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Everest is the Greater Cincinnati/
Northern Kentucky affiliate for:



A world of real estate expertise
with over 200 offices
in Canada, U.S., Europe,
Asia, South America,
and Australia.

OUR SERVICES

- Property listing and marketing
- Owner, tenant and buyer representation
- Purchase and sale negotiation
- Lease and buy-out negotiation
- Rent review negotiation
- Investment analysis
- Project Pre-leasing
- Renewals and sub-leasing
- Build-to-suit assistance
- Site identification and selection
- Consulting
- RFP's from developers and owners
- Syndication/partnership creation
- Market research
- Demographic research and evaluation
- Global investor access
- Strategic and financial planning

INDUSTRIAL DEPARTMENT

The Everest Group handles all aspects of industrial building and land sales and leasing; including representing owners, buyers and tenants. We use solid market experience plus an understanding of specific market conditions to assess the merits of various alternatives and solve complex location issues for our industrial clients.

OFFICE DEPARTMENT

The Everest Group goes beyond identifying office locations that suit clients' needs. We provide valuable information and insight to help clients obtain the most favorable terms for real estate leasing or acquisition. Our market knowledge and unique team approach allows us to optimize office solutions, space, and locations for our clients.

Founded in 1987,
The Everest Group
is a leader in the
commercial real estate
field: possessing
aggressiveness tempered
with sound decision-
making; experience
and the knowledge that
accompanies it; and
attention to detail that
satisfies both our
institutional and corporate
clientele as well as the
business community.

The Everest Group —
providing exceptional
services and developing
long-term relationships
in commercial real estate.

Everest Dayton Listings

First Quarter 2009

SUCCESSFUL REAL ESTATE SOLUTIONS



- 3210 S. Main Street, Middletown**
(Butler County)
- 26,000 Total SF on 2.224 Acres
 - 1,200 SF Office
 - Drive-in Doors/Dock
 - No Local Earning Tax!



- 117 S. Third Street, Ansonia**
(Darke County)
- 30,000 Total SF of Industrial Space
 - Manufacturing equipment available
 - 3 Docks, 3 OH Doors, 1 Crane
 - 15,000 SF on 2nd floor - no charge



- 120 S. Third Street, Ansonia**
(Darke County)
- 25,000 Total SF of Industrial Space
 - Manufacturing equipment available
 - 1 Dock, 4 OH Doors
 - 3 phase - 220/480



- 300 E. High Street, Ansonia**
(Darke County)
- 11,500 Total SF of Industrial Space
 - Manufacturing equipment available
 - 2 Docks and 1 OH Door
 - 3 phase - 220/480



Dayton Office/Industrial Listings

Successful Real Estate Solutions



15% SALE PRICE REDUCTION!

- 2091 Exchange Court, Fairborn** (Greene Cty)
- 3,000 SF or 7,913 SF Class "A" Office Space
 - 1.564 Acre parcel
 - 40 surface parking spaces
 - Immediate occupancy available!



- 732 S. Ludlow, Dayton** (Montgomery County)
- 4,192 Total SF
 - Office building with lower level; 2,091 SF per floor
 - Ample Parking



- 1940 N. Lakeman Drive, Bellbrook** (Greene Cty)
- 5,300 SF Available or 2,700 SF 1st Floor Space
 - 4,600 SF Finished
 - Built in 1999
 - Handicap accessible on first floor



- 11 Pierce Ave., West Carrollton** (Mont. County)
- 2,040 SF
 - Zoned office warehouse or light industrial
 - Immediate Occupancy
 - OH door access

DRAMATIC CLEARANCE REDUCTION!



- 6196 Poe Avenue, Dayton** (Montgomery Cty)
- 120,000 SF of Warehouse/Flex Space
 - Fronts I-75; visible to 100,000 + vehicles daily
 - 500 paved parking spaces
 - Very flexible and creative building owner



- 15 Pierce Ave., West Carrollton** (Mont. County)
- 1,575 SF
 - Zoned office warehouse or light industrial
 - Immediate Occupancy
 - OH door access

30% SALE PRICE REDUCTION!



- 2750 Springboro Road, Moraine** (Mont. Cty)
- 13,939 SF Office Building on .858 Acre Site
 - 41 parking spaces
 - 1 OH door to storage area
 - 32,000 cars per day pass this site



- 136 S. Elm Street, West Carrollton** (Mont. County)
- 1,275 SF
 - Zoned office warehouse or light industrial
 - Immediate Occupancy

Available Land

8640 N. State Route 42 Waynesville

- 91.466 Acres; Divisible
- Includes 30-acre private lake and 5,000 SF pole barn
- Great property for future development
- 3.4 miles from intersection of SR 42 & SR 73

6035 & 5919 Upper River Rd. Miamisburg

- 37% Sale Price Reduction!**
- Approximately 37.71 Acres with home and 3 pole barns
 - Site includes a capped and closed land-fill
 - Located one mile NW of downtown Miamisburg

Sandridge Drive, Moraine

- 13.096 Acres
- Highway exposure upon I-75
- 110,000 Cars pass site daily on I-75
- Zoned: M-2 General Industrial

720 Miller Ave., Dayton 37% Sale Price Reduction!

- 3 Acres; Vacant Land for development
- Zoned: R-5 Two Family Residential

6196 Poe Avenue, Dayton

- 2 Acre Outlot opportunity fronting I-75
- Visibility to over 100,000 vehicles daily
- Build-to-Suit potential
- The Owner will configure lot to purchaser need

NEW LISTING



- 20 W Monument St., Dayton** (Mont. County)
- For Sale – motivated seller
 - 1,898 SF of useable area
 - Former law firm, interior finish very nice
 - Property has six parking spaces

20% PRICE REDUCTION!



- 200 Industry Drive, Carlisle** (Warren County)
- 12,000 SF bldg available for sale
 - 1,500 SF office area
 - Built in 1986
 - 1.062 acres
 - 4 drive-in doors
 - 1 dock door



- 211 Walnut Street, Lebanon** (Warren County)
- 80,250 Total SF Industrial Building plus 4,000 SF maintenance building
 - 5,692 SF Office
 - 4 Bays; 3 Drive-in Doors; 1 Dock
 - 4 Cranes; 5-20 Tons



- 901 Pleasant Valley Dr., Springboro** (Warren Cty)
- 24,000 Total SF available for sub-lease
 - Up to 14,000 SF office area (7,000 per floor)
 - 10,000 SF warehouse
 - Zoned enterprise zone
 - 100 + parking spaces
 - drive-in doors
 - 2 truck doors with levelers

INVESTMENT LISTING



- 3425 Grant Drive, Lebanon** (Warren County)
- 40,000 Total SF facility on 5.75 Acres
 - 36,000 SF warehouse/manufacturing with 3,000 SF mezzanine
 - 4,000 SF office area

For more information,
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