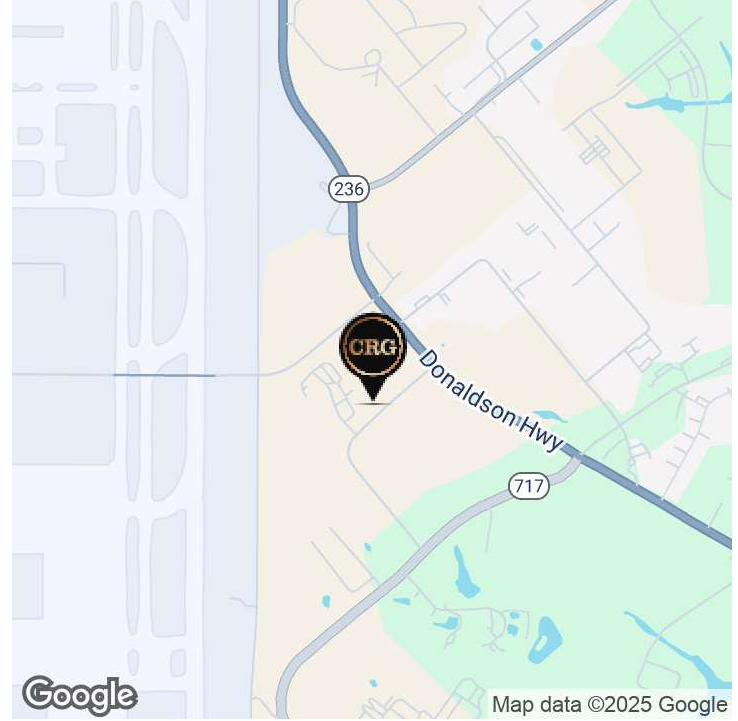


INDUSTRIAL PROPERTY FOR LEASE

# FLEX BUILDING ON OHARA ROAD

3630-3636 OHARA ROAD, ERLANGER, KY 41018



## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	\$13.00 - 15.00 SF/yr (NNN)
Building Size:	25,000 SF
Available SF:	3,000 - 25,000 SF
Lot Size:	1.79 Acres
Number of Units:	8
Year Built:	2025
Zoning:	Industrial
Market:	Florence, KY
Submarket:	Airport Industrial Submarket

## PROPERTY OVERVIEW

New construction flex building for lease with 8 units ranging from 3,000 SF to 3,500 SF that can be combined for up to 12,000 SF.

## PROPERTY HIGHLIGHTS

- - Buildout to Suit/TI Options
- - \$2.50 per SF CAM
- - 1 drive in door per unit
- - Private restroom in each unit
- - Electrical vehicle charger- Level 3 DC Fast Charger
- - Community Dock
- - 38 parking spaces
- - Excellent location near I-75 and adjacent to CVG International Airport

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SEAN BRADLEY

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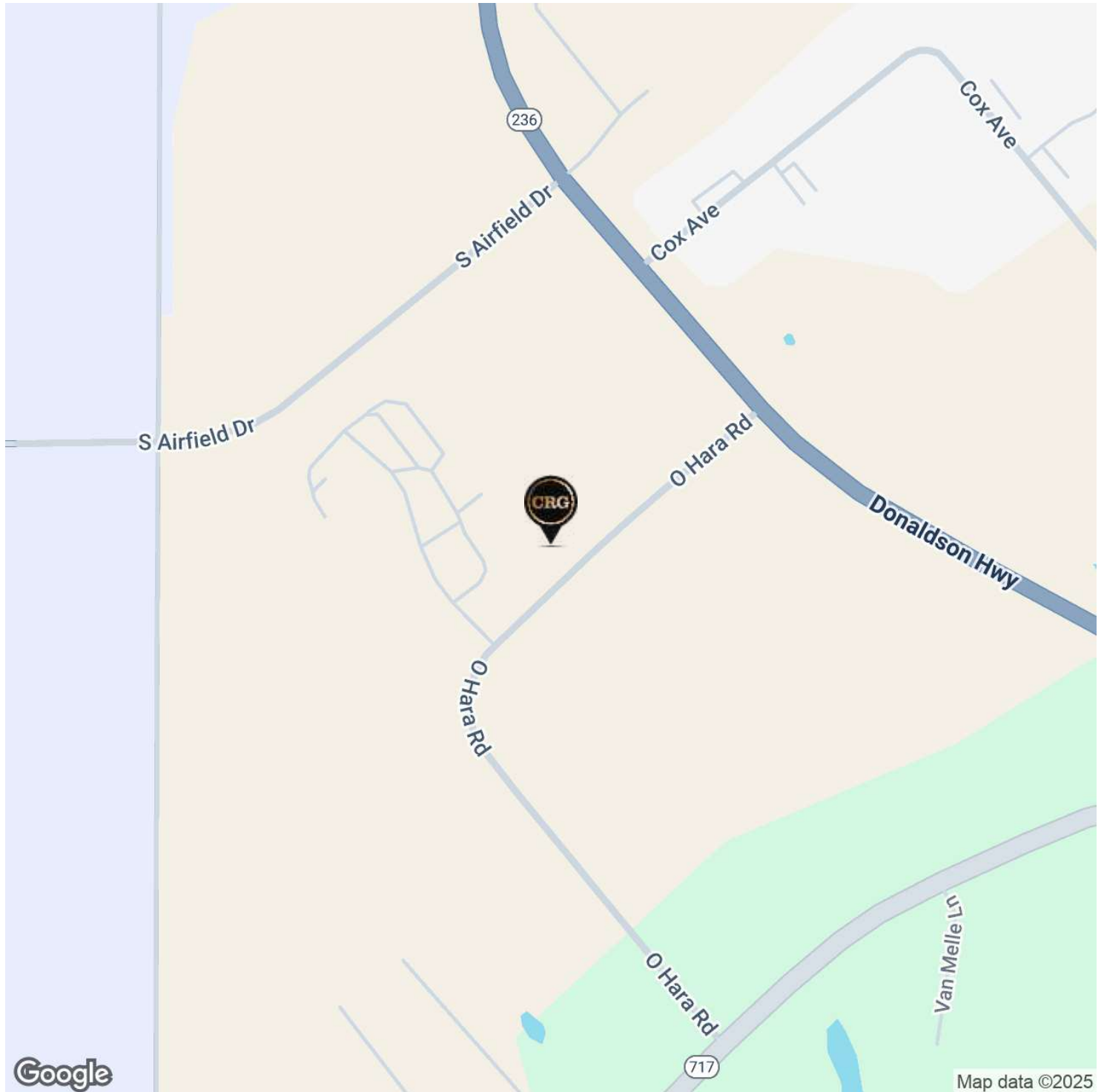
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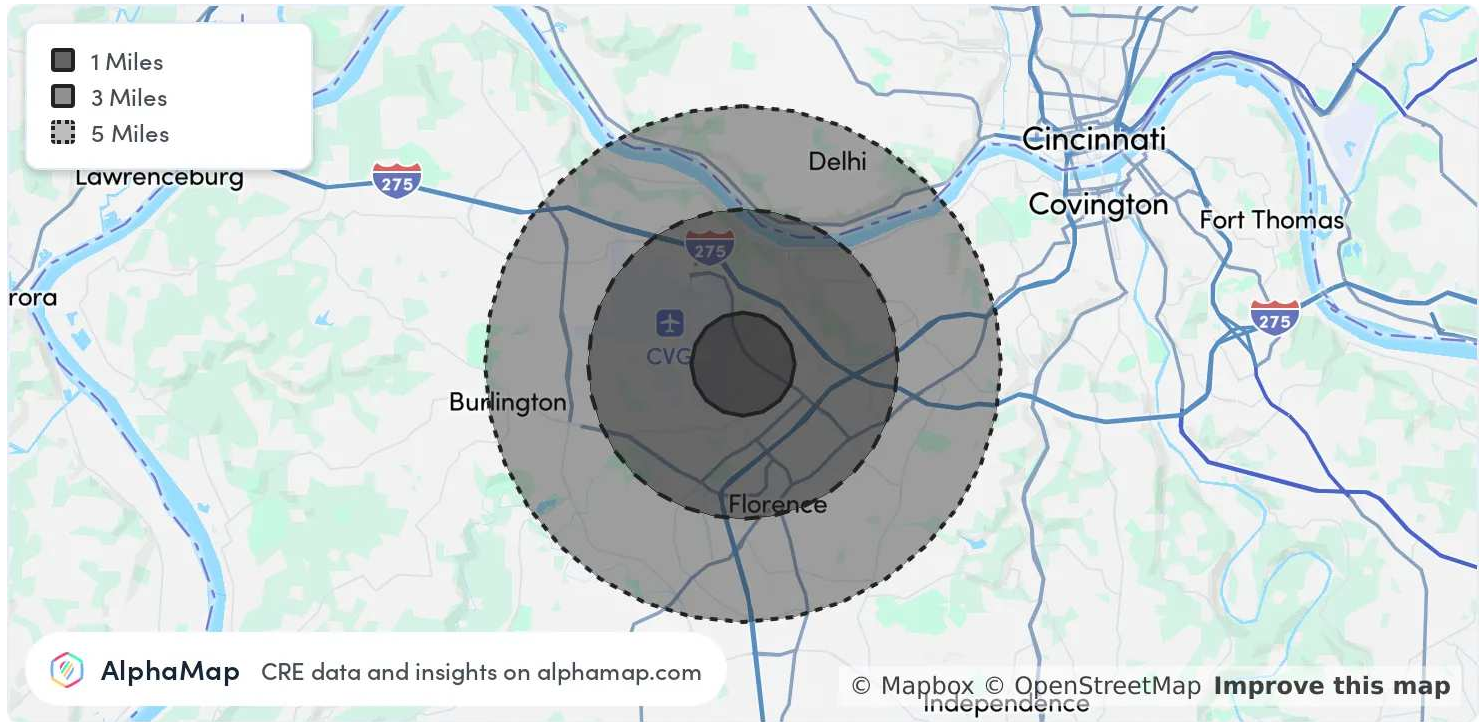
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# FLEX BUILDING ON OHARA ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	665	34,480	133,202
Average Age	38	40	40
Average Age (Male)	38	39	39
Average Age (Female)	38	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	251	14,467	52,752
Persons per HH	2.6	2.4	2.5
Average HH Income	\$60,862	\$84,458	\$102,413
Average House Value	\$145,186	\$208,381	\$261,743
Per Capita Income	\$23,408	\$35,190	\$40,965

Map and demographics data derived from AlphaMap

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