

INDUSTRIAL | 36,963 SQ.FT | FAIRFAX, OHIO

**FOR SALE ➤ \$3,250,000**

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



**3C<sup>RE</sup>**



3717 JONLEN DRIVE  
CINCINNATI, OH 45227

Asking Price:	\$3,250,000
Total Square Feet:	36,963
Price/Per Square Foot	\$88
Acreage:	4.525 Acres
Parcel #:	<u>52300020193</u>
Year Built/Renovated:	1955/2019
Roof:	Flat
Parking:	Surface Lot
Land:	1.25 acres of graded land located on the rear lot
Zoning:	G -Redevelopment & Reinvestement
HVAC:	Fully air-conditioned and heated
Sprinkler:	Wet System
Power:	3ph, 600v, 600 amp/3ph, 240v, 400 amp
Clear Height:	9'-16'
Roof:	Built-up (tar and gravel) roof
Drive-in:	One 12' x 12'
Dock Door:	Three truck-level dock doors
Cold Storage:	Two walk-in coolers: 10' x 10' and 10' x 20'
Access:	<1 mile to I-71 and US-50

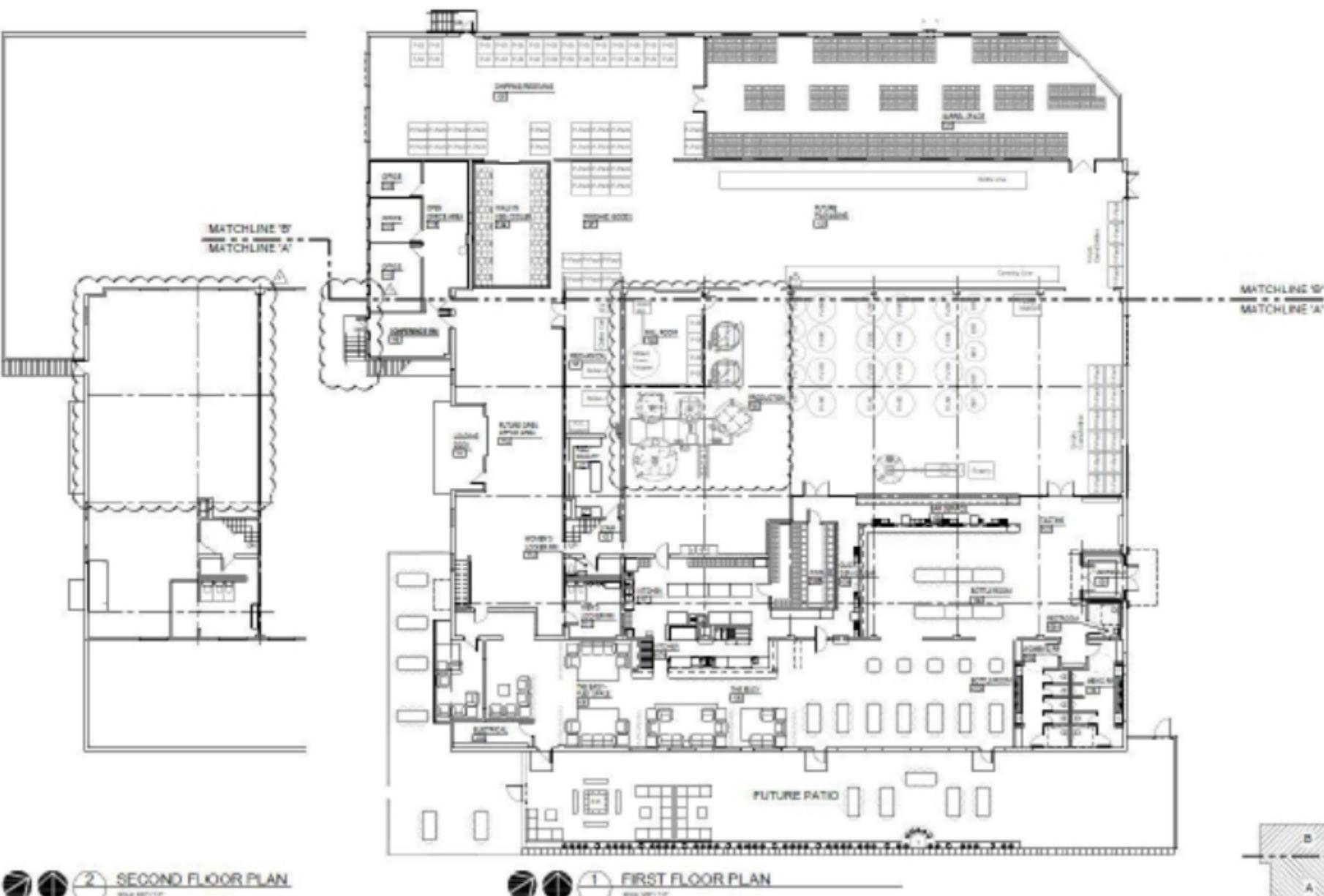
## The Offering

*3717 Jonlen Drive, Cincinnati, OH 45227*

3CRE is pleased to offer a prime industrial real estate opportunity at 3717 Jonlen Drive, priced at \$3,250,000 and comprising three buildings totaling 36,963 SF on 4.5 acres. This turnkey package features heavy-duty utilities, floor drains, cold storage, designated production areas, packaging and distribution zones, indoor and outdoor storage, office space, ample parking, and land available for future expansion, making it a highly adaptable solution for a wide range of industrial, light distribution or manufacturing, and logistics operations.

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, the site offers operational convenience and significant growth potential in one of Cincinnati's most desirable industrial corridors.



3717 JONLEN DRIVE  
FLOORPLANTRA  
ARCHITECTUREKARRIKIN SPIRITS  
COMPANY3717 JONLEN DRIVE  
FAIRFIELD, OH 45014

3717 JONLEN DRIVE  
FAIRFIELD, OH 45014  
1ST FLOOR PLAN  
KEYPLAN  
SHEET NO. 4

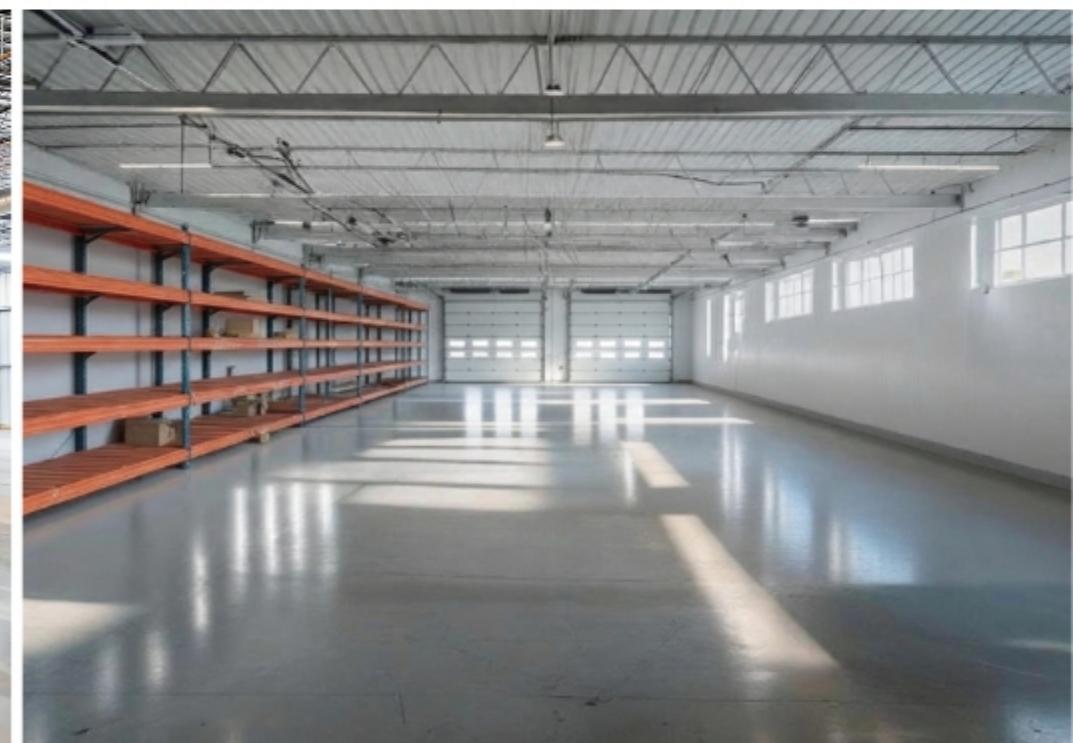
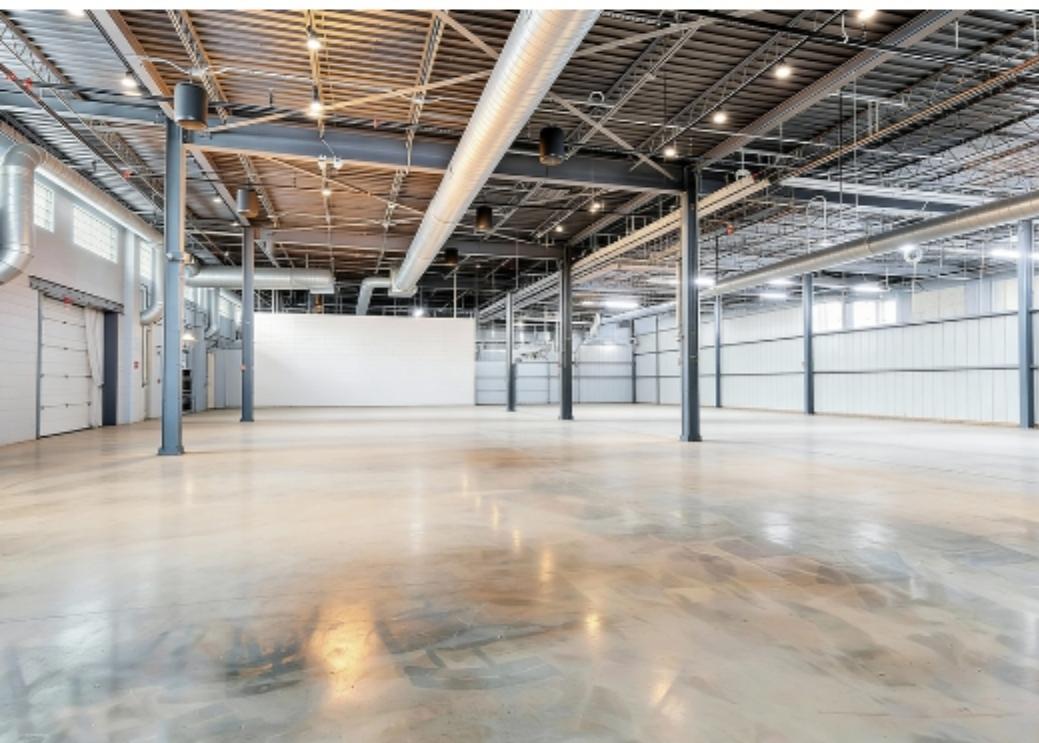
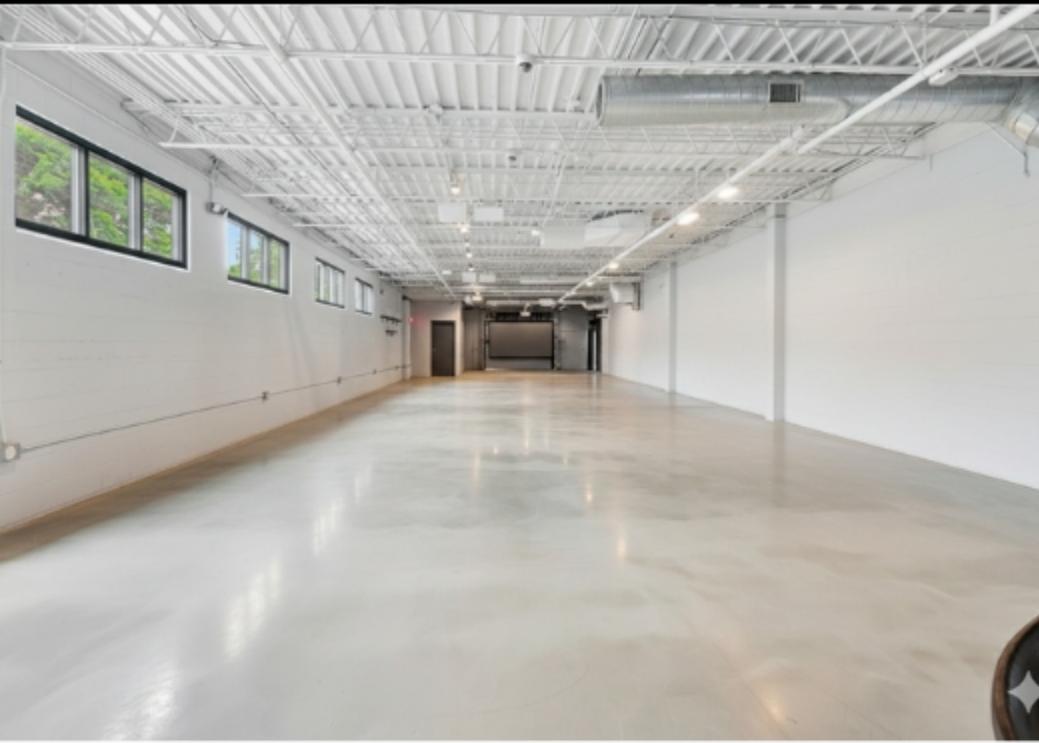






PROPERTY RENDERINGS





# 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



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