



# FOR LEASE

INDUSTRIAL/FLEX | 11,388 SQ.FT

122 E LIBERTY STREET, CINCINNATI, OH 45202



## The Offering:

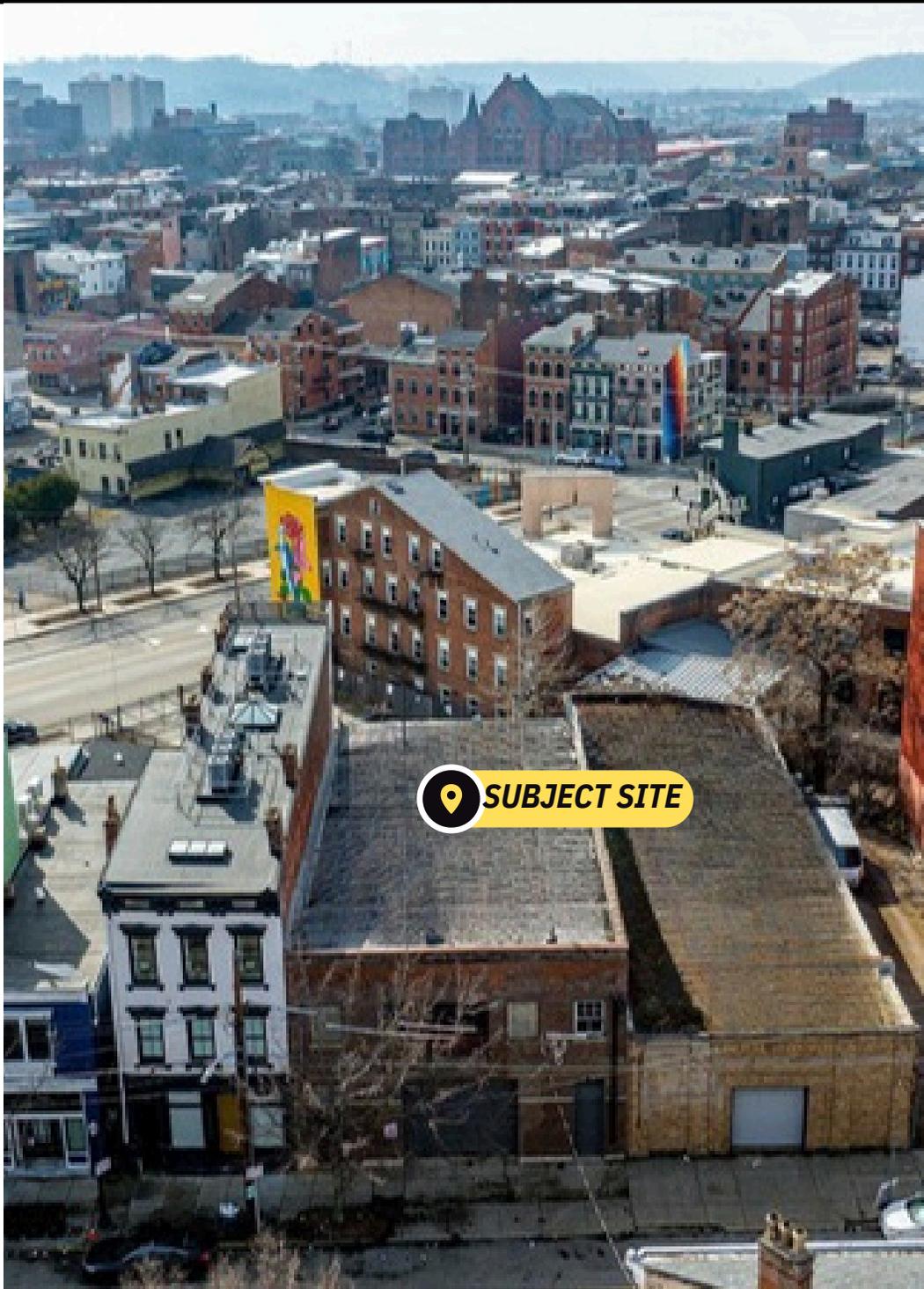
3CRE is excited to present a prime industrial/flex opportunity: 11,388 square feet of versatile space at 122 E Liberty Street in Cincinnati. This well-located property offers exceptional flexibility for a variety of business operations and is positioned to support seamless logistics and growth. The space features a clear height of 12.5'–16.5' feet, three drive-in doors, and a gated parking lot with 8–10 spaces, providing easy access for employees and deliveries. The property is divisible to accommodate multiple tenants. 122 E Liberty Street in Cincinnati, OH 45202 is a centrally located commercial/industrial property in the city's Central-Midtown area with substantial warehouse space and redevelopment potential near downtown transit and neighborhoods.

## Space Highlights:

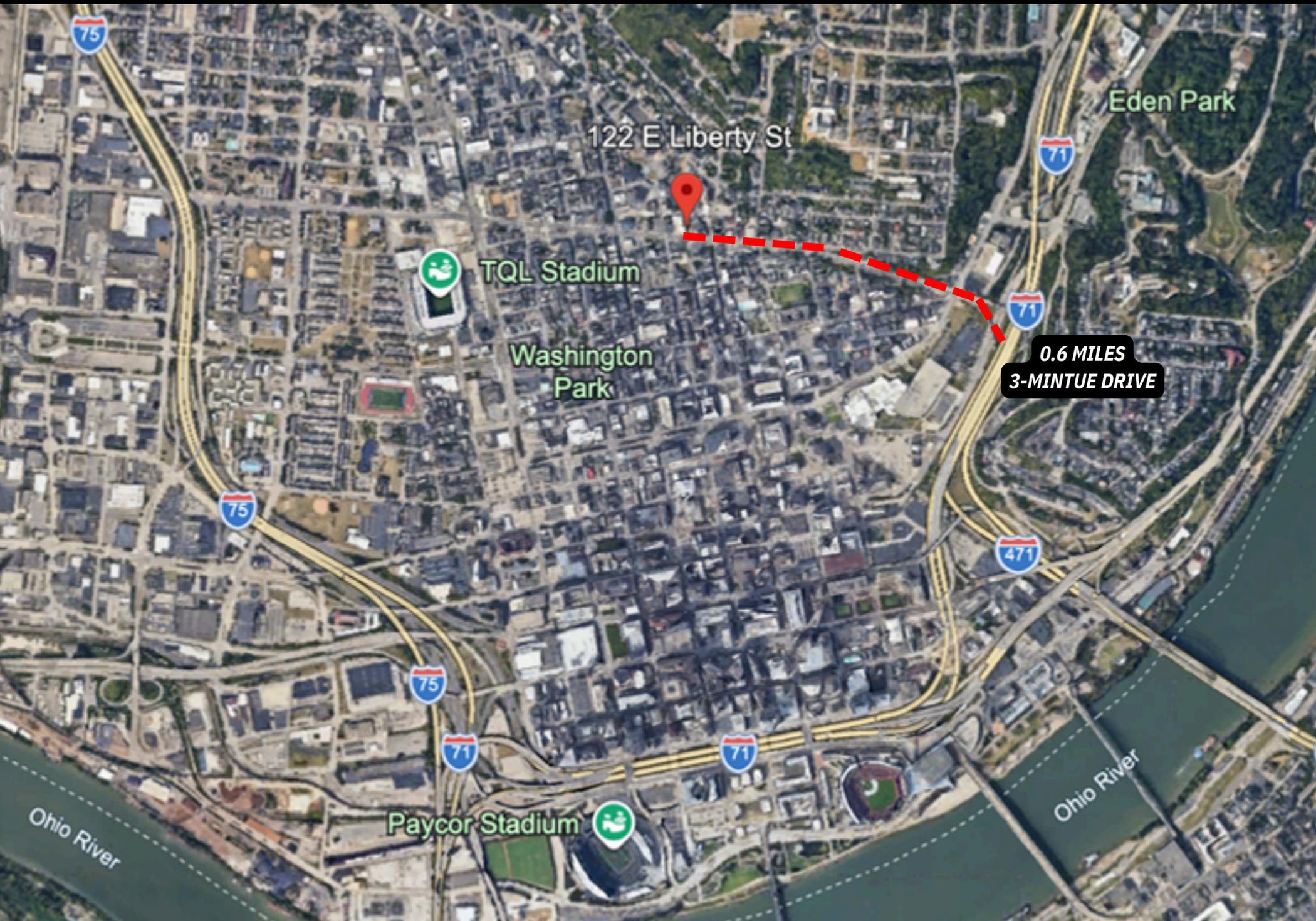
- **Lease Rate** - \$9.50 (Gross)
- **Space Available** - 11,388 SF
- **Clear Height** - 12.5'-13.5'
- (1) Dock Height Door
- (3) Drive In Doors
- Heated Office Space (Second Floor)
- **Power:** 3 Phase (Two 400 amp) Newly Installed
- **Lighting:** Newly installed LED
- Space can be divided
- New Windows
- **Parking** - Gated Lot with 8 Spaces

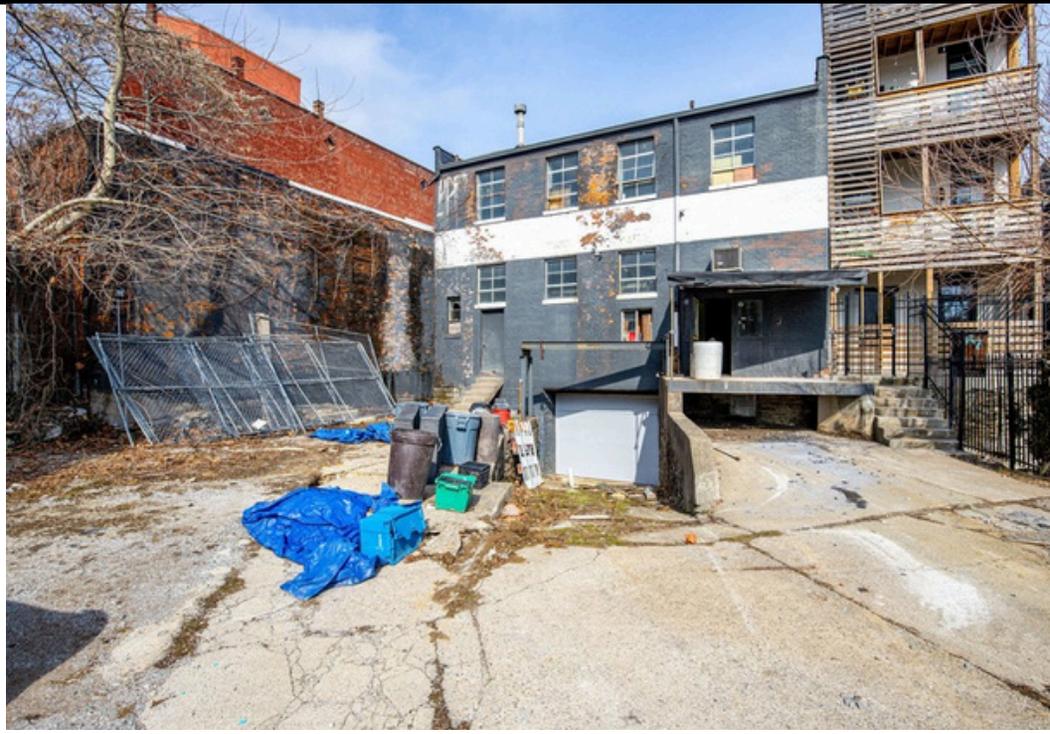
## Property Highlights:

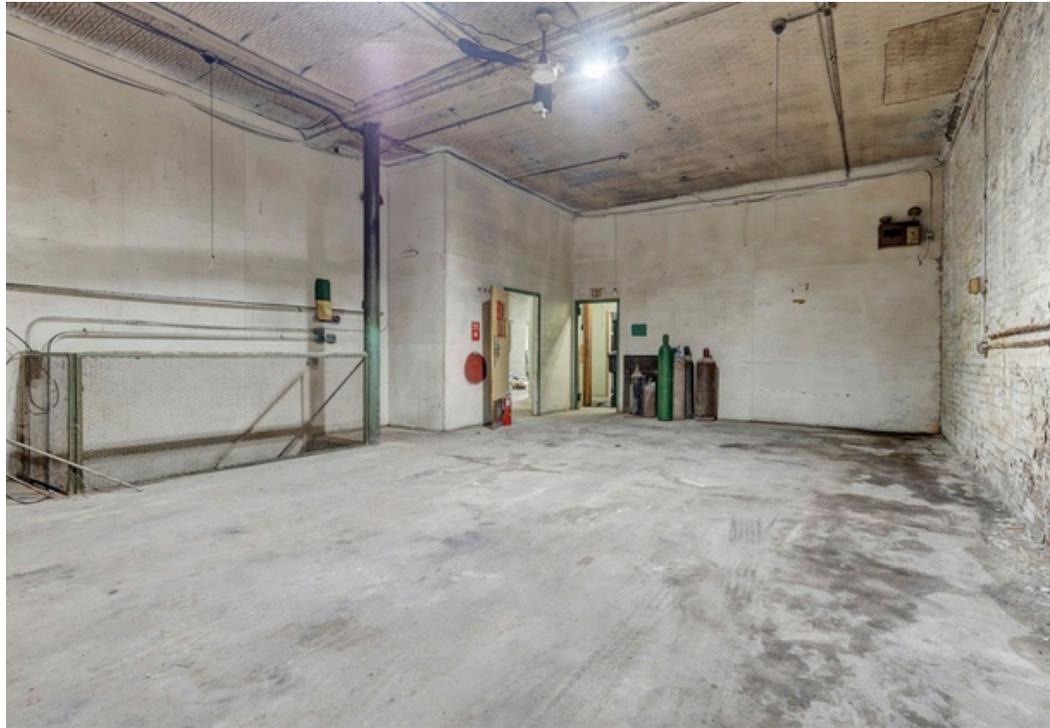
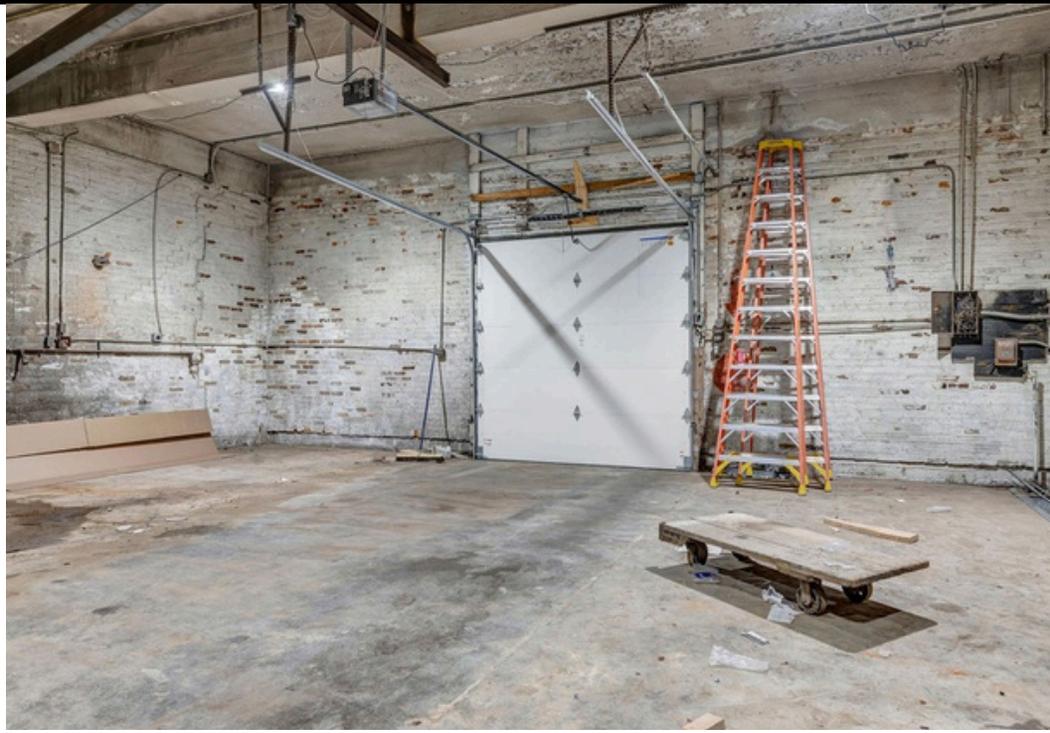
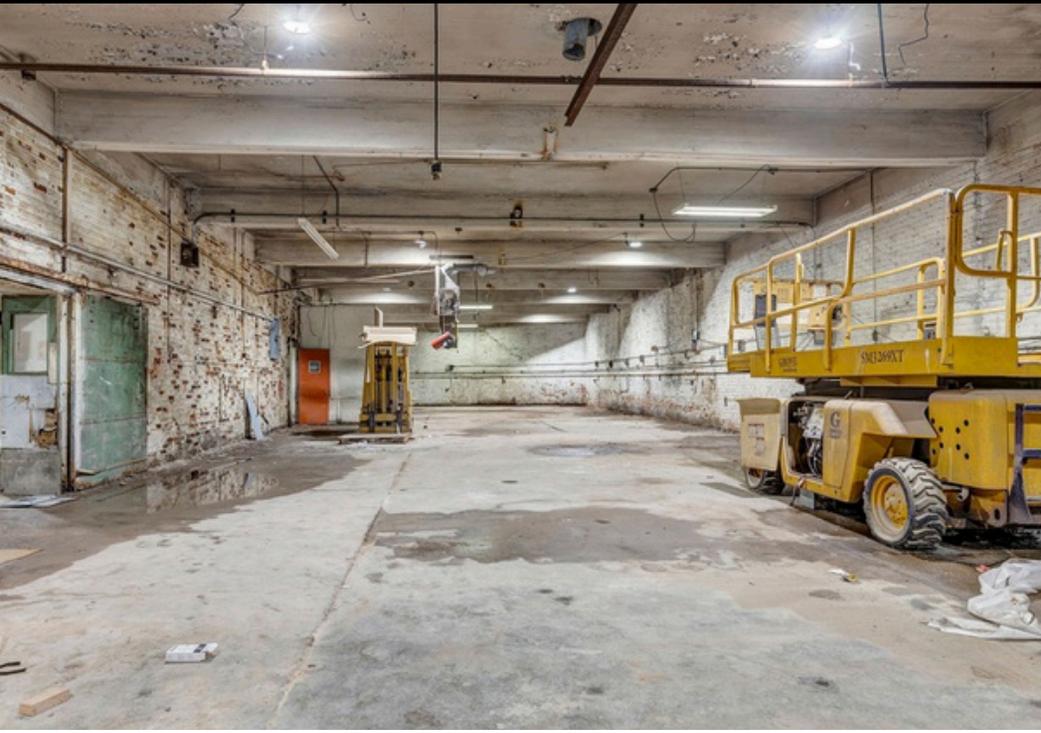
- **Year Built** - 1900
- **City of Cincinnati**
- **Parcel ID** - 094-0007-0161-00
- **Total Building Square Feet** - 11,388 SF
- **Acreage** - 0.062 Acres
- **Drive In Doors** - (8' 9" x 8' 10"), (13' 9" x 11' 2") , (11' 8" x 8' 7")
- **Zoning** - CC-P-T
- **Class** - C
- **Construction** - Masonry
- **Water/Sewer** - City Water Works



122 E LIBERTY STREET

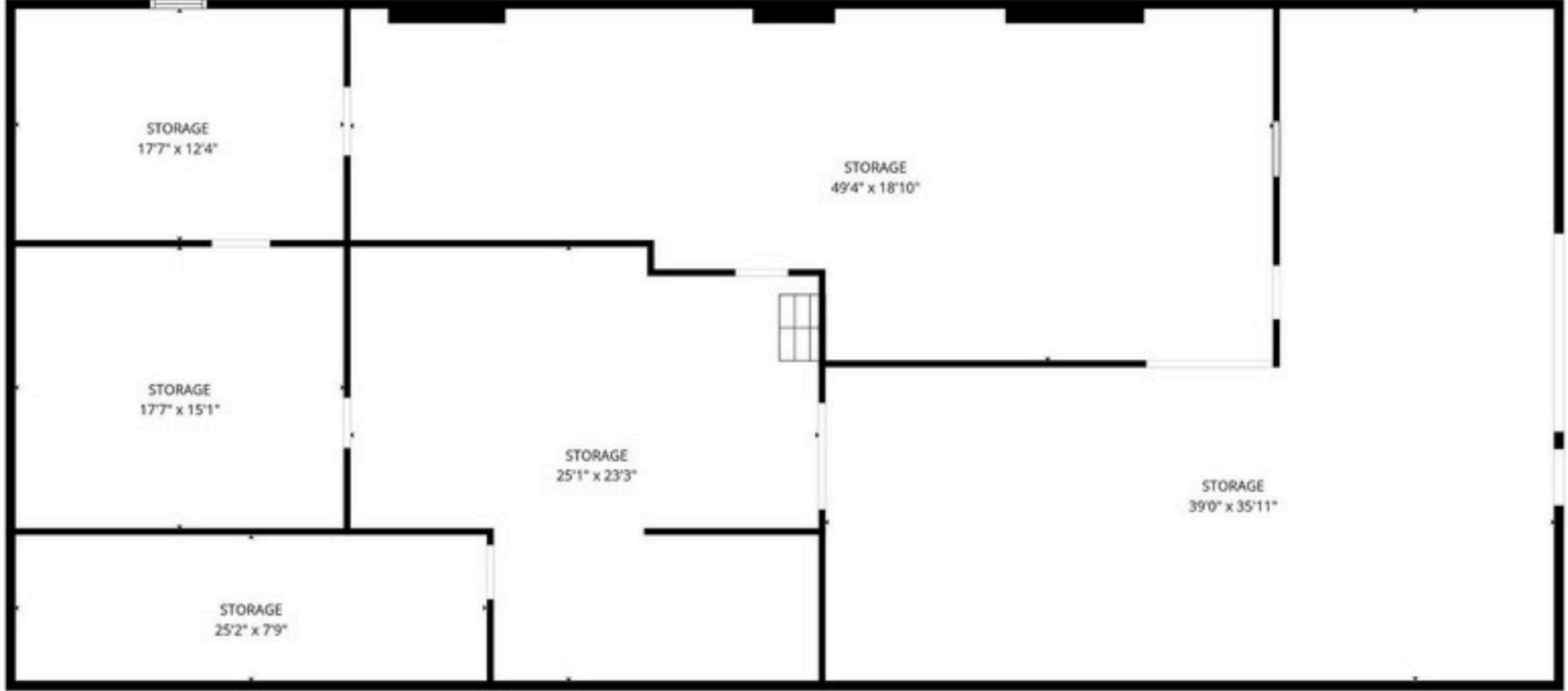




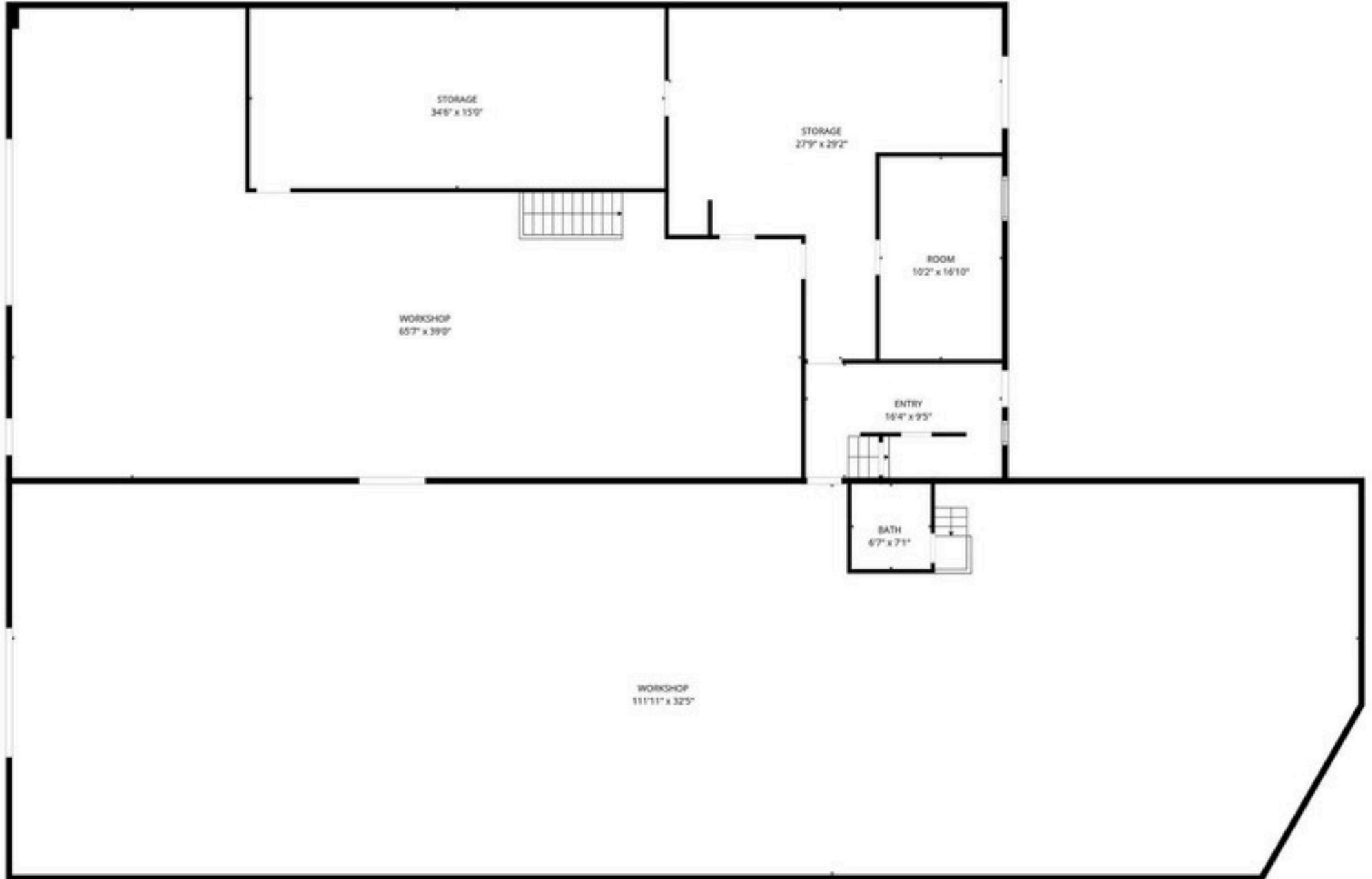




First Floor



Second Floor



Third Floor



	1 MILE	3 MILE	5 MILE
POPULATION	37,900	159,885	341,634
AVERAGE HOUSEHOLD INCOME	\$73,483	\$73,364	\$76,818
NUMBER OF HOUSEHOLDS	16,582	72,756	150,661
MEDIAN AGE	29.4	32.9	34.3
TOTAL BUSINESSES	3,913	17,726	24,606
TOTAL EMPLOYEES	64,468	243,747	310,218

# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report



## TRYFON CHRISTOFOROU

MANAGING PARTNER

[TRYF@3CRE.COM](mailto:TRYF@3CRE.COM)

(513) 490-6881



## SINA DANESH

SENIOR ADVISOR

[SINA@3CRE.COM](mailto:SINA@3CRE.COM)

(513) 824-5406



**3CRE Advisors** is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your retail assignments. Visit us at any of our offices or online at [3CRE.com](http://3CRE.com).