

## Everest Industrial Listings

*Fourth Quarter 2016*

## Industrial

The Industrial Team at The Everest Group is composed of 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.

**FOR SALE OR LEASE****8485 Broadwell Road, Cincinnati***(Hamilton County)*

- 432,429 total SF (will divide)
- 118,633 SF office
- 313,796 SF manufacturing/warehouse
- 24 acre complex (adjoining 29 acres for sale)
- 21 dock doors
- No Earnings Tax!

**FOR SALE OR LEASE****8361 Broadwell Road, Cincinnati***(Hamilton County)*

- 133,000 total SF (will divide) (2) buildings
- Office: Remodeled
- 2 ton crane & 15 ton crane railways
- Major upgrades in 2014 (front building)
- Solar power (front building)
- No Earnings Tax

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

- 96,400 total SF on 11 acres (will divide)
- 12,500 SF office - built new in 2001
- 83,900 SF warehouse/manufacturing
- 5 ton, 10 ton, 15 ton cranes throughout with 22' clear under hook
- 2 docks and 5 drive-in doors

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

- 91,200 total SF on 22+ acres
- 26,000 SF available for lease
- 24' clearance height
- One drive-in door and three truck docks
- Easy access to S.R. 32, S.R. 125 & I-275







# Industrial Listings

## Available Land

# Successful Real Estate Solutions

For more information,  
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NEW LISTING



**1111 Meta Drive** Cincinnati, OH (Hamilton County)

- 39,820 total SF on 1.907 acres for sale
- 3,280 SF office
- 36,540 SF warehouse
- (6) docks
- 50+ parking
- Easy access to I-75 & I-71
- Two tenants in place (month-to-month)



**3972 Bach Buxton Road** Amelia, OH (Clermont County)

- 25,000 SF available for lease on 6+ acres
- Office build to suit
- Dock doors and drive-in-- doors
- 16' clear height

**13300 US Rte. 68**

**Mt. Orab**  
296 Acres

**Warren County Airport**

200+ Acres

**State Route 32**

**Batavia Township**

36 Acres

**697 State Route 749**

**New Richmond**

28 Acres

**State Route 32**

**Union/Batavia Township**

16.5+/- Acres

**Kemper Meadow Lane**

**Forest Park**

4.468 Acres

**Excello Court**

**West Chester**

4 Acres

**1533 Cincinnati Batavia Pike**

**Batavia**

3.52 Acres

**Muhlhauser Road at**

**Northpointe Drive**

**Fairfield**

3+ Acres

**732 State Route 28**

**Milford**

1.64 Acres

**Malsbary Rd at Carver Rd**

**Blue Ash**

1+ Acre



**5909 Chandler St.** Cincinnati, OH (Hamilton County)

- 12,019 total SF on 0.912 acre (fenced)
- **5,992 SF leased**
- Unit 1 - 458 SF available for lease
- Unit 4 - 4,049 SF available for lease
- Unit 6 - 1,520 SF available for lease
- (4) drive-in doors and (2) docks



MAJOR PRICE REDUCTION

**8211 Blue Ash Road** Cincinnati, OH (Hamilton County)

- 8,600 total SF on .571 acres
- Metal shed (30' x 36') and 3,400 SF loft
- 16' warehouse ceiling clearance
- Three 10' x 10' drive-in doors
- One 10' x 13' drive-in door
- Sale price: \$299,999

FOR SALE OR LEASE



**2120 Stapleton Ct.** Forest Park, OH (Hamilton County)

- 38,840 total SF (two buildings) for sale or lease
- Building A: 8,840 SF - Sale price: \$522,240
- Building B: 29,640 SF - Sale price: \$1,482,000
- 2.507 acres
- (6) drive-in doors and (5) truck docks
- One mile to I-275



**Corporate Woods** Blue Ash, OH (Hamilton County)

- 1,322 - 16,103 SF suites available for lease
- Spaces built-to-suit
- Excellent interior finishes
- Front door parking
- Minutes to all expressways
- **Newly renovated**



**11444 Rockfield Ct.** Sharonville, OH (Hamilton County)

- 11,000 SF available for lease on 1.6 acres
- 3,500 SF office; 7,500 SF warehouse
- (3) docks and (1) drive-in door
- Clearance height: 16.5 to joist
- 1/2 mile to I-275



Air Conditioned

**11875 Kemper Springs Dr.** Cincinnati, OH (Hamilton County)

- 8,581 total SF
- 1,562 SF office (expandable)
- 7,019 SF warehouse/showroom
- One 10' x 10' drive-in door
- Immaculate condition!
- Tax incentives available



**3717 Jonlen Drive** Fairfax, OH (Hamilton County)

- 34,800 SF (three buildings)
- 30,000 SF main building
- **4.4 Acres**
- (3) docks
- (2) drive-in doors
- Close to I-71 and Norwood Lateral



**11407 Rockfield Ct.** Sharonville, OH (Hamilton County)

- 14,372 SF available for lease on 1.13 acres
- 2,731 SF office; 11,641 SF warehouse
- (2) docks and (2) drive-in doors
- 1/2 mile to I-275



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
- Clearance height - 14' -16'
- 2.6 miles from I-275



**Crowne Point** Sharonville, OH (Hamilton County)

- 6,000 SF space available (4,000 SF office)
- Docks and drive-in doors
- 4,000 SF average bay size
- Ample surface parking front and rear
- Easy access to I-75, I-275 and I-71

