

REAL ESTATE/BUSINESS | DISTILLERY/BREWERY OPERATIONS

**FOR SALE » \$4,500,000**

**3717 JONLEN DRIVE, CINCINNATI, OH 45227**







3717 JONLEN DRIVE  
CINCINNATI, OH 45227

OFFERING PRICE:  
**\$4,500,000**

TOTAL BUILDING SQFT  
**34,297 SqFt**

CURRENT BUILDOUT  
**Brewing/Distilling**

PARKING  
**Surface Lot**

LOT SIZE:  
**4.525 Acres**

MARKET  
**Midwest/  
Cincinnati, Ohio**

LAND FOR EXPANSION  
**1.6 acres**

THREE BUILDINGS  
*1 - Operations (32k)*  
*2 - Addl Storage (5k)*





## The Offering

*3717 Jonlen Drive, Cincinnati, OH 45227*

3CRE is pleased to present an exceptional opportunity to acquire a turnkey brewery and distillery, including the real estate, located at 3717 Jonlen Drive. Offered at \$4,500,000, the property features a 29,697-square-foot main facility and a 4,600-square-foot auxiliary building situated on 4.5 acres. Fully outfitted with professional-grade brewing and distilling equipment, the site is ideally suited for established operators. The facility includes designated production areas, cold storage, packaging and distribution zones, indoor and outdoor storage, office space, ample parking, and room for future expansion.

Strategically located in the Red Bank–Fairfax area, the property lies between several of Cincinnati's most dynamic submarkets, including Hyde Park, Oakley, Madisonville, and Mariemont. These neighborhoods boast strong demographics, a vibrant food and beverage scene, and increasing demand for locally crafted products. With proximity to major transportation routes—just two miles from I-71—the site offers operational convenience and significant growth potential in one of Cincinnati's most desirable commercial corridors.





## 3717 JONLEN DRIVE, CINCINNATI, OH 45227

### *The Real Estate*

The real estate is a well-maintained 29,697-square-foot industrial facility, complemented by a 4,600-square-foot auxiliary storage building and situated on 4.5 acres of land. The property includes a 1.6 acre graded land behind operations building, presenting a valuable opportunity for expansion. Strategically located in the heart of the Cincinnati market, this property is purpose-built for brewery and distillery operations, offering extensive infrastructure including dedicated production areas, full utility connectivity, and flexible open floor plans. The facility also features a spacious, well-designed taproom, a bar/game area, and a distinctive event hall with a dedicated service bar and kitchen access, accommodating up to 150 guests. Additional amenities include a suite of private offices for staff and management, as well as a second-floor mezzanine that offers potential for expansion—ideal for additional retail, storage, or conversion into an intimate conference/event space.



### REAL ESTATE:

*\$3,000,000*



### ACREAGE:

*4.525 ACRES*



### PARKING

*200+ PARKING SPACES*



### # OF BUILDINGS:

*THREE BUILDINGS*





## 3717 JONLEN DRIVE, CINCINNATI, OH 45227

### *The Business - Karrikin Spirits*

This fully integrated brewery and distillery combines craft beer production with precise spirit distillation, offering a diverse portfolio of alcoholic beverages. Operated under the Karrikin brand, the facility supports end-to-end brewing and distilling with advanced equipment, including pot and column stills, proofing systems, bonded aging storage, and a Reverse Osmosis water purification system. These operations offer a turnkey business that enables a buyer to hit the ground running across all key areas—including production, distribution, and contract white-label services. The platform is strategically positioned from both a cost and location standpoint to support the acquisition of additional business and drive future revenue growth.

**\$ BUSINESS VALUE:**  
**\$1,500,000**



**BUILDOUT:**  
*Brewery and Distillery Production  
Facility with Taproom*



**LIQUOR LICENSES:**  
*D6, A1A, A1C, A3A, A4, A2, Hemp  
Processing & Storage License*



**OPERATIONS:**  
*Local / Regional*

### **DISTILLERY PRODUCTION**

*11 varieties of distilled spirits, including:*

- **Single Barrel Aged & Rye Whiskeys**
- **Barrel Aged Rum**
- **Base Vodka**
- **Apricot & Apple Brandy (Press series)**
- **Emerge Gin & Ora Gin**
- **Shuga Rum**
- **Shifu (Chinese-style spirit)**
- **Blaze Agave Spirit**



### **BREWERY PRODUCTION**

*Karrikin produces a range of canned beers and sparkling spirits, including core offerings, seasonal releases, and emerging products targeting the legal cannabis market.*

- **Tap the Rita**
- **Strawberry Cream Hard Soda**
- **American Amber**
- **Coffee Blonde**
- **Vienna Lager**
- **West Coast IPA**
- **Milk Stout**



### **LICENSES & TECHNOLOGY**

*Comprehensive Licensing & Advanced Production Capabilities.*

- **Holds six liquor licenses, enabling broad product development and sales.**
- **Utilizes a commercial-grade reverse osmosis system for precise water quality control, supporting consistent and tailored flavor profiles.**
- **Onsite grain milling enhances freshness and ensures greater control over the brewing and distilling process.**



## BREWING/DISTILERY EQUIPMENT

- Kindred Ale Brewing Equipment (including relocation)
- Fermentation Tanks
- 30 BBL Beer Tank – Jacketed & Insulated
- 3 BBL Mash Mixer
- Walk-in Cooler – 16' x 21' x 8.6'
- Walk-in Cooler – 19' x 30.6' x 9.4'
- 40 HP Chiller
- E-Quip Co. PG84 Reverse Osmosis System
- Rad Brewing Equipment
- Vendome Pot Still
- Four - 26 ton Grain Silos
- Grain mill
- Mercedes-Benz Sprinter 3500
- Bottle Corking Machine
- Rodem Process Equipment
- Bright Tank 15 BBL - Jacketed and Insulated
- Bright Tank 7 BBL - Jacketed and Insulated
- Production Parts (WM Sprinkman)
- Fermentation tank 2-15 BBL
- Fermentation tank 5 BBL
- Brewing Equipment – Pall Corporation

## BUILDING IMPROVEMENTS/MECHANICALS

- Fully upgraded electric, 1200 amp 3-phase service, including LED lighting.
- Full HVAC (heating and cooling) throughout the main building provided by three 12.5 ton RTU's.
- 100% wet sprinkler coverage of the main building.
- Polished concrete floors throughout.
- 2,000 SF lighted outdoor patio adjacent to the first-floor event space.
- Three private offices and a conference room on first floor.
- Full sound system coverage throughout the taproom and event space.
- Three truck-level dock doors in the main building
- One grade-level drive-in door in the main building.
- Three drive-in doors in the storage building.
- Asphalt parking field with 80 marked spaces
- 30,000 SF compacted gravel lot in rear
- Roof-mounted signage visible from U.S. 50 (Columbia Parkway).

## TAPROOM EQUIPMENT

- 36 taps serving the taproom tied directly to the walk-in cooler.
- An additional sixteen taps are mounted in the tap room.
- Nova Simonelli Espresso Machine
- Beverage display cooler
- Ice-o-matic 900lb per day ice maker
- Smallwares – Alack Culinary

## KEGS / COOPERAGE

- Storage Barrels – Streetside Brewery
- Equipment – Jude Hueber
- Storage Barrels – Zak Cooperage
- Tap Handles – Rick Somboretz
- Alpha Wash Dog – 2-Station Keg Washer

## RESTAURANT/EVENT SPACE EQUIPMENT

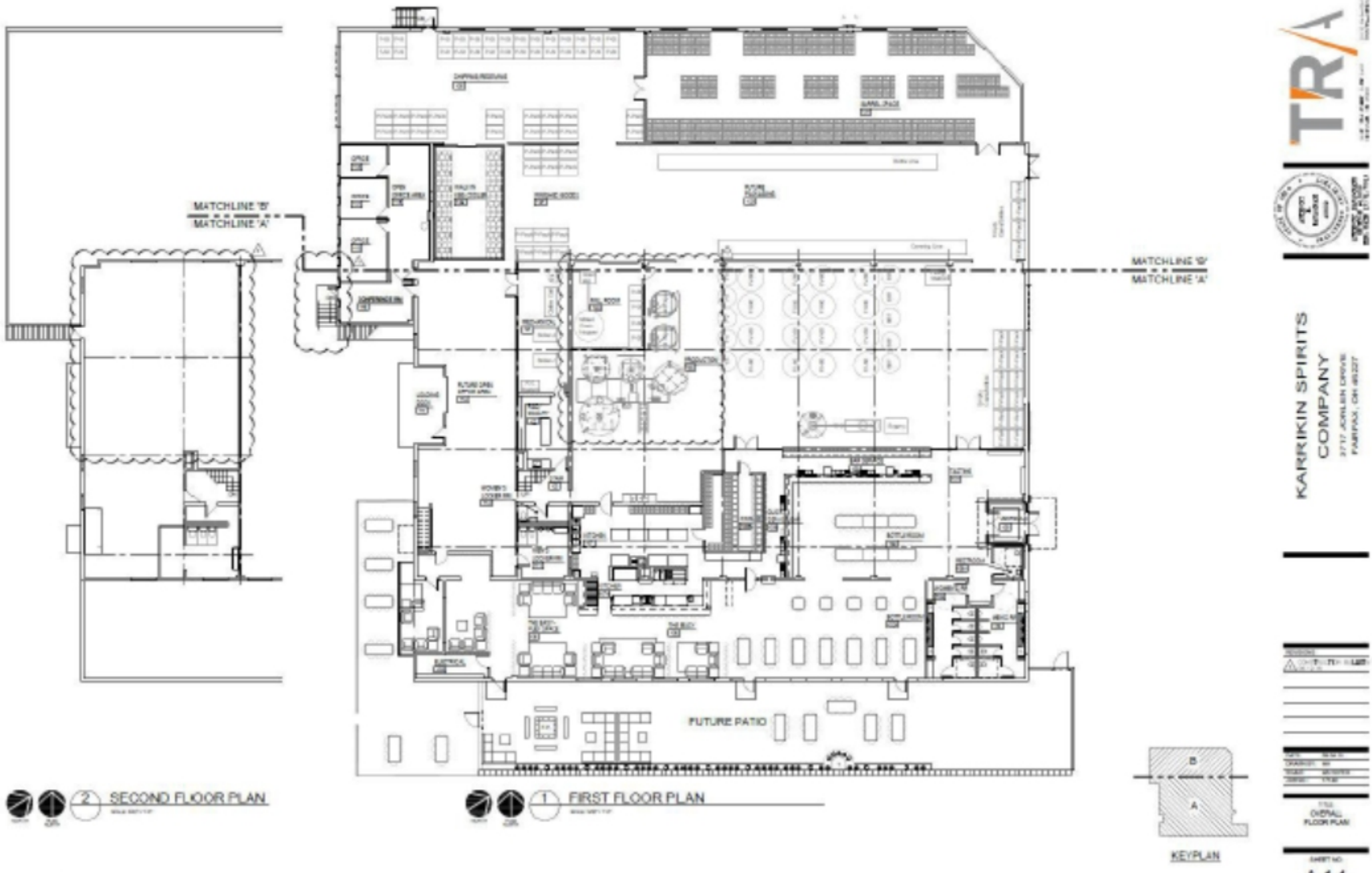
- General Kitchen Equipment
- Seating – Superior Seating
- Various Restaurant Equipment
- Pizza Oven
- Smallwares – Kitchen

## MISC. EQUIPMENT & FIXTURES

- TVs & Display Equipment
- Air Compressor
- Office Furniture
- Two electric fork lifts
- One electric scissor lift
- 2018 Mercedes-Benz Sprinter 3500
- Computers & Printers
- Toast POS System
- Security System
- Two coin-operated pool tables
- One coin-operated basketball game.
- Two coin-operated arcade games.



## 3717 JONLEN DRIVE FLOORPLAN





## BEVERAGE PRODUCTION, PACKAGING & DISTRIBUTION

*The Current facility has the infrastructure and expertise to support contract manufacturing, packaging, and distribution for other beverage brands*

- **Growing Market Demand:** The rise of independent beverage brands has created strong demand for flexible, regional co-packing and distribution services.
- **Underutilized Production Capacity:** The current facility can accommodate increased output without substantial new investment, making it ideal for contract work.
- **Full-Service Capabilities:** The company can offer end-to-end services—including formulation, batching, packaging (cans, bottles), and distribution—providing a turnkey solution for beverage startups and growing brands.
- **Low Risk, High Margin:** Contract manufacturing typically carries low overhead risk while generating consistent revenue from recurring B2B partnerships.
- **Strategic Growth Potential:** Expanding this service line could position the facility as a preferred partner for emerging brands across categories—including non-alcoholic drinks, wellness beverages, and cannabis-infused products.

## RETAIL REVENUE EXPANSION

*Enhancing the distillery's consumer experience and Direct-to-Consumer sales can boost revenue and brand engagement.*

- **Focused Marketing & Awareness Campaigns:** Investing in local and digital marketing efforts—including targeted ads, influencer partnerships, and collaborations with nearby businesses—can significantly increase visibility, drive traffic, and position the operation as a must-visit destination.
- **On-Site Retail & Tasting Room Optimization:** Improving the tasting room experience and offering direct sales of bottles, cans, and branded merchandise can significantly increase per-visitor revenue while improving product margins.
- **Enhance On-Site Experience:** Introduce amenities such as a beer garden, live entertainment, and food service to increase customer dwell time and broaden market appeal.

## STRATEGIC EXPANSION INTO HEMP-INFUSED BEVERAGES

*The facility holds a license to enter the expanding hemp-infused beverage market, diversify its product range, attract a wider customer base, and become a leader in the wellness beverage industry.*

- **Leverage Existing Licensing Advantage:** The facility holds a rare and valuable license to manufacture hemp-infused beverages, providing a significant competitive edge and creating a high barrier to entry for potential competitors.
- **Tap into a Rapidly Growing Market:** The hemp-derived beverage industry is experiencing rapid growth, with projections indicating a substantial increase in market value over the coming years. This expansion is driven by rising consumer demand for wellness-oriented, alcohol-free alternatives and the increasing popularity of functional beverages.

## SCALABLE BEVERAGE PLATFORM: MIDWEST BREWERY & DISTILLERY

*This location offers a turn-key opportunity for breweries and distilleries to scale and expand operations with cost-effective production, streamlined distribution, access to major markets, and strong local demand within a thriving craft beverage scene.*

- **Central Access to Midwest Markets:** Cincinnati's location at the intersection of I-71, I-75, and I-74 makes it an ideal launch point for distributing craft beverages across Ohio, Kentucky, Indiana, and into surrounding states.
- **Ideal for Regional Production & Fulfillment:** Breweries and distilleries can establish a dedicated Midwest production facility in Cincinnati.
- **Efficient Distribution Hub:** With proximity to major freight rail lines, robust trucking routes, and the Cincinnati/Northern Kentucky International Airport (CVG)—a major logistics hub—producers can move ingredients in and finished products out quickly and cost-effectively.



# UP TO 90% FINANCING AVAILABLE

3717 JONLEN DRIVE, CINCINNATI, OH 45227



Financial Scenario	
Purchase Price	\$4,500,000
Down Payment	10% (Minimum)
Loan Amount	\$4,050,000
Loan Term	Equipment financing amortized for up to 10 years Real estate financing amortized for up to 25 years
Loan Type	Owner-Occupied
Interest Rate	SBA (Interest Rate) <small>Issued at time of loan commitment letter</small>
Monthly Rate	To be determined
Pre-Payment Penalty	Based on SBA guidelines

The subject property at 3717 Jonlen Drive is being acquired for a total purchase price of \$4.5 million. The transaction is supported by two primary components: the real estate, valued at \$3.0 million, and the business assets, valued at \$1.50 million. This lending request is structured with an emphasis on the real estate asset as the primary collateral. Given that the appraised value of the real estate exceeds that of the business, the loan structure is heavily weighted toward the stability and long-term value of the underlying property. This real estate-centric approach reduces lender exposure to operational business risk and provides a more secure collateral base, aligning with traditional asset-based lending criteria.

Reach out to [capitalmarkets@3cre.com](mailto:capitalmarkets@3cre.com) for more information.

**Disclaimer:** This document does not constitute a commitment to lend, an offer of credit, a pre-approval, or an approval of any financing request. It is provided solely for illustrative and informational purposes. All terms, conditions, rates, and programs are subject to change without notice and may vary based on the final underwriting and credit approval process.





3717 Jonlen Drive

**4.525 ACRES**



























# 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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