

Everest Industrial Listings

First Quarter 2012

Industrial

The Industrial Team at The Everest Group is composed of four top producing agents with over 80 years of combined industrial real estate experience. As a leader in the market, The Everest Group handles all aspects of industrial sales and leasing; including representing buyers' interests, land acquisition, and site development. We use solid market experience plus a thorough understanding of specific market conditions to assess the merits of various alternatives and solve complex location issues for our valued industrial clients.

INVESTMENT**119 Northeast Drive, Loveland***(Hamilton County)*

- Two Tenants!
- 257,810+/- SF building for sale
- 88,200 SF of warehouse space for lease
- Tax abatement available

**Fisher Park, 4412 State Route 4, Fairfield***(Butler County)*

- Up to 156,000 SF available for sublease
- 3,000 SF office
- 40' clear height with 28' underhook
- 15, 25 & two 30 ton cranes

**3780 Lake Park Drive, Covington***(Kenton County)*

- 112,000 total SF
- 12,480 SF office
- (3) drive-in doors
- (20) truck docks
- (1) mile to I-275

PRICE REDUCED**9759 Inter-Ocean Drive, Cincinnati***(Butler County)*

- 96,400 total SF
- 12,500 SF office - built new in 2001
- Single tenant in place - lease thru 11/30/2016
- **9% CAP Rate**

NEW LISTING**1236 Clough Pike, Batavia***(Clermont County)*

- 91,200 total SF on 22+ acres
- **65,000 SF available for lease (this includes 7,500 SF office and 57,500 SF warehouse)**
- 24' clearance height
- Easy access to S.R. 32, S.R. 125 & I-275





Industrial Listings



715 Riverside Drive Loveland, OH (Hamilton County)

- 70,448 total SF (will divide)
- 3,540 SF office
- Heavy electric



5145 Fisher Place Cincinnati OH (Hamilton County)

- 69,300 SF available (divisible)
- Good access to the Norwood Lateral
- Five docks with levelers and one drive-in door



2181 Grand Avenue Cincinnati, OH (Hamilton County)

- 63,715 total SF on 27+ acres
- 12,750 SF office; 50,965 SF warehouse/manufacturing
- Crane capacity



1000 Kieley Place Cincinnati OH (Hamilton County)

- 58,000 total SF
- 9,800 SF available for lease
- Clearance height 16'-20'



812 Russell Street Covington, KY (Kenton County)

- 50,000 SF office/warehouse for lease (will divide)
- 1.76 acres
- (5) drive-in doors and (3) docks

PRICE REDUCED



3425 Grant Drive Lebanon, OH (Warren County)

- 40,000 total SF on 5.75 acres
- 36,000 SF whse./mfg.; 3,000 SF mezzanine; 4,000 SF office
- Constructed in 2004



1630 Sherman Ave. Cincinnati, OH (Hamilton County)

- 32,427 total SF
- 1,200 SF renovated office
- (5) docks and (1) drive-in door
- New electrical system

NEW ROOF



10346 Evendale Dr. Evendale, OH (Hamilton County)

- 32,336 total SF on 1.6 acres available for sale or lease
- (1) drive-in door and (4) docks (3 with levelers)
- Two 3-ton cranes

DRASTIC PRICE REDUCTION



10036 Springfield Plk. Cincinnati, OH (Hamilton County)

- 31,701 total SF on 8.24 acres
- (3) drive-in doors and (2) docks
- Reduced to \$750,000



2531 Dixie Hwy. Fairfield, OH (Butler County)

- 30,727 total SF on 1.59 acres
- Income of \$84,000/year until January 2012
- Sale price: \$725,000

Available Land

13300 US Rte. 68, Mt. Orab
296 Acres

Warren County Airport
200+ Acres

**Northwest Commerce Center
Springfield Township**
46 Acres
Divisible - Build-to-Suit

**Maineville Industrial Park
Warren County**
42 Acres
Price Reduced!

**Midtown Commerce Park
Lockland**
24 Acres
2.5-24 Divisible Acres

**Stolz Industrial Park
Springboro**
3.13-12.27 Acres

**4400 Port Union Road
West Chester**
Two 4 Acre Parcels
No earnings tax!

**Techne Center Drive
Milford**
2 acre parcel & 6 acre parcel
Divisible

**Mattec Drive at Commerce
Boulevard, Loveland**
5.836 Acres

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NEW LISTING



4820 Industry Drive Fairfield, OH (Butler County)

- 28,056 total SF available on 1.69 acres
- 5,576 SF office/lab/open space
- (2) drive-in doors and (2) dock doors
- MOTIVATED SELLER

MAKE OFFER



5601 Montgomery Rd. Cincinnati, OH (Hamilton County)

- 27,000 total SF (includes lot across street)
- (3) drive-in doors
- (3) apartments
- Great redevelopment opportunity



11275 Sebring Drive Forest Park, OH (Hamilton County)

- 26,440 total SF (divisible to 2-4 users)
- Owner will lease back 5,000 SF
- (5) cranes - 2 to 5 tons



500 Kent Road Batavia, OH (Clermont County)

- 20,870 total SF on 22+ acres
- 7,000 SF office
- Great visibility on State Route 32



675 Wilmer Ave. Mt. Lookout, OH (Hamilton County)

- 20,279 total SF available for lease
- 3,992 SF office
- Dock and drive-in door



800 Brighton Street Newport, KY (Campbell County)

- 20,000 total SF available on 2.58 acres
- (2) dock doors
- 100% air conditioned

FREE RENT



2810 Highland Ave. Cincinnati, OH (Hamilton County)

- 20,000 total SF available for sale or lease (divisible)
- Sale price: ~~\$750,000~~ \$650,000
- Lease rate: ~~\$3.75~~ PSF \$2.00 PSF



5101 Creek Road Blue Ash, OH (Hamilton County)

- 18,714 total SF
- 3,554 SF of office
- Completely renovated in 2005

NEW LISTING



1150 Ferris Road Amelia, OH (Clermont County)

- 17,500 total SF on 3.06 acres
- 1,500 SF of office; 16,000 SF of warehouse
- (1) drive-in door and (1) truck dock



90-110 Novner Drive Woodlawn, OH (Hamilton County)

- 16,380 total SF (900 +/- SF office)
- 14' clearance height
- (2) docks and (2) drive-in doors
- Lease rate \$2.00 PSF NNN for 1st year

**For more information,
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Industrial Listings

NEW LISTING



1156 U.S. Route 50 Milford, OH (Clermont County)

- 16,371 total SF on 17.05 acres
- 2,083 SF office; 14,288 SF warehouse
- (3) docks and (1) drive-in door
- 50+ parking



Chappell Crossing West Chester, OH (Butler County)

- 5,600-16,000 SF available
- Dock doors
- 100% HVAC



100 Commerce Blvd. Loveland, OH (Hamilton County)

- 15,500 SF available for lease
- 2.378 acres
- (2) drive-in doors and (5) docks



Cornell Office Warehouse Park

Blue Ash, OH (Hamilton County)

- 2,400-15,000 SF available
- Excellent Blue Ash location
- Dock and drive-in



945 W. North Bend Cincinnati, OH (Hamilton County)

- 15,000 total SF
- 81,620 cars per day
- Former restaurant and office building

INVESTMENT OPPORTUNITY



12117-12119 Princeton Pike Cincinnati, OH

(Hamilton County)

- 15,000 total SF
- 7,500 SF available for lease
- (2) docks and (2) drive-in doors

NO EARNINGS TAX



4992 Rialto Road West Chester, OH (Butler County)

- 13,840 total SF on 3.92 acres for sale or lease
- 100% air conditioned
- Docks and drive-ins



50-60 Novner Drive Woodlawn, OH (Hamilton County)

- 13,770 total SF (1,200-2,500 SF office)
- Dock and drive-in doors
- 14' ceiling clearance
- Lease rate: \$2.00 PSF NNN for 1st year



1608 Elmore/3814 Dooley-Bypass

Cincinnati, OH (Hamilton County)

- 12,964 total SF on 1 acre
- Fenced lot
- 1/4 mile to I-75 and I-74



4325 Mulhauser Road Fairfield, OH (Butler County)

- 12,800 SF available for lease
- Class "A" office/warehouse space
- (2) docks

Available Land

Kemper Meadow Lane

Forest Park

4.468 Acres

737 US Route 50, Milford

4 Acre Parcel (Divisible)

Excello Court, Butler County

4 Acres

Champion Business Center

Sharonville

3.56 Acres

1533 Cincinnati Batavia Pike

Batavia

3.52 Acres

Muhlhauser Road @

Northpointe Drive

Fairfield

3+ Acres

Woodward Lane @ Canal

Sharonville

2.3 Acres

6500 Glenway Avenue

Cincinnati

2 Acres

4065 Mt. Carmel Tobasco Rd

Cincinnati

1.5 Acres

4503 Kellogg Avenue

Cincinnati

0.58 Acres

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PRICE REDUCED



8211 Blue Ash Rd. Cincinnati, OH (Hamilton County)

- 12,000 SF on .571 acres
- Metal shed (30' x 36')
- 16' warehouse ceiling clearance



5158 Kieley Place St. Bernard, OH (Hamilton County)

- 3,000-12,000 SF warehouse available
- Ramp and truck dock
- Shared offices available
- Just off the Norwood Lateral

MAKE OFFER



4777 Industry Drive Fairfield, OH (Butler County)

- 12,000 total SF; 6,000 SF available for lease
- \$39,000 tenant income
- (7) drive-in doors

PRICE REDUCED



417 Northland Blvd. Forest Park, OH (Hamilton County)

- 11,500 total SF
- 80% air conditioned; heavy electric
- (1) dock and (1) drive-in door



11444 Rockfield Ct. Sharonville, OH (Hamilton County)

- 11,000 total SF on 1.6 acres (3,500 SF office)
- (3) docks and (1) drive-in
- 1/2 mile to I-275



4404 Hamilton Cleves Road Hamilton, OH (Butler County)

- 10,750 SF available for lease
- (5) docks
- 22'-26' ceiling height



70-80 Novner Dr. Woodlawn, OH (Hamilton County)

- 10,000 SF available for sale or lease
- Office to suit
- (3) dock doors
- Lease rate: \$2.00/SF NNN for 1st year



4400 Marburg Ave. Cincinnati, OH (Hamilton County)

- 10,000 total SF available for lease
- (2) 25 ton cranes and (2) drive-in doors
- 40' clear height

SALE PENDING



120-130 Novner Dr. Woodlawn, OH (Hamilton County)

- 10,000 SF available for sale or lease
- Dock door and drive-in door
- Lease rate: \$2.00/SF NNN for 1st year



1118 Ferris Road Amelia, OH (Clermont County)

- 9,800 SF available (will divide) on 1+ acre
- Dock or drive-in truck access
- 2.6 miles from I-275

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Industrial Listings



2105 Schappelle Lane Forest Park, OH (Hamilton County)

- 9,800 SF available for lease
- Outside storage
- (1) 5-ton crane; (1) drive-in door; (1) dock



11306-11336 Tamarco Dr. Blue Ash, OH (Hamilton County)

- 9,000 SF building available (500 SF office)
- 8,761 SF building available (1,000 SF office)
- Completely renovated



Brooklyn Business Park Milford, OH (Clermont County)

- 8,800 SF unit available plus pad
- 4,800 SF office available
- Flexible space use - office, flex, showroom, or warehouse



3491 Mustafa Drive Sharonville, OH (Hamilton County)

- 8,750 total SF available for sale or lease
- 2,100 SF office
- (1) drive-in door and (1) dock



11264-11270 Grooms Rd. Blue Ash, OH (Hamilton County)

- 8,500 SF office/warehouse
- M-2 zoning
- Dock and drive-in access



Corporate Woods Blue Ash, OH (Hamilton County)

- 2,300-8,000 SF available for lease
- Spaces built-to-suit
- Excellent interior finishes



11630 Rockfield Ct. Sharonville, OH (Hamilton County)

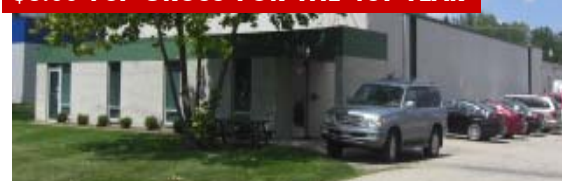
- 8,000 SF available for lease
- 2,684 SF office
- 2.098 acres



105 Constitution Drive Fairfield, OH (Butler County)

- 7,686 total SF available for sale or lease
- 0.72 acres
- (4) drive-in doors
- Small offices

\$3.00 PSF GROSS FOR THE 1ST YEAR



584 Northland Blvd. Forest Park, OH (Hamilton County)

- 7,500 SF office/warehouse available for lease
- Freestanding building
- Dock and drive-in door
- 14' clearance height

\$3.00 PSF GROSS FOR THE 1ST YEAR



561 Northland Blvd. Cincinnati, OH (Hamilton County)

- 7,500 SF available for sale or lease
- 100% HVAC
- (2) drive-in doors and (2) docks

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NEW LISTING



2140 Waycross Road Forest Park, OH (Hamilton County)

- 7,434 SF available for lease or sale
- 100% HVAC
- Fenced lot
- (2) drive-in doors



3616 Weldon Dr. Mason, OH (Warren County)

- 7,250 SF available for lease
- New construction
- Drive-in door and dock

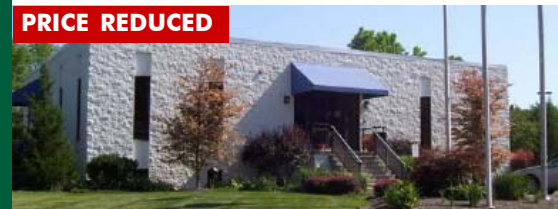
PRICE REDUCED



415 Northland Blvd. Cincinnati, OH (Hamilton County)

- 5,500 SF available for sale or lease
- 1,271 SF office area
- (1) drive-in door

PRICE REDUCED



150 Industrial Drive Franklin, OH (Warren County)

- 5,250 SF available for sale or lease
- 2,265 SF office area
- State of the art office
- 1.5 acres



Crowne Point Sharonville, OH (Hamilton County)

- 4,000-5,000 SF available
- Docks and drive-in doors
- Easy access to I-75, I-275 and I-71



3223 Profit Drive Fairfield, OH (Butler County)

- 5,000 total SF available for lease
- 1,200 SF office
- (1) dock and (2) drive-in doors



TechView Center Cincinnati, OH (Hamilton County)

- 5,000 SF available for lease with 1,000 SF office
- 4,300 SF available for lease with 3,300 SF office
- Dock and drive-in access
- Interiors to suit



671 Wilmer Avenue Cincinnati, OH (Hamilton County)

- 3,800 SF available
- Dock and drive-in access
- 1 & 3 phase electric



484-516 Northland Blvd. Forest Park OH (Hamilton County)

- (3) 3,000 SF units available
- Dock and drive-in doors
- Lease rate: \$4.83 PSF



484-516 Northland Blvd. Forest Park OH (Hamilton County)

- (2) 2,500 SF units available
- Dock and drive-in door
- Lease rate: \$4.83 PSF

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Industrial



Northland Industrial Park

Forest Park, OH (Hamilton County)

- 2,600 SF unit available
- Dock and drive-in door
- Lease rate: \$5.19 PSF Gross



Sebring I & II

Forest Park, OH (Hamilton County)

- (1) 2,000 SF unit available
- (3) 2,400 SF units available
- Dock and drive-in door
- Lease rate: \$4.50 PSF Gross



Schappelle Lane

Forest Park, OH (Hamilton County)

- (3) 1,600 SF units available
- Drive-in doors
- Lease rate: \$3.95 PSF Gross



11030-11078 Ashburn Road

Forest Park, OH (Hamilton County)

- 1,200 SF unit available
- 1,500 SF unit available
- Drive-in doors
- Lease rate: \$3.50 PSF Gross

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
8 buildings 2,874,506 SF	3 buildings 1,824,000 SF	13 buildings 4,499,519 SF	4 buildings 1,415,886 SF	4 buildings 1,685,567 SF	1 building 234,400 SF