

Everest Industrial Listings

Third Quarter 2013

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.

NO EARNINGS TAX

**8485 Broadwell Road, Cincinnati***(Hamilton County)*

- 432,429 total SF (will divide)
- 118,633 SF office
- 24 acre complex (adjoining 29 acres for sale)
- 21 dock doors

NEW LISTING

**9310 Le Saint Drive, West Chester***(Butler County)*

- 183,750 total SF on 11 acres
- 5,000 SF office; 178,750 SF warehouse
- (2) drive-in doors and (7) dock doors
- Rail served (CSX)

NO EARNINGS TAX

**8361 Broadwell Road, Cincinnati***(Hamilton County)*

- 133,000 total SF (will divide) (2) buildings
- Office: build to suit
- 2 ton crane
- Major upgrades in 2012 (front building)

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

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

- 91,200 total SF on 22+ acres
- 26,000 SF available for lease
- 24' clearance height
- Easy access to S.R. 32, S.R. 125 & I-275





Industrial Listings



3323 Colerain Ave. Cincinnati, OH (Hamilton County)

- 78,000 total SF building on 4.04 acres
- Eight cranes 2-20 tons
- Existing tenant income
- Sale price: \$875,000

MAJOR PRICE REDUCTION



715 Riverside Drive Loveland, OH (Hamilton County)

- 70,448 total SF on 6.5 acres (divisible to 20,000 SF)
- 4,368 SF office (divisible)
- (6) truck docks & (2) drive-in doors

PRICE REDUCED



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'

PRICE REDUCED



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

OWNER FINANCING



100 Commerce Blvd. Loveland, OH (Hamilton County)

- 45,500 total SF (15,500 SF available for lease)
- 2.378 acres
- (2) drive-in doors and (5) docks
- For sale or lease



3972 Bach Buxton Road Amelia, OH (Clermont County)

- 45,000 total SF on 6+ acres
- Office build to suit
- Dock doors and drive-in doors



4404 Hamilton Cleves Road Hamilton, OH (Butler County)

- 43,000 total SF (for sale)
- 10,750 SF available for lease
- 22'-26' ceiling height

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
- **3.5 adjacent acres possibly available at "No Cost"!**

PRICE REDUCED



1630 Sherman Ave. Cincinnati, OH (Hamilton County)

- 32,427 SF office/warehouse for sale or lease
- 1,200 SF renovated office
- (5) docks and (1) drive-in door
- New electrical system

Available Land

13300 US Rte. 68
Mt. Orab
296 Acres

Warren County Airport
200+ Acres

Maineville Industrial Park
Warren County
42 Acres
Price Reduced!

2475 State Route 28
Pleasant Plain
13+ Acres

350 Blossom Lane
Newport
10.443 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

Kemper Meadow Lane
Forest Park
4.468 Acres

737 US Route 50
Milford
4 Acre Parcel (Divisible)

Successful Real Estate Solutions

PRICE REDUCED - MOTIVATED SELLER



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

LEASE RATE REDUCED



4100 Rev Drive St. Bernard, OH (Hamilton County)

- 32,500 total SF on 5.899 acres
- GREAT highway visibility/access
- .01 mile to I-75
- Lease rate: ~~\$6.00~~ \$3.50 PSF



3100-3175 Dixie Hwy. Hamilton, OH (Butler County)

- 25,000 & 20,000 SF available for lease
- Office built-to-suit



7285 Dixie Hwy. Fairfield, OH (Butler County)

- 23,265 SF available (divisible to 9,000 SF) & 11,220 SF available for lease
- Large pylon signage



852-854 E. Crescentville Rd. West Chester Twp., OH (Butler County)

- 22,500 SF available for lease (six suites available)
- Divisible to 3,443
- Dock doors and drive-in doors



3400 Yankee Road Middletown, OH (Butler County)

- 21,000 total SF on 8.046 acres
- 5,640 SF office; 15,360 SF warehouse
- (1) drive-in door and (2) dock doors



1045 Township Street Cincinnati, OH (Hamilton County)

- 20,162 total SF
- Cooler space, processing area, smoke house, cutting room and locker room (price includes equipment)
- Transferable Federal Establishment number

NEW LISTING



10379 Julian Drive Woodlawn, OH (Hamilton County)

- 20,000 total SF for sale or lease
- 4,500 SF office/showroom
- Highly visible corner at Glendale-Milford Rd. and Julian Dr.

LEASE RATE REDUCED



4040 Rev Drive St. Bernard, OH (Hamilton County)

- 20,000 total SF on 1.412 acres
- GREAT highway visibility/access
- Lease rate: \$3.50 PSF NNN

MAJOR PRICE REDUCTION



800 Brighton Street Newport, KY (Campbell County)

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

For more information, please contact:

Frank Torbeck, SIOR
513-769-2505

Adam Simon
513-769-2507

Jeff Wolf, CCIM, SIOR
513-769-2519

www.everestrealstate.com



Industrial Listings

NEW LISTING



3517 Cardiff Ave. Cincinnati, OH (Hamilton County)

- 7,573 total SF building available for sale
- 500 SF office
- Sold "as is" condition
- Sale price: \$135,000

NEW LISTING



2160 Schappelle Lane Forest Park, OH (Hamilton County)

- 7,460 total SF building for sale or lease
- 100% HVAC
- 1.108 acres



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

- 7,400 SF on .803 acres available for lease
- Freestanding building
- Dock and drive-in door
- 14' clearance height



3616 Weldon Dr. Mason, OH (Warren County)

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



4272 Armstrong Blvd. Batavia, OH (Clermont County)

- 7,100 SF building on 1.836 acres
- Electrical: 208 volt, 3-phase, 900 amps
- Sale price: \$395,000



Cornell Office Warehouse Park
Blue Ash, OH (Hamilton County)

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



8980 Blue Ash Rd. Sycamore Township, OH (Hamilton County)

- 6,500 total SF available for lease (all finished space)
- 100% HVAC
- **0% earnings tax!**

LEASE RATE REDUCED



645 N. Wayne Ave. Cincinnati, OH (Hamilton County)

- 5,140 total SF (fenced lot)
- 500 SF office
- Dock and drive-in door



4992 Gray Road Cincinnati, OH (Hamilton County)

- 5,000 total SF on 2.9 acres
- 2,000 SF office bldg.; 600 SF assembly bldg., 2,400 SF truck service and warehouse bldg.



10800 Reading Road Evendale, OH (Hamilton County)

- Two 5,000 SF units available for lease
- 780 SF office/showroom
- Drive-in and dock high hydraulic lift

Successful Real Estate Solutions



Crowne Point Sharonville, OH (Hamilton County)

- 4,200 & 4,500 SF spaces available
- Docks and drive-in doors
- Easy access to I-75, I-275 and I-71



4000-4020 Webster Ave. Norwood, OH (Hamilton County)

- Up to 4,414 SF available
- 20% office
- (2) dock doors; (1) drive-in (ramp)
- Easy access to I-71 & I-75



TechView Center Cincinnati, OH (Hamilton County)

- 3,500 & 4,300 SF spaces available
- Dock and drive-in access
- Interiors to suit

NEW LISTING



11949 Mason Rd. Cincinnati, OH (Hamilton County)

- 4,274 SF office/retail building for sale
- Former fire station
- Located in Symmes Township - no earnings tax!



671 Wilmer Ave. Cincinnati, OH (Hamilton County)

- 3,800 SF available for lease
- Dock and drive-in access
- Access to Route 50 and Route 52



1261 State Route 125 Amelia, OH (Clermont County)

- 3,750 SF with 1,500 SF canopy
- 2.5 acres (more available)
- (4) drive-in doors



Northland Industrial Park
Forest Park, OH (Hamilton County)

- 2,600 SF units available
- Dock door
- Lease rate: \$5.19 PSF



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

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



Sebring I & II
Forest Park, OH (Hamilton County)

- 2,400 SF & 2,000 SF units available
- Dock doors and drive-in doors
- Lease rate: \$4.50 PSF



8816 Cincinnati Columbus Road
West Chester, OH (Butler County)

- 1,488 total SF (office/retail building)
- 2.4 acres development
- Large pylon sign - **income \$5,087.33**

For more information, please contact:

Frank Torbeck, SIOR
513-769-2505

Adam Simon
513-769-2507

Jeff Wolf, CCIM, SIOR
513-769-2519

www.everestrealstate.com



Industrial Listings



1336 Manchester Ave. Middletown, OH (Butler County)

- 19,000 total SF on 1.089 acres
- 3,000 SF office, 4,154 SF A/C storage, 12,136 SF whse.
- Sale price: \$395,000



5101 Creek Road Blue Ash, OH (Hamilton County)

- 18,714 total SF building available for sale
- Available for lease: 5,722 SF; 8,143 SF or 11,948 SF
- Completely renovated in 2005

MAJOR PRICE REDUCTION - \$525,000



1150 Ferris Road Amelia, OH (Clermont County)

- 17,500 total SF on 3.06 acres
- 1,500 SF office & 16,000 SF warehouse
- (1) drive-in door and (1) truck dock
- 2.9 miles from I-275



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

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



Chappell Crossing West Chester, OH (Butler County)

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



11925 Kemper Springs Dr. Forest Park, OH (Hamilton County)

- 15,026 total SF (divided into two separate areas)
- 3000+/- SF each side office (finished)
- I-275 monument signage!
- Sale price: \$825,000 / Lease rate: \$4.00 PSF for 1st year!



Corporate Woods Blue Ash, OH (Hamilton County)

- 2,300-15,000 SF available for lease
- Spaces built-to-suit
- Excellent interior finishes



10671 Techwoods Circle Blue Ash, OH (Hamilton County)

- 13,200 SF office/whse. available for lease
- 5,900 SF finished office; 7,300 SF warehouse
- Open floorplan



4325 Mulhauser Road Fairfield, OH (Butler County)

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



1440 Kemper Meadow Dr. Forest Park, OH (Hamilton County)

- 12,047 total SF on 3.003 acres
- 9,547 SF office; 2,500 SF warehouse
- 100% air conditioned

Available Land

Excello Court
Butler County
4 Acres

1533 Cincinnati Batavia Pike
Batavia
3.52 Acres

Muhlhauser Road at Northpointe Drive
Fairfield
3+ Acres

Woodward Lane at Canal
Sharonville
2.3 Acres

4065 Mt. Carmel Tobasco Rd
Cincinnati
1.5 Acres

Malsbary Rd at Carver Rd
Blue Ash
1+ Acre

309-311 Front Street
New Richmond
.45 Acre

Successful Real Estate Solutions



11086 Deerfield Rd. Blue Ash, OH (Hamilton County)

- 10,940 total SF on .87 acres (2,000 SF office)
- (2) docks and (1) drive-in
- Easy access to expressways



262 Center Street Miami, OH (Clermont County)

- 10,340 SF building on 2 acres
- 6,000 SF office
- Dock door and drive-in door
- Easy access to I-275



1200 Ferris Rd. Amelia, OH (Clermont County)

- 10,320 total SF on 2.06 acres
- (2) drive-in doors and (1) dock (van high)
- 100% air conditioned
- 2.9 miles from I-275



6580 Corporate Drive Blue Ash, OH (Hamilton County)

- 10,200 total SF
- (1) drive-in door and (1) dock
- Available for sale or lease



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



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)

- 8,717 SF bldg. available (.5 acre fenced lot; 1,000 SF office)
- Completely renovated!
- Freestanding buildings



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

- 8,500 SF & 6,500 SF available
- M-2 zoning
- Dock and drive-in access



4 Kovach Drive Cincinnati, OH (Hamilton County)

- 8,200 SF available for sale or lease
- 5,200 SF warehouse; 3,000 SF office
- 21.5' clear ceiling height



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

For more information, please contact:

Frank Torbeck, SIOR
513-769-2505

Adam Simon
513-769-2507

Jeff Wolf, CCIM, SIOR
513-769-2519

www.everestrealstate.com



COMMERCIAL REAL ESTATE SERVICES



www.everestrealstate.com

513-769-2500

9912 Carver Road
Sycamore Office Park
Suite 100
Cincinnati, Ohio 45242

FAX 513-769-2512

Industrial



Schappelle Lane

Forest Park, OH (Hamilton County)

- 1,200 & 1,600 SF units available
- 300 SF office area
- Drive-in doors
- Lease rate: \$3.95 PSF



3650 Old Oxford Road

Hamilton, OH (Butler County)

- 11.7250 Acres
- No city taxes or RITA tax
- 200' street frontage on State Highway 130
- Septic sewer
- Sale price: \$120,000

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
9 buildings 2,939,813 SF	3 buildings 866,063 SF	13 buildings 4,295,201 SF	3 buildings 1,147,272 SF	4 buildings 1,636,800 SF	0 building 0 SF