

Everest Industrial Listings

Fourth 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.

**NEW LISTING - 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 - 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

**MAJOR PRICE REDUCTION!**



**Rev Drive, St. Bernard**

(Hamilton County)

- 92,500 total SF (4 buildings)
  - 4100 Rev - 32,500 SF
  - 4040 Rev - 20,000 SF
  - 4080 Rev - 20,000 SF (77.5% Leased)
  - 4020 Rev - 20,000 SF (Fully Leased)
- Buildings can be sold separately or as a total package!



**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

PRICE REDUCED



**715 Riverside Drive** Loveland, OH (Hamilton County)

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

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'



**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



**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

LEASE RATE - \$2.50 PSF FOR 1ST YEAR



**4404 Hamilton Cleves Road** Hamilton, OH (Butler County)

- 43,000 total SF (for sale)
- 10,750-21,500 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!



**11567 Goldcoast Drive** Cincinnati, OH (Hamilton County)

- 31,071 total SF on 1.66 acres
- (3) docks with pit levelers and (2) drive-in doors
- No local earnings tax!
- Excellent access to I-275 and I-71

PRICE REDUCED!



**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

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

**2475 State Route 28**  
**Pleasant Plain**  
13+ Acres  
**NEW LISTING**

**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)

**Excello Court**  
**Butler County**  
4 Acres

# Successful Real Estate Solutions

NEW LISTING



**Kemper Woods Business Center**  
Forest Park, OH (Hamilton County)

- 30,027 SF (divisible) suite & 3,818 SF suite available
- Drive-in door and dock per a suite

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

\$2.50/SF FOR FIRST YEAR



**864 Mehring Way** Cincinnati, OH (Hamilton County)

- 30,000 total SF
- 10 ton crane
- (1) recessed dock (16' x 12') and (6) drive-in doors

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

PRICE 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
- Sale price \$975,000



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

- 25,000 & 20,000 SF available for lease
- Office built-to-suit
- 18'-20' clearance height



**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

PRICE REDUCED



**800 Brighton Street** Newport, KY (Campbell County)

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

PRICE REDUCED - FULLY LEASED



**4020 Rev Drive** St. Bernard, OH (Hamilton County)

- 20,000 total SF on 1.727 acres
- GREAT highway visibility/access
- Sale price: \$800,000

PRICE REDUCED



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

- 20,000 total SF on 1.412 acres
- GREAT highway visibility/access
- Sale price: \$595,000

For more information, please contact:

Frank Torbeck, SIOR  
513-769-2505

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

Robert Pohl  
513-305-2333

www.everestrealstate.com



# Industrial Listings

**PRICE REDUCED**



- 4080 Rev Drive** St. Bernard, OH (Hamilton County)
- 20,000 total SF on 1.332 acres
  - **15,500 SF leased (4,500 SF available for lease)**
  - Sale price: \$800,000



- 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

**NEW LISTING**



- 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 (6,000-12,000 SF for lease)
  - 3,554 SF of office
  - Completely renovated in 2005



- 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)
  - 14' clearance height
  - (2) docks and (2) drive-in doors
  - Lease rate \$2.00 PSF NNN for 1st year



- Chappell Crossing** West Chester, OH (Butler County)
- 5,600-16,000 SF available
  - Dock doors
  - 100% HVAC

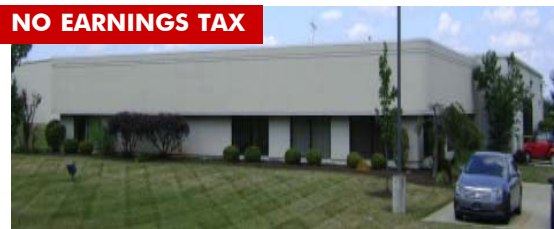


- 237 Gest Street** Cincinnati, OH (Hamilton County)
- 15,000 total SF (7,000 SF available for lease)
  - 500 SF of office
  - (1) dock and (3) drive-in doors



- Cornell Office Warehouse Park**  
Blue Ash, OH (Hamilton County)
- 2,400-15,000 SF available
  - Excellent Blue Ash location
  - Dock and drive-in

**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

## Available Land

**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

**4065 Mt. Carmel Tobasco Rd**  
Cincinnati  
1.5 Acres

**Malsbary Rd at Carver Rd**  
Blue Ash  
1+ Acre  
**NEW LISTING**

**4503 Kellogg Avenue**  
Cincinnati  
0.58 Acres

**309-311 Front Street**  
New Richmond  
.45 Acre

# Successful Real Estate Solutions



- 4325 Mulhauser Road** Fairfield, OH (Butler County)
- 12,800 SF available for lease
  - Class "A" office/warehouse space
  - (2) docks



- 5030 Oaklawn Drive** Cincinnati, OH (Hamilton County)
- 12,524 SF available for lease
  - 3,731 SF office & 8,793 SF warehouse
  - Newly renovated
  - 100% climate controlled

**NEW LISTING**



- 7245 Edington Drive** Cincinnati, OH (Hamilton County)
- 12,000 total SF
  - 9,000 SF upgraded office (air conditioned)
  - 3,000 SF warehouse
  - **No earnings tax!**
  - Month to month tenant income!

**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



- 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

**LEASE RATE REDUCED**



- 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

**PRICE REDUCED**



- 14 DeCamp Ave.** Cincinnati, OH (Hamilton County)
- 10,400 total SF (1,500 SF office plus mezzanine above)
  - (1) dock and (2) drive-in doors
  - Electric: 3 phase/220 volts
  - Fenced parking lot



- 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 (5,017 SF available for lease)
  - (1) drive-in door and (1) dock
  - Available for sale or lease

**For more information,  
please contact:**

Frank Torbeck, SIOR  
513-769-2505

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

Robert Pohl  
513-305-2333

[www.everestrealstate.com](http://www.everestrealstate.com)



# Industrial Listings



- 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

**NEW LISTING**



- 4000-4020 Webster Ave.** Norwood, OH (Hamilton County)
- Up to 8,828 SF available
  - 20% office
  - (2) dock doors; (1) drive-in (ramp)
  - Easy access to I-71 & I-75

**PRICE REDUCED**



- 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



- 11306-11336 Tamarco Dr.** Blue Ash, OH (Hamilton County)
- 8,717 SF bldg. available (.5 acre fenced lot; 1,000 SF office)
  - 8,387 SF building available (1,000 SF office)
  - 8,222 SF building available (1,000 SF office)



- 6510 Corporate Drive** Blue Ash, OH (Hamilton County)
- 8,700 total SF available for lease
  - 1,200 SF office
  - (2) drive-in doors and (1) dock
  - Minutes to all expressways



- 11264-11270 Grooms Rd.** Blue Ash, OH (Hamilton County)
- 8,500 SF & 6,000 SF available
  - M-2 zoning
  - Dock and drive-in access



- Corporate Woods** Blue Ash, OH (Hamilton County)
- 2,300-25,000 SF available for lease
  - Spaces built-to-suit
  - Excellent interior finishes

**\$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



- 3616 Weldon Dr.** Mason, OH (Warren County)
- 7,250 SF available for lease
  - New construction
  - Drive-in door and dock

# Successful Real Estate Solutions

**NEW LISTING**

**PHOTO COMING SOON**

- 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



- 824 Mehring Way** Cincinnati, OH (Hamilton County)
- 6,901 total SF available for sale or lease
  - 1,196 SF office & 1,206 SF office
  - Drive-in door and loading dock



- 9840-9842 Crescent Park Dr.** West Chester, OH (Butler County)
- 3,000-6,000 SF units available (3 units)
  - 600-800 SF office
  - (1) drive-in door and (1) dock door per unit



- 237 W. Main Street** Owensville, OH (Clermont County)
- 6,000 SF on 2.86 acres
  - 800 SF office
  - Former collision center (equipment included)
  - Two drive-in doors

**NEW LISTING**



- 8980 Blue Ash Rd.** Sycamore Township, OH (Hamilton County)
- 6,000 total SF available for lease (all finished space)
  - 100% HVAC
  - 0% earnings tax!

**NEW LISTING**



- 1223 Budd St.** Queensgate, OH (Hamilton County)
- 5,486 total SF
  - 5,000 SF warehouse; 486 SF office (2 private offices)
  - Two big 12' drive-in doors



- 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



- 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

**NEW LISTING**



- 10800 Reading Road** Evendale, OH (Hamilton County)
- 5,000 SF available for lease
  - 780 SF office/showroom
  - Drive-in and dock high hydraulic lift



- TechView Center** Cincinnati, OH (Hamilton County)
- 2,250; 3,500; 4,300; 5,000 SF spaces available
  - Dock and drive-in access
  - Interiors to suit

**For more information, please contact:**

Frank Torbeck, SIOR  
513-769-2505

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

Robert Pohl  
513-305-2333

[www.everestrealstate.com](http://www.everestrealstate.com)



www.everestrealstate.com

513-769-2500

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

FAX 513-769-2512

Industrial



**5183 Duff Drive**

Cincinnati, OH (Hamilton County)

- 4,800 SF available
- Five 12' x 14' drive-in doors
- Drive through access
- 16'-18' clearance



**NEW LISTING**

**11367 Williamson Road**

Sharonville, OH (Hamilton County)

- 4,000 SF available for lease
- 1,000 SF office
- One drive-in door (12' x 12')
- Alarm system



**10179 International Blvd.**

West Chester, OH (Butler County)

- 3,500 SF office/showroom
- 0% earnings tax
- Ample parking
- Large conference room



**NEW INVESTMENT LISTING**

**824 & 864 Mehring Way  
237 Gest Street**

Cincinnati, OH (Hamilton County)

- Three industrial buildings
- 51,901 total SF on 4.267 acres
- Sale price for all (3) buildings: \$1,530,000
- Buildings can be purchased together or separately

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
14 buildings 5,170,011 SF	3 buildings 1,927,010 SF	12 buildings 4,440,226 SF	5 buildings 2,073,486 SF	3 buildings 728,981 SF	0 building 0 SF