



FOR SUBLEASE

4470 Olympic Blvd

Erlanger | KY 41018

Andrew Jacob

Associate Vice President

+1 513 562 2254

andrew.jacob@colliers.com

Erin Casey, SIOR

Senior Vice President

+1 513 562 2225

erin.casey@colliers.com

John Gartner, III, SIOR

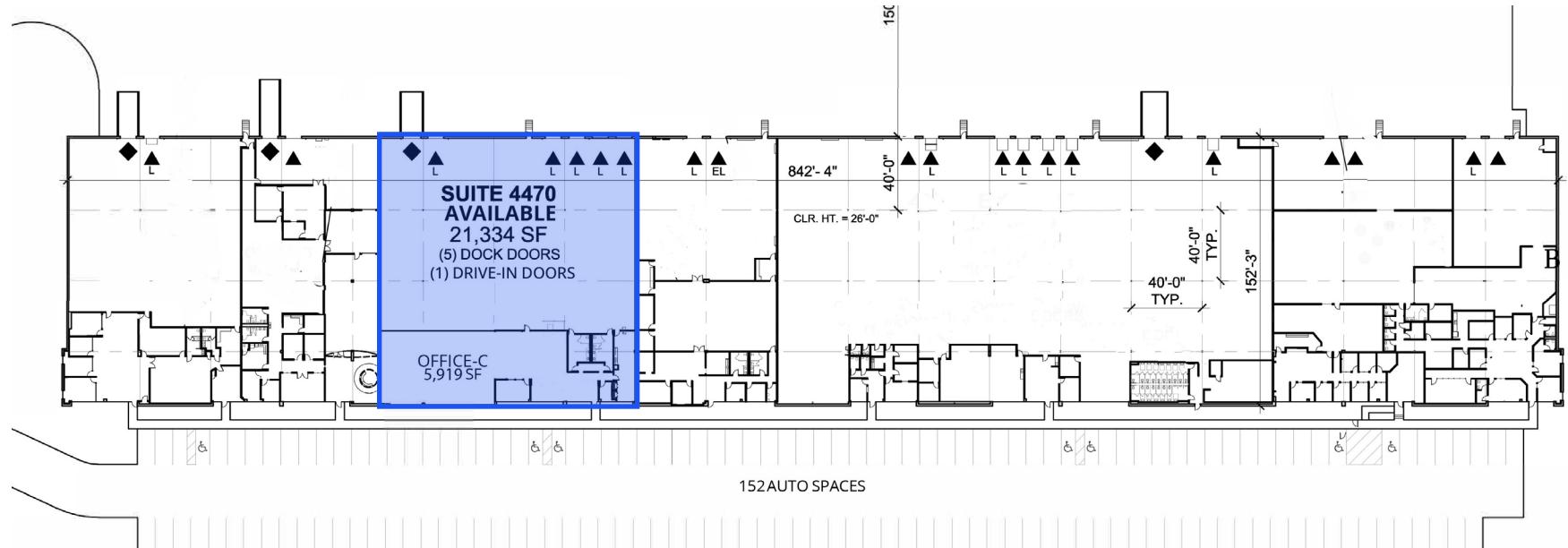
Executive Vice President

+1 513 562 2207

john.gartner@colliers.com

Colliers

Accelerating success.



OLYMPIC BLVD.

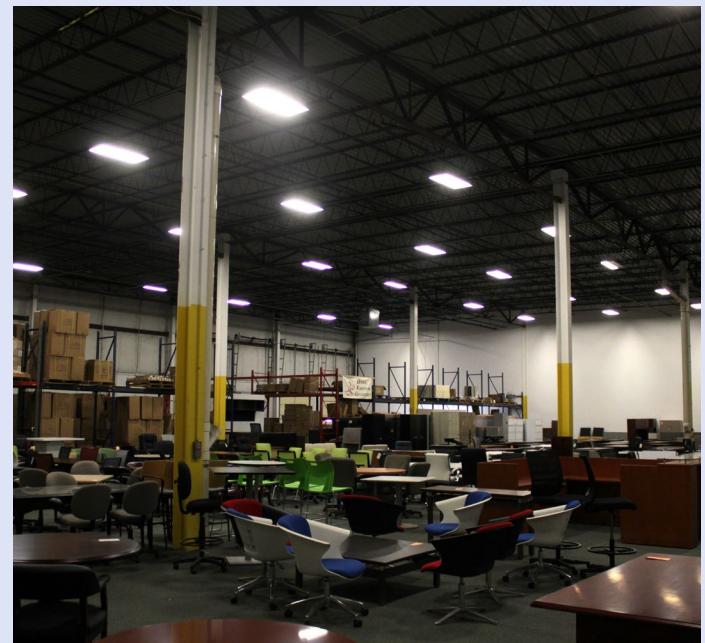
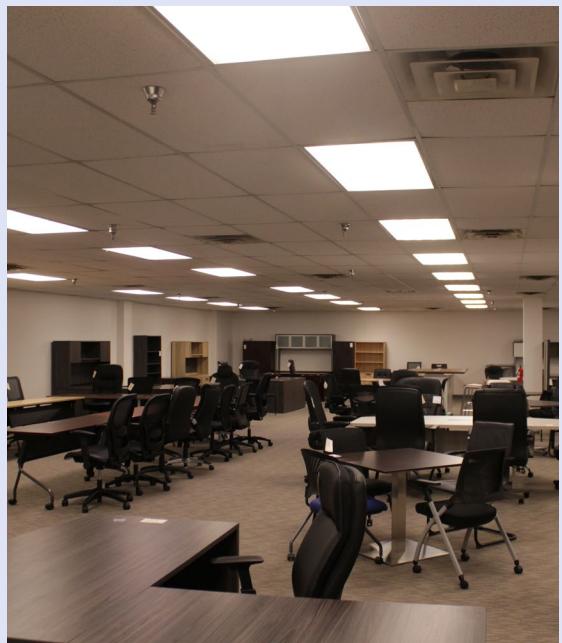
**\$7.75/SF
LEASE RATE**

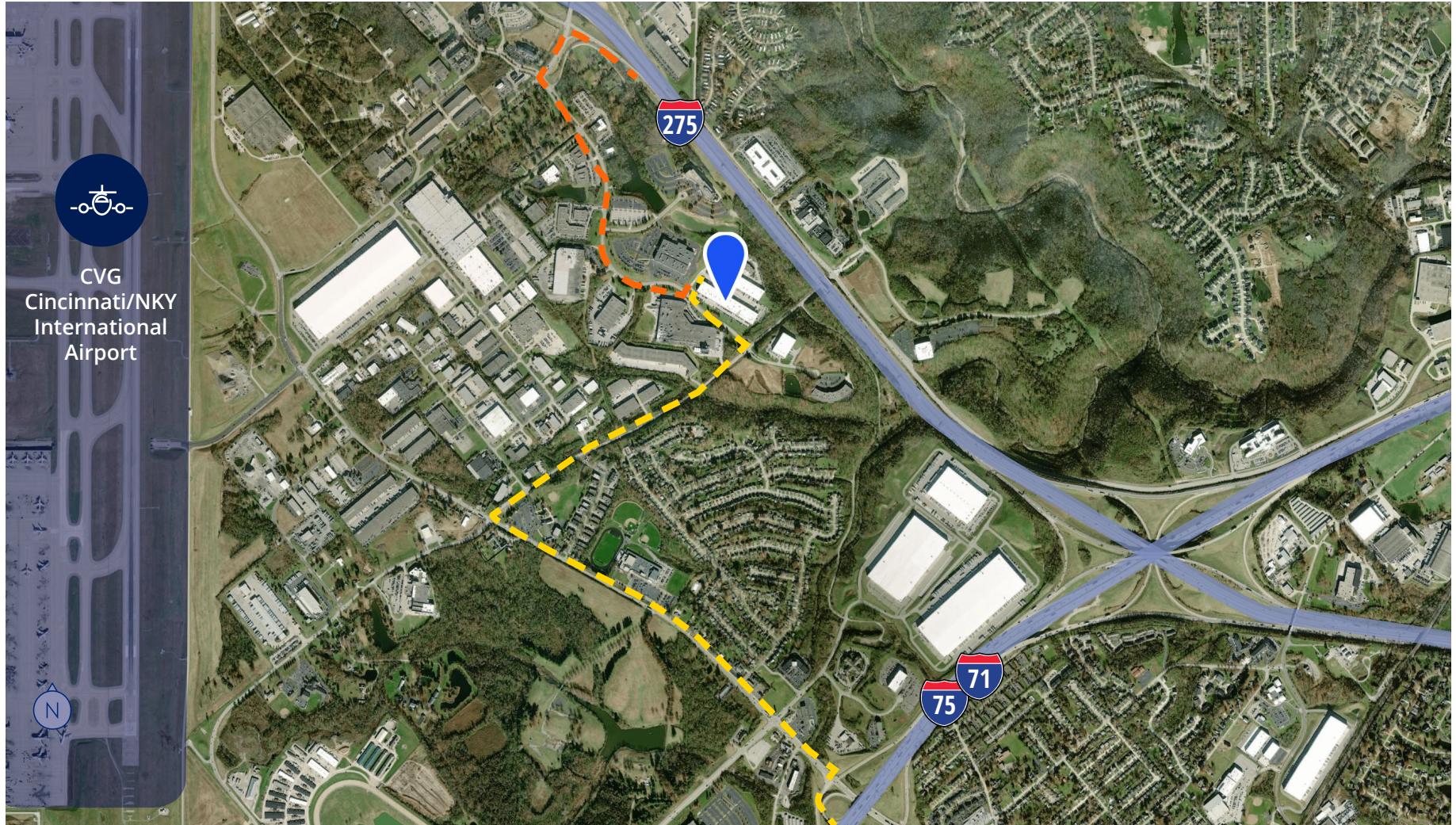
**\$2.62/SF
OPEX**

Property Highlights

- Total available: 21,334 SF
- Office: 5,919 SF
- Warehouse: 15,415 SF
- Zoning: GI (General Industrial)
- Year built: 1989
- Docks: 5 with levelers (9' x 10')
- Drive-ins: 1 (10' x 12')
- Clear Height: 24'
- Column Spacing: 40' x 40'
- Parcel number: 002-00-00-010.00
- Power: 3 phase, 277/480v, 1,000 + amps
- Lighting: Fluorescent
- Sprinkler: Wet
- Highway distance: 0.9 miles to I-275, 2.1 miles to I-71/I-75

Building Photos





For more information, contact:

Andrew Jacob

Associate Vice President
+1 513 562 2254
andrew.jacob@colliers.com

Erin Casey, SIOR

Senior Vice President
+1 513 562 2225
erin.casey@colliers.com

John Gartner, III, SIOR

Executive Vice President
+1 513 562 2207
john.gartner@colliers.com

425 Walnut St, Ste 1200
Cincinnati, OH 45202
+1 513 721 4200
colliers.com/cincinnati



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.