

FOR LEASE

INDUSTRIAL | RETAIL | FLEX

3717 JONLEN DRIVE, CINCINNATI, OH 45227



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**3717 JONLEN DRIVE
CINCINNATI, OH 45227**

LEASE RATE:

Base - Negotiable
OpEx - \$3.00/sf

TOTAL BUILDING SQFT:

32,363 SqFt

CURRENT BUILDOUT:

Flex (industrial/retail)

PARKING:

Surface Lot

LOT SIZE:

4.525 Acres

MARKET:

**Midwest/ Cincinnati,
Ohio**

**AVAILABLE ACREAGE
FOR EXPANSION:**

1.6 acres

THREE BUILDINGS:

- 1 - Operations (32,363)**
- 2 - Addl. Storage (5,000)**
- 3- Storage (200)**



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Real Estate

3CRE is pleased to offer a versatile retail-industrial flex space for lease at 3717 Jonlen Drive. Situated on 4.5 acres in Cincinnati's Red Bank/Fairfax area, the property includes a 32,363 SF main facility and a 5,000 SF auxiliary building, providing a flexible layout ideal for light manufacturing, production, distribution, showroom, or office use. The space features designated production and warehouse areas, cold storage, packaging zones, indoor/outdoor storage, office buildout, ample parking, and room for expansion. Strategically located in economically robust submarkets and less than two miles from I-71, the property offers strong demographics, proximity to a vibrant food and beverage scene, and excellent access to major transportation routes, making it an ideal location for growing businesses seeking operational efficiency and long-term potential.



AVAILABLE:
FOR SALE OR LEASE



ACREAGE:
4.525 ACRES



PARKING:
200+ PARKING SPACES



OF BUILDINGS:
THREE BUILDINGS



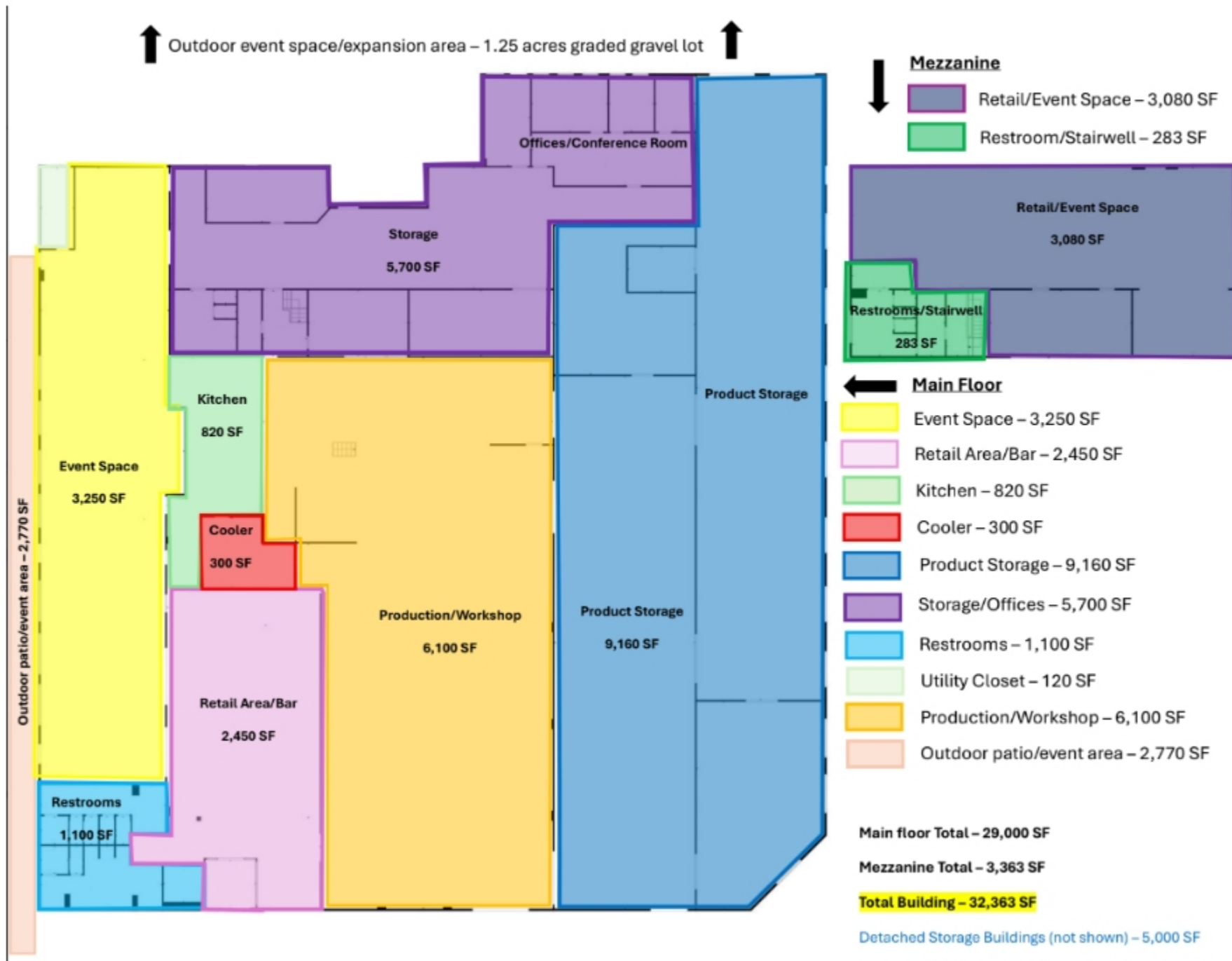


3717 Jonlen Drive

4.525 ACRES



3717 JONLEN DRIVE
FLOORPLAN













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

	1 MILE	3 MILE	5 MILE
POPULATION	5,020	65,226	204,855
AVERAGE HOUSEHOLD INCOME	\$115,859	\$120,304	\$106,142
NUMBER OF HOUSEHOLDS	2,368	30,955	91,132
MEDIAN AGE	39.7	37.2	38.2
TOTAL BUSINESSES	482	4,414	11,829
TOTAL EMPLOYEES	6,731	44,914	105,043
FOOD & ALCOHOL CONSUMER SPENDING	\$21,306,249	\$276,775,460	\$770,504,383

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COMMERCIAL REAL ESTATE

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