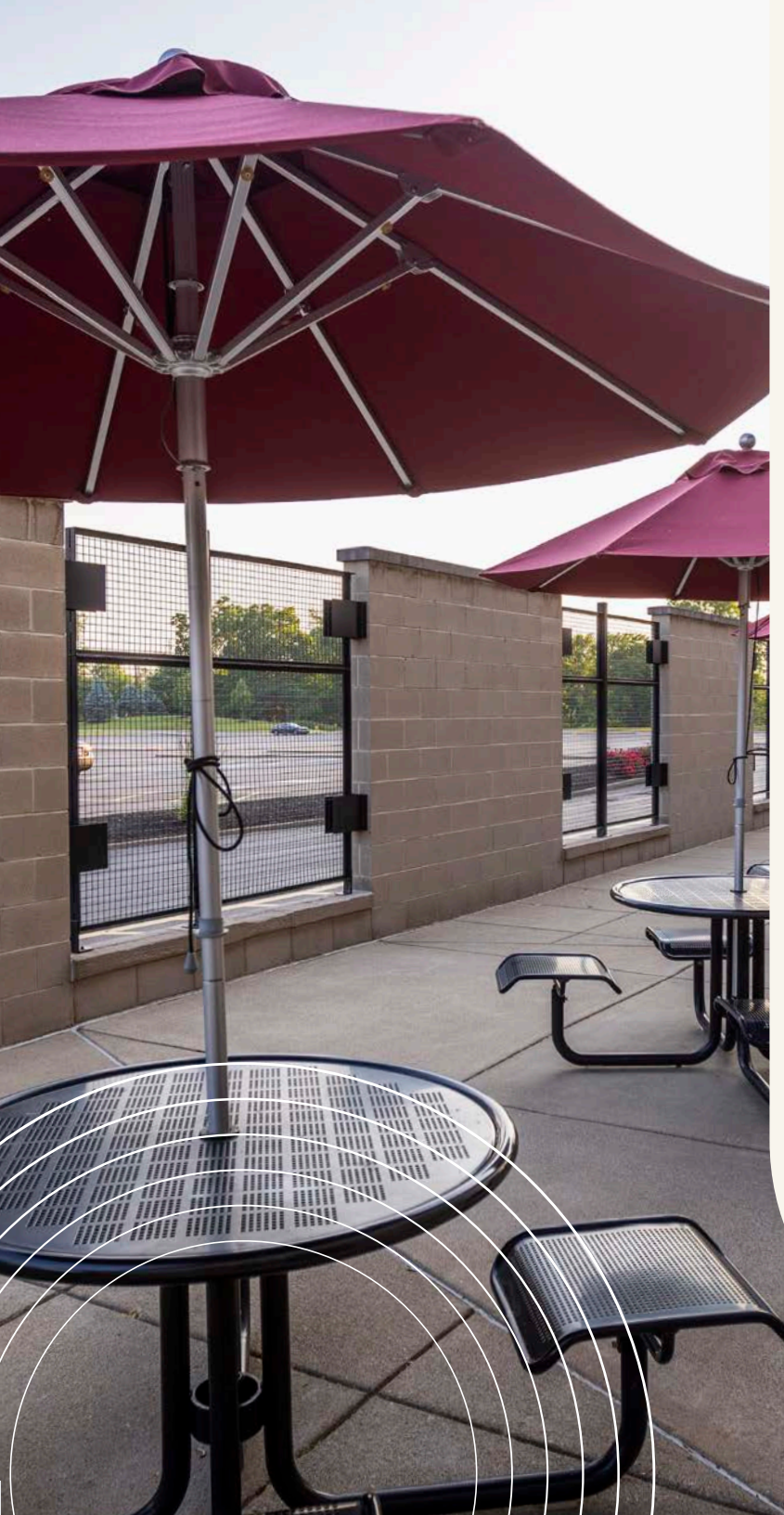
Full Kitchen
and
Cafeteria



Can be
Move-in-Ready
with Furniture



5001
KINGSLEY DRIVE
CINCINNATI, OHIO
496,260 SF, 31.7 ACRES
FOR SALE



PROPERTY SPECIFICATIONS

Building Address	Madisonville Office Building 5001 Kingsley Drive Cincinnati, OH 45227
Building Size	496,260 SF
Zoning	ML - Manufacturing Limited
Floors	2 Floors; 249,090 SF Each
Year built	1981
Most recent year remodeled	2005
Type of construction	TYPE I-B--Fire Resistive Non-Combustible. Brick/block walls with glass exterior walls. Poured concrete sub floor and metal roof deck.
Elevators	Three total -Passenger elevator cab size is 4'3" X 5'9" rate at 2100lbs -Passenger cab size is 9'6" X 5'6" rated at 3000 lbs. -Service cab size is 8'6" X 6' rated at 5000lbs
Smoke Containment System	HVAC units shut down during a alarm condition
Fire Control Monitor	EST3 fire alarm panel
Heating System	12 rooftop units with variable air volume (VAVs) units using electric heating with gas to provide supply air tempering.
Air Conditioning	12 rooftop units providing mechanical cooling using Variable Air Volume (VAVs), Liebert units providing cooling to server room, PBX and switchgear room. One mini split serving the ATM lab.

THE COMPANY YOU'LL KEEP



MULTIPLE HIGHWAY ACCESS POINTS WITHIN 1 MILE



ABOUT CINCINNATI

Widely regarded as The Queen City and an emerging star of the Midwest, Cincinnati has earned its place as a vibrant and dynamic 24-hour metropolis, whose diverse and thriving economic base, skilled labor pool, and a wide variety of cultural and recreational activities make it one of the most important and influential cities in the Midwest. The trends in Cincinnati show accelerated and consistent developments, including continuous population growth and an increasing number of degree-earning workers who continue the advancement of the Cincinnati Metro. As a top place for young professionals, Cincinnati boasts innovation, talent, and logistics, poising it for dominant growth among its Midwest peer cities. These attributes have attracted numerous corporations and Fortune 500 companies, including Kroger, Procter & Gamble and Fifth Third Bancorp. Cincinnati ranks in the top ten markets nationally in number of Fortune 500 companies headquartered within its city limits - ahead of New York, Boston, Chicago, and Los Angeles per capita.



2.49 MILLION
Population



2.52 MILLION
2030 Population
Projection



85,555
No. of
Business



1.22 MILLION
Employment



0.37%
Household
Growth
2025-2030



\$111,399
Avg. Household
Income

BEST PLACE

FOR YOUNG PROFESSIONALS TO LIVE IN THE U.S.

Forbes, 2024

#1

BEST PLACE TO LIVE IN OHIO

U.S. News & World Report, 2023

#1

BEST CITY FOR NEW COLLEGE GRADS FOR THE 4TH CONSECUTIVE YEAR

SmartAsset's, 2022

#2

HOTTEST REAL ESTATE MARKET

Zillow, 2024

#4

CITY FOR RECREATION

WalletHub, 2023

#6

CITY FOR LIVING AN ACTIVE LIFESTYLE

The Street, 2023

#11

CITY FOR WORK-LIFE BALANCE

Elevate Leadership, 2024

TOP 25

CONVENTION CITIES IN THE U.S.

MeetingSource, 2022

WHY INVEST IN CINCINNATI?

EXCEPTIONAL HIGHER EDUCATION INSTITUTIONS

With more than 47 colleges and universities in the greater metro, Cincinnati is providing a highly skilled workforce which is increasingly choosing to build a life and remain in the city post-graduation.

LOW COST OF DOING BUSINESS

Ohio ranks among the most affordable states for business, with costs roughly 20% below the national average. Various tax incentives are available among Ohio, Kentucky and Indiana, making it one of the top 10 best states for business tax climate.

STRONG CORPORATE BASE

Six Fortune 500 company headquarters. Ohio ranked #1 in top business climate in the central Northeast region and #4 nationwide.

PRIME, CENTRALIZED LOCATION

#1 location for population served within a one day's drive, and a 90-minute flight to two-thirds of the US population. Nearly 60% of the U.S. population is within 500 miles of the Cincinnati Metro.

SUPERIOR INFRASTRUCTURE

Ohio is the 10th largest exporting state and 14th largest importing state in the U.S., connected through the 2 Class I railroads, 200 miles of river, 1 major airport, Amazon Air super-hub and a DHL international shipping hub servicing Southwest Ohio, Northern Kentucky, and the Southeast.

RICH CULTURE & QUALITY OF LIFE

The city draws attention for being vibrant and sophisticated, as well as culturally rich, and hospitable Rated 84.6 on the Cost-of-Living Index.



CINCINNATI HQ FORTUNE 500 COMPANIES

RANK	COMPANY	REVENUE
#27	Kroger	\$147B
#51	Procter & Gamble	\$84B
#310	Western & Southern Financial Group	\$13.77B
#320	Fifth Third Bancorp	\$13.28B
#427	Cintas	\$9.6B
#460	American Financial Group	\$8.32B

TOP EMPLOYERS

COMPANY	# EMPLOYEES
Kroger	20,000
Cincinnati Children's Hospital	19,503
TriHealth	13,471
Mercy Health	13,468
University of Cincinnati	12,263
Procter & Gamble CO.	12,000
UC Health	11,500
St. Elizabeth Healthcare	10,180
GE Aerospace	9,000
Christ Hospital	7,169

5001

KINGSLEY DRIVE

CINCINNATI, OHIO



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