

FLEX/INDUSTRIAL SPACE ► FOR LEASE



6071 BRANCH HILL GUINEA PIKE, MILFORD, OH 45150 | 1,482-3,273 SF | \$12/SF + \$2 NNN



TRYFON CHRISTOFOROU
MANAGING PARTNER
(513) 490-6881
TRYF@3CRE.COM



ANDREW MATTEI
SENIOR ADVISOR
(513) 800-9240
ANDREW@3CRE.COM



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FOR LEASE 3CRE

The Offering

3CRE Commercial Real Estate is pleased to present a flex/industrial leasing opportunity at 6071 BRANCH HILL GUINEA PIKE, MILFORD, OH 45150. Two warehouse/shop spaces are available in Building C of this four-building site: Space 1 at 1,482 SF (38.5' x 38.5') and Space 2 at 3,273 SF (38.5' x 85'), which can be subdivided into two 1,636 SF units. Featuring 13' clear height and three 12' x 10' drive-in doors, the spaces suit contractor, trades, service, and light industrial users, with ample on-site parking and outdoor storage available upon request.

Located in Miami Township near the State Route 28 commercial corridor, the property offers convenient access to the I-275 beltway and the Milford-Loveland employment base. The submarket is defined by a severe shortage of small-bay flex and industrial product (3.1%–5.8% industrial vacancy regionally), making this an outstanding opportunity for businesses seeking functional space with strong regional connectivity in a supply-constrained market.

Property Highlights

- Four-Building Site on ±2.0 Acres
- Space 1: 1,482 SF | Space 2: 3,273 SF (Divisible)
- Lease Rate: \$12.00 SF/Yr + \$2.00 NNN
- Clear Height: 13'
- (3) 12' x 10' Drive-In Doors
- Ample On-Site Parking
- Zoning: B-2 General Business
- Outdoor Storage Available Upon Request
- Restrooms in Each Space + (2) Offices
- Parcel ID: 182403E075



REASONS TO CHOOSE THIS LOCATION

The flex-market fundamentals working in tenants' favor — beyond the building itself.

3.1–5.8%

TIGHT INDUSTRIAL VACANCY

Greater Cincinnati industrial vacancy runs between 3.1% and 5.8% depending on submarket, and small-bay space under 10,000 SF remains structurally undersupplied.

B-2

ZONED B-2 GENERAL BUSINESS

Miami Township's B-2 General Business district supports a broad range of commercial, contractor, and service uses, giving tenants flexibility for build-out and day-to-day operations.

0%

NO LOCAL EARNINGS TAX

As an unincorporated township, Miami Township levies no local earnings tax on businesses, unlike the neighboring City of Milford, which collects a municipal income tax.

+8.1%

INDUSTRIAL RENT GROWTH

Cincinnati industrial asking rents are growing 8.1% annually as developers focus on large distribution centers, adding little new small-bay space.

±2.0 AC

PARKING & OUTDOOR STORAGE

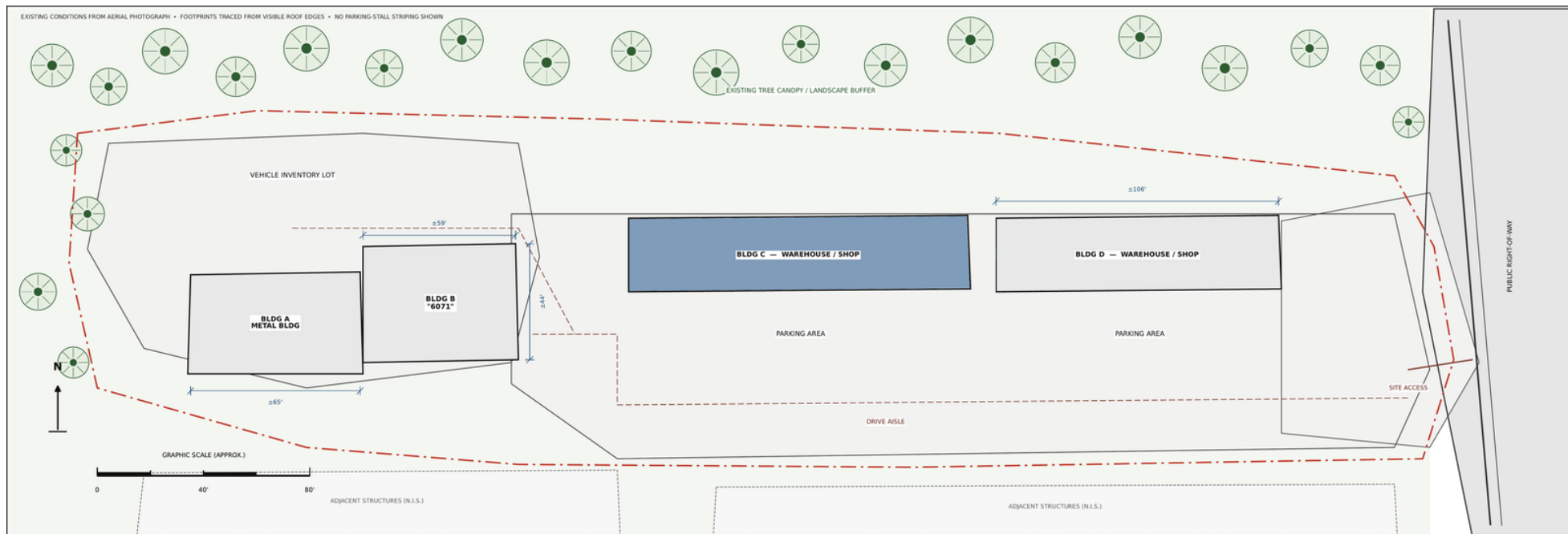
The four-building, ±2.0-acre site offers ample on-site parking, with outdoor storage available upon request for equipment, vehicles, or materials.

1,482–3,273 SF

FLEXIBLE SUITE SIZES

Space 1 (1,482 SF) and Space 2 (3,273 SF, divisible into two 1,636 SF units) give contractors, trades, service, and light industrial users a footprint that fits the operation.





Site plan is diagrammatic; dimensions approximate. Building C (highlighted) contains Space 1 and Space 2, separated by an occupied suite.

BLDG C

AVAILABLE BUILDING

Both available spaces are in Building C, fronting the shared parking area and drive aisle. Total available: 4,755 SF.

1,482 SF

SPACE 1 | 38.5' x 38.5'

Rate: \$12.00 SF/Yr + \$2.00 NNN
Clear Height: 13'
Drive-In Doors: (1) 12' x 10'
(1) Restroom

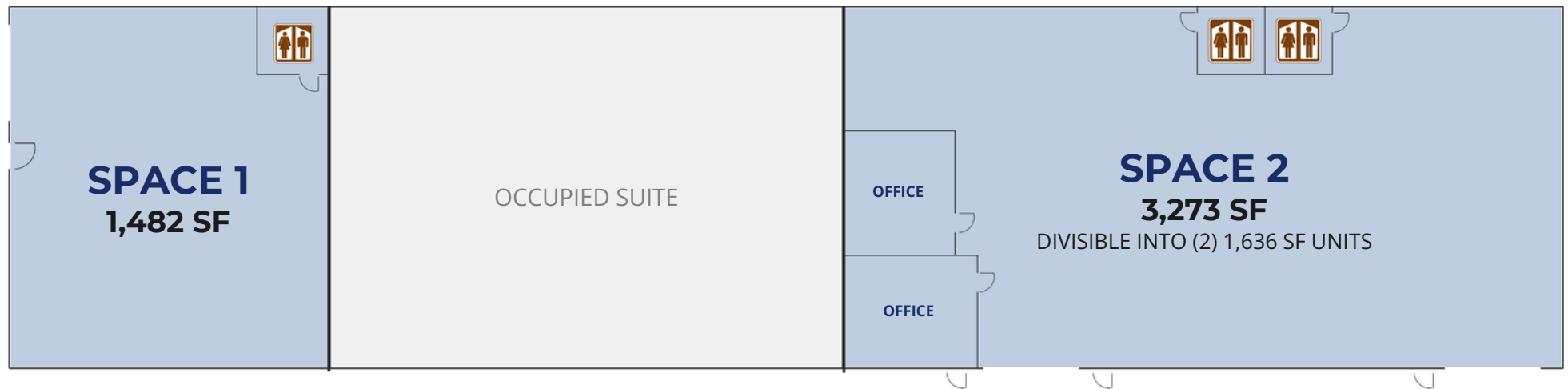
3,273 SF

SPACE 2 | 38.5' x 85'

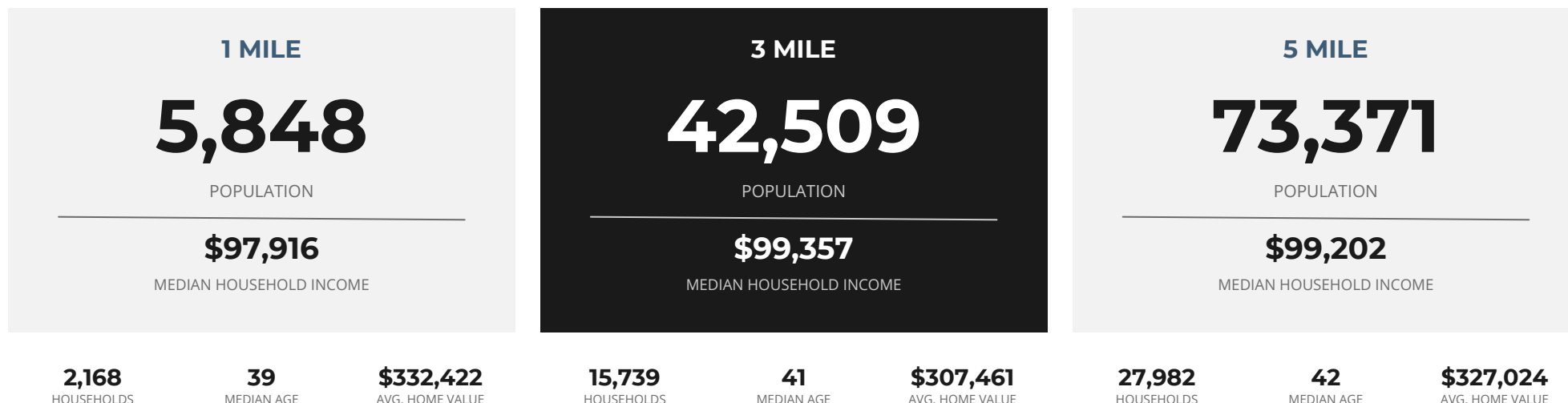
Divisible into (2) 1,636 SF units
Rate: \$12.00 SF/Yr + \$2.00 NNN
Clear Height: 13'
Drive-In Doors: (2) 12' x 10'
(2) Restrooms • (2) Private Offices



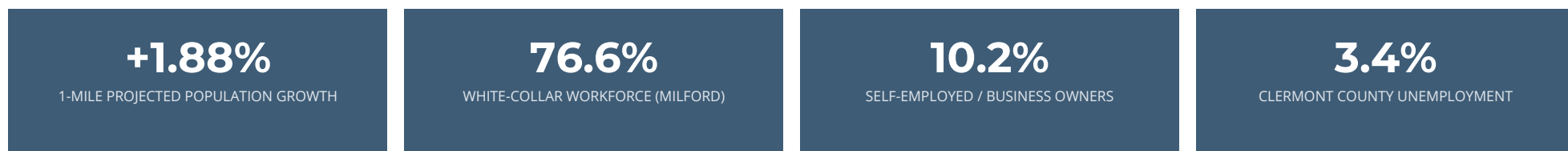




Space 1: 38.5' x 38.5' • Space 2: 38.5' x 85' • 13' Clear Height • (3) 12' x 10' Drive-In Doors • (3) Restrooms • Floor plan not to scale



Regional Economic Snapshot



Top Regional Employers: Total Quality Logistics (~2,000) • American Modern Insurance (~1,207) • Mercy Health Clermont (~850) • Siemens Digital Industries Software (~750) • Tata Consultancy Services (~500)

Sources: 1-, 3- and 5-mile radius data via LoopNet; workforce data via Point2Homes (Milford, OH); unemployment via U.S. Census Bureau.



CONTACT OUR TEAM

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TRYF@3CRE.COM

ANDREW MATTEI

SENIOR ADVISOR

(513) 800-9240

ANDREW@3CRE.COM

3CRE COMMERCIAL REAL ESTATE

*7815 Cooper Road, Suite C
Montgomery, OH 45242*

DISCLAIMER



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