

## Everest Industrial Listings

*Second Quarter 2017*

## 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 (will divide)
- 313,796 SF manufacturing/warehouse
- 24 acre complex (adjoining 29 acres for sale)
- Docks and drive-in 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
- Major upgrades in 2014 (front building)
- Solar power (front building)
- Rail available
- No Earnings Tax

**INVESTMENT SALE - 100% OCCUPIED****9759 Inter-Ocean Drive, Cincinnati***(Butler County)*

- 96,400 total SF on 11 acres
- 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
- 24' clearance height
- Two drive-in doors and seven truck docks
- Easy access to S.R. 32, S.R. 125 & I-275





# Industrial Listings

## Available Land

# Successful Real Estate Solutions

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



### 812 Russell Street Covington, KY (Kenton County)

- 10,000-25,000 SF warehouse available (will divide)
- 5,000 SF office available
- 1.76 acres
- (5) drive-in doors
- (3) docks

**13300 US Rte. 68**  
**Mt. Orab**  
 296 Acres

**Warren County Airport**  
 200+ Acres

**State Route 32 & Heitman Lane**  
**Batavia/Union Township**  
 64.623 Acres

**State Route 32**  
**Batavia Township**  
 34 Acres - *Major Price Reduction*

**697 State Route 749**  
**New Richmond**  
 28 Acres

**State Route 32**  
**Union/Batavia Township**  
 16.5+/- Acres - *Major Price Reduction*

**Kemper Meadow Lane**  
**Forest Park**  
 4.468 Acres

**Excello Court**  
**West Chester**  
 4 Acres

**1533 Cincinnati Batavia Pike**  
**Batavia**  
 3.52 Acres

**732 State Route 28**  
**Milford**  
 1.64 Acres

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



### 100 Edison Drive Monroe, OH (Butler County)

- 17,220 total SF
- 1.8 acres
- 9,000 SF air conditioned
- Drive-in doors
- Dock
- 18' - 25' ceiling clearance

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

FOR SALE OR LEASE



### 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

NEW LISTING



### 11390 Rockfield Ct. Sharonville, OH (Hamilton County)

- 22,402 total SF
- 3,600 SF office; 18,802 SF warehouse
- 5.5 acres
- (1) drive-in door
- 1/2 mile I-275



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

- 15,000 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

NEW LISTING



### 1008 Seabrook Way Amelia, OH (Clermont County)

- 9,120 total SF on 2.558 acres
- 4,560 SF office
- 4,560 SF warehouse
- 18'-20' warehouse ceiling height
- One dock
- Minutes to SR 32, SR 125 & I-275



### 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

NEW LISTING



### 409 W. Kemper Road Cincinnati, OH (Hamilton County)

- 19,503 SF available
- 100% HVAC
- (3) truck doors with load levelers
- 1/2 mile from I-275 at SR 4 interchange
- Great street frontage on Route 4

NEWLY RENOVATED



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

- 1,184 - 14,986 SF suites available for lease
- Spaces built-to-suit
- Excellent interior finishes
- Front door parking
- Exterior signage
- Minutes to all expressways



### 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: \$325,000

For more information, please contact:

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# Industrial



**410 Market Street** *Neville, OH (Clermont County)*

- 5,620 SF (2,810 Sf 2nd floor) on 1.4 acres
- Perfect for someone with expensive toys to store
- Excellent condition, fully sprinklered
- Price: bidding closed noon June 14, 2017, minimum bid \$225,000



**651 Reading Road** *Mason, OH (Warren County)*

- 5,040 total SF retail/showroom/distribution
- 2,164 SF +/- office/showroom
- 2,876 SF +/- warehouse
- 100% HVAC
- One oversized drive-in truck door



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

- 4,300 SF available (2,000 SF office)
- 5,000 SF available (1,500 SF office)
- Dock and drive-in access
- Interior to suit
- Easy access and visibility to I-75



**11264-11270 Grooms Road**

*Blue Ash, OH (Hamilton County)*

- 4,650 SF available (2,000 SF office)
- M-4 zoning
- 17' clearance
- (1) drive-in



**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

## Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
6 buildings	1 building	2 buildings	2 buildings	8 buildings	2 buildings
1,601,117 SF	537,903 SF	291,167 SF	1,436,605 SF	2,856,179 SF	910,230 SF