

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 1,601,117 SF	1 building 537,903 SF	2 buildings 291,167 SF	2 buildings 1,436,605 SF	8 buildings 2,856,179 SF	2 buildings 910,230 SF