

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

FOR SALE ▶ \$3,250,000

3717 JONLEN DRIVE, CINCINNATI, OH 45227



3CRE



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 & Reinvestment
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

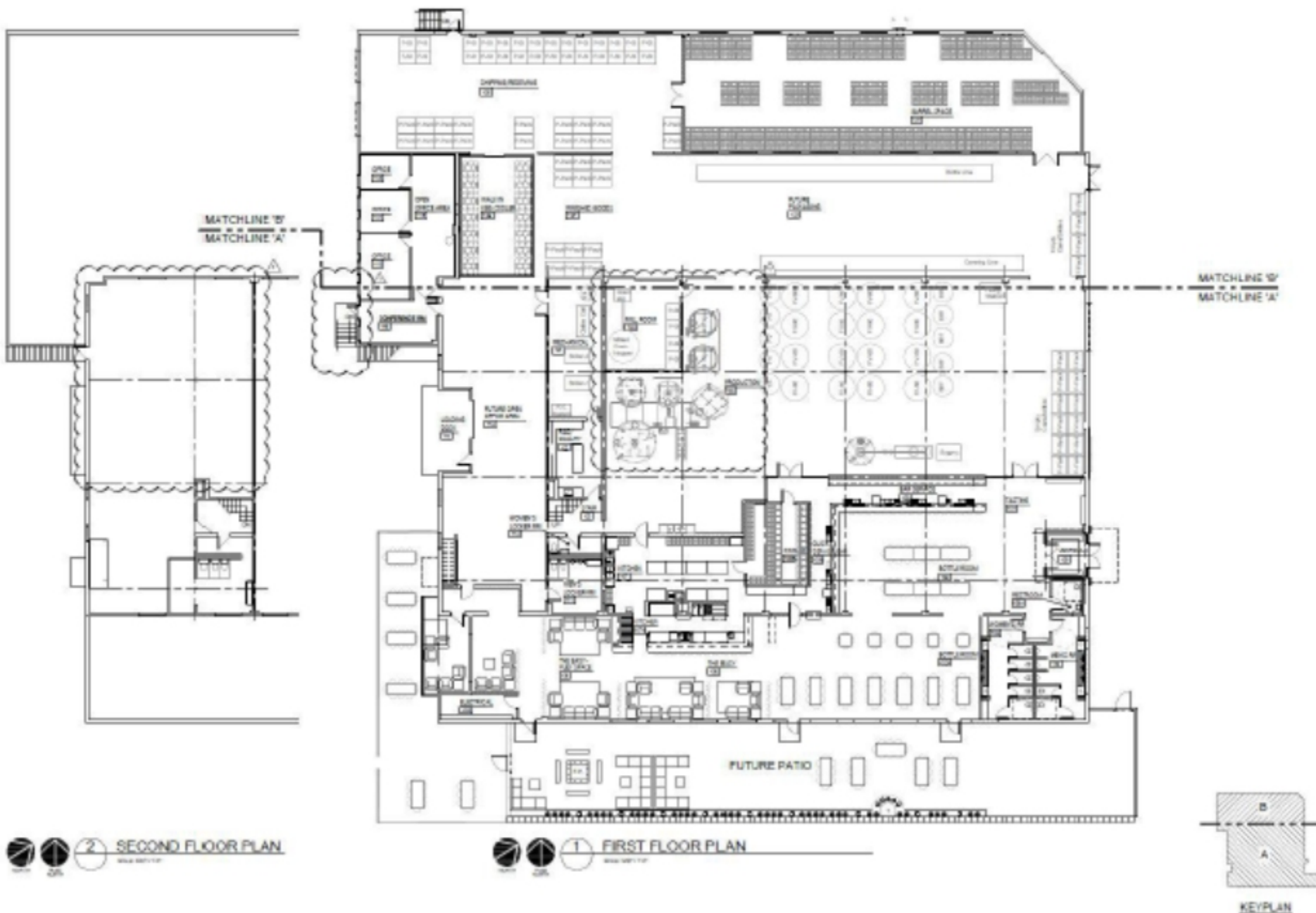
3717 Jonlen Drive, Cincinnati, OH 45227

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
FLOORPLAN



**KARRIKIN SPIRITS
COMPANY**
3717 JONLEN DRIVE
FAIRFAX, OH 46327

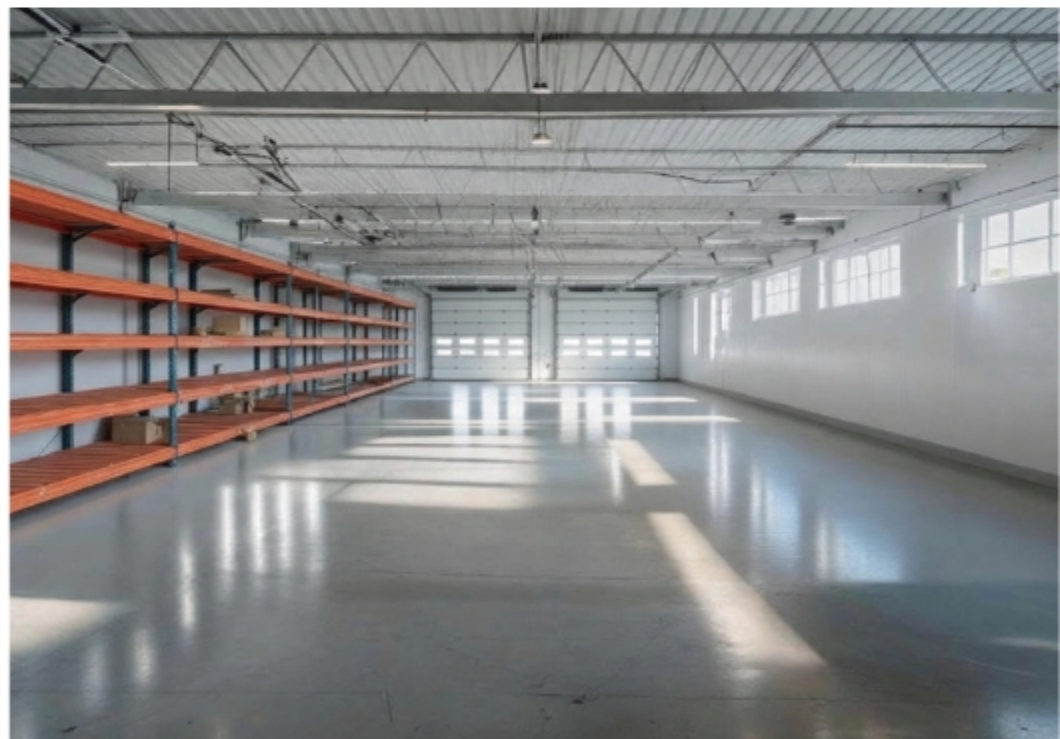
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3717 Jonlen Drive
4.525 ACRES







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

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BUSINESS BROKERING

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