

INDUSTRIAL PROPERTY FOR LEASE

OHARA BUSINESS CENTER

3630-3636 OHARA ROAD, ERLANGER, KY 41018



OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building Size:	25,000 SF
Available SF:	3,000 - 3,500 SF
Lot Size:	1.79 Acres
Number of Units:	8
Year Built:	2025
Zoning:	Industrial
Market:	Florence, KY
Submarket:	Airport Industrial Submarket

PROPERTY OVERVIEW

Welcome to an exceptional leasing opportunity at 3630-3636 Ohara Road in Erlanger, KY. This prime property offers an array of impressive features tailored to meet the needs of industrial and flex space tenants. With buildout to suit / TI options available, tenants can customize their space to perfectly align with their business requirements. Each unit is equipped with a private restroom and a drive-in door, ensuring convenience and functionality. Additionally, the property features a level 3 DC fast charger for electric vehicles, a community dock, and 38 parking spaces. With a competitive \$2.50 per SF CAM and its excellent location near I-75 and adjacent to CVG International Airport, this property presents an unparalleled opportunity for industrial and flex space tenants seeking a strategic foothold in the Erlanger, KY market.

PROPERTY HIGHLIGHTS

- - Finished Office & Private Restroom in each unit
- - 3,000 SF & 3,500 SF options available
- - \$2.50 per SF CAM
- - 1 drive in door per unit
- - Electrical vehicle charger- Level 3 DC Fast Charger

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SEAN BRADLEY

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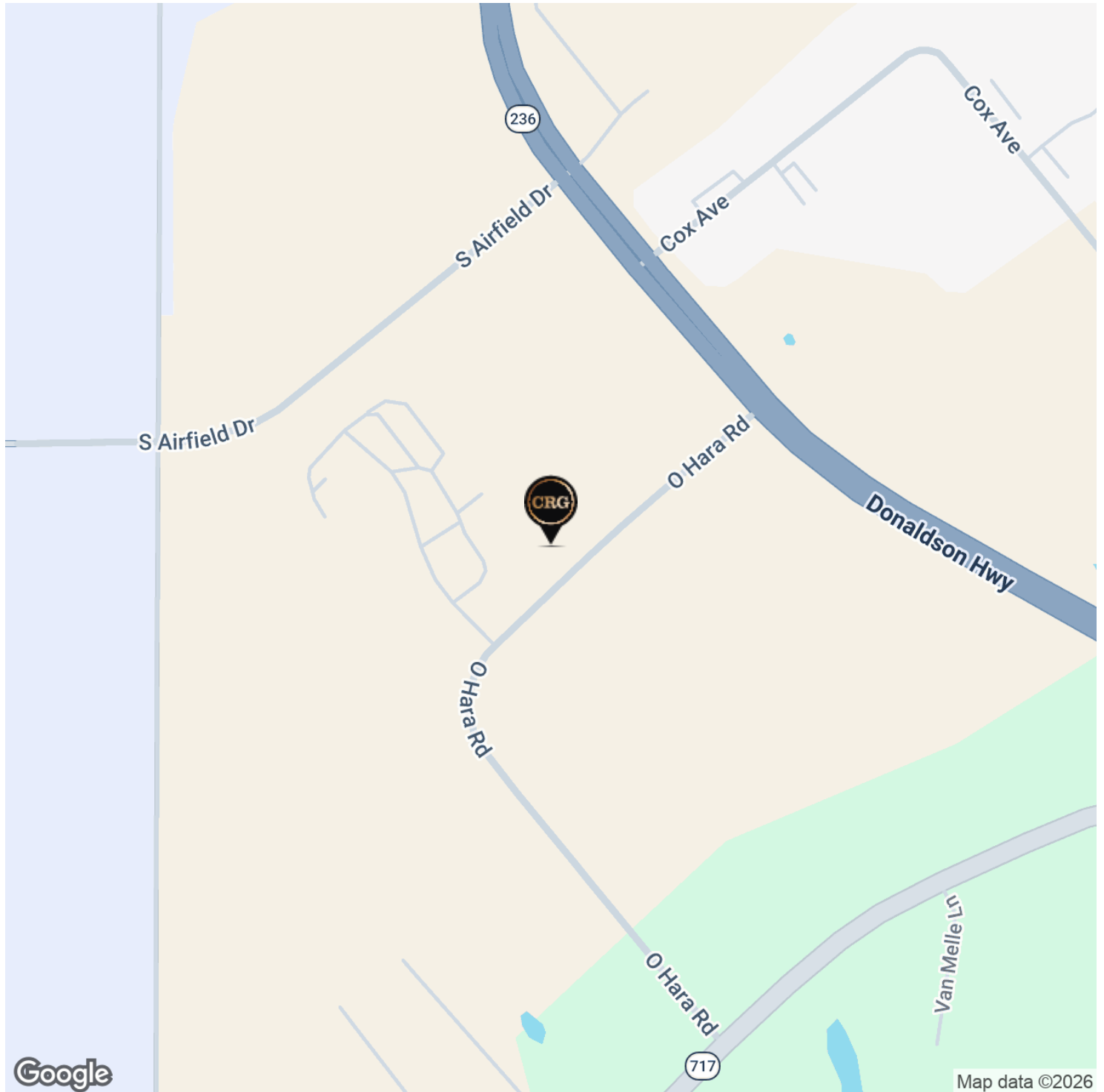
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