

# 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

## 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

## 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**



### 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

## Available Land

### 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

# Successful Real Estate Solutions



### 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



### 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

## 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



## 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



## 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



### 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

**For more information,  
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Industrial



**Cornell Office Warehouse Park**

*Blue Ash, OH (Hamilton County)*

- 2,300 - 4,701 SF spaces available
- Convenience interstate access
- Dock and drive-in
- Excellent Blue Ash location



**394 Wards Corner Rd.** *Loveland, OH (Clermont County)*

- 2,700-4,500 SF spaces available
- Office and office/warehouse suites available
- Attractive modern building
- Seconds from I-275
- No Earnings Tax!



**TechView Center** *Evendale, OH (Hamilton County)*

- 4,300 SF space available
- Dock and drive-in access
- Interiors to suit
- Easy access and visibility to I-75



**419 Wards Corner Rd.** *Loveland, OH (Hamilton County)*

- 4,000 SF available for lease on 1.09 acres
- 400 SF office
- (1) dock
- 16'-20' ceiling clearance
- 20+ parking

**Bulk Warehouse Availability by County**

Butler	Clermont	Hamilton	Warren	Boone	Kenton
4 buildings	1 building	2 buildings	2 buildings	7 buildings	1 building
1,356,493 SF	537,903 SF	291,167 SF	1,274,785 SF	2,714,615 SF	235,730 SF