



COMMERCIAL REAL ESTATE SERVICES

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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.



**4247 Grissom Drive** Batavia, OH (Clermont County)

- 15,600 SF first class facility on 3.68 acres
- 5,202 SF office and 10,398 SF warehouse
- Dock door and (2) drive-in doors



**205 Castleberry Court** Milford, OH (Clermont County)

- 12,000 total SF on 1.821 acres
- 3,000 SF office and 9,000 SF warehouse
- 1/4 mile to I-275 at SR 28



**1118 Ferris Road** Amelia, OH (Clermont County)

- 9,800 total SF on 1+ acres
- 7,250 SF office and 2,559 SF warehouse
- 2.6 miles from I-275



**211 Walnut Street** Lebanon, OH (Warren County)

- 80,250 total SF plus a 4,000 SF maintenance bldg.
- 5,692 SF office
- 3 drive-in doors, 1 dock, and 4 bays
- 4 cranes, 5-20 tons



**7685 SR 48** Maineville, OH (Warren County)

- 45,857 total SF on 7 acres
- Four (4) docks and six (6) drive-in doors
- 4 miles to I-71



PRICE REDUCED

**3425 Grant Drive** Lebanon, OH (Warren County)

- 40,000 total SF on 5.75 acres
- 3,000 SF mezzanine area & 4,000 SF office area
- Four 5 ton bridge cranes



NEW LISTING

**150 Industrial Road** Franklin, OH (Warren County)

- 5,250 total SF on 1.5 acres
- 2,265 SF first floor and lower level
- Fully furnished

## Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
10 buildings	2 buildings	9 buildings	3 buildings	7 buildings	2 buildings
3,574,945 SF	2,115,971 SF	3,265,447 SF	1,155,292 SF	2,574,730 SF	502,925 SF

## Everest Industrial Listings

First Quarter 2010

SUCCESSFUL REAL ESTATE SOLUTIONS

# Industrial

NO EARNINGS TAX



**8485 Broadwell Road, Anderson Twp.**

- (Hamilton County)
- 432,429 total SF (will divide)
  - 118,633 SF office
  - 313,796 SF manufacturing/warehouse
  - 24 acre complex with adjoining 50 acres for sale
  - No Earnings Tax!

INVESTMENT



**119 Northeast Drive, Loveland**

- (Hamilton County)
- Two Tenants!
  - 257,810 +/- SF building for sale
  - 88,200 SF of warehouse space for lease
  - Tax abatement available
  - 14 dock doors w/levelers & 1 drive-in door

BELOW MARKET RATES



**3001-3005 E. Kemper Rd., Sharonville**

- (Hamilton County)
- 170,107 SF available (will divide)
  - 25,000 SF office & 145,107 SF whse.
  - 18 dock doors and 1 drive-in door
  - Below market rates!

\$1.20/SF GROSS



**1780 Dreman Ave. & 1781 Weber St. Cincinnati**

- (Hamilton County)
- 165,000 SF manufacturing/distribution space
  - Heavy electric; cranes
  - 17 docks in 4 locations
  - Divisible to 20,000 SF



**7095 Industrial Road, Florence**

- (Kenton County)
- 112,280 SF available (divisible)
  - 35,500 SF office; 67,080 SF manufacturing; 9,700 SF whse.
  - 5 drive-in doors and 4 truck docks
  - Cranes: (3) 5 ton, (1) 12.5 ton, & (3) 30 ton

The Industrial Team at The Everest Group is composed of five 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.

WEB www.everestrealestate.com TEL 513-769-2500 FAX 513-769-2512  
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# Industrial Listings

## Available Land

# Successful Real Estate Solutions

For more information,  
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## Available Land (continued)

**Champion Business Center**  
Sharonville  
3.56 Acres

**1533 Cincinnati Batavia Pike**  
Batavia  
3.52 Acres

**Mason Commerce Park, Mason**  
2.79 Acres

**US 27, Campbell, KY**  
2.5 Acres

**6500 Glenway Avenue**  
Cincinnati  
2 Acres

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

**Warren County Airport**  
200+ Acres

**Northwest Commerce Center**  
Springfield Township  
46 Acres  
Divisible - Build-to-Suit

**Maineville Industrial Park**  
Warren County  
42 Acres  
Price Reduced!

**Midtown Commerce Park**  
Lockland  
24 Acres  
2.5-24 Divisible Acres

**Stolz Industrial Park**  
Springboro  
3.13-12.27 Acres

**8401 Dixie Highway**  
Florence, KY  
10 Acres

**4370 Port Union Road**  
West Chester  
Two 4 Acre Parcels  
No earnings tax!

**Mattec Drive at Commerce**  
Boulevard, Loveland  
5.836 Acres

**2450 Crescentville Road**  
West Chester  
5.6 Acres  
New Listing!

**W. 7th Street & Budd Street**  
Cincinnati  
5.1 Acres

**Kemper Meadow Lane**  
Forest Park  
4.468 Acres

**Excello Court, Butler County**  
4 Acres

**2510 Highland Avenue**  
Norwood  
3.6 Acres

### NEW LISTING - GOOD DEAL

**4535 Este Ave.** Cincinnati, OH (Hamilton County)  
• 12,192 total SF available  
• Paved, fenced yard  
• Special rate: \$1.97/SF/year

### NEW LISTING - MAKE OFFER

**417 Northland Blvd.** Forest Park, OH (Hamilton County)  
• 11,500 total SF available  
• 1,240 SF office space; 6,383 SF lab  
• 80% air conditioned

### OFFICE/SHOWROOM/WAREHOUSE

**7575 E. Kemper Rd.** Cincinnati, OH (Hamilton County)  
• 9,564 total SF on 2.058 acres  
• Price reduced  
• No earnings tax!

### NEW LISTING - MAKE OFFER

**415 Northland Blvd.** Forest Park, OH (Hamilton County)  
• 5,500 total SF  
• 1,271 SF office area

### NO RENT UNTIL SUMMER 2010

**Corporate Woods** Blue Ash, OH (Hamilton County)  
• 3,200-8,000 SF suites available  
• Spaces built-to-suit  
• Exterior signage

### PRICE REDUCED - MAKE OFFER

**2130 Tuley Road** Hamilton, OH (Butler County)  
• 73,400 SF available for sale or lease  
• 5,000 SF office space  
• 17.04 acres  
• 7 docks & 1 drive-in door

**Interstate Business Center** Fairfield, OH (Butler County)  
• 44,000 SF - class "A" flex building  
• 12,000 SF available (build-to-suit)  
• Dock doors and drive-in doors

**800 Kent Road** Batavia, OH (Clermont County)  
• 31,200 total SF available on 6.41 acres  
• 4,170 SF office area; 27,030 SF warehouse/manufacturing  
• 2 miles to I-275

**264 Center Street** Miami Twp., OH (Clermont County)  
• 22,920 total SF available  
• 3,846 SF office area  
• 1 mile to I-275

**1004 Seabrook Way** Amelia, OH (Clermont County)  
• 18,921 total SF on 7.2 acres  
• 1,990 SF office; 16,931 SF warehouse  
• 5 docks and 2 drive-in doors

### SELLER OPEN TO BEST OFFER

**Rev Drive** St. Bernard, OH (Hamilton County)  
• 3 Buildings Available (can be purchased separately):  
4040 Rev Drive - 20,240 total SF available  
4060 Rev Drive - 4,500 SF office space available  
4100 Rev Drive - 25,312 SF main bldg. plus two warehouses  
• GREAT highway visibility - .01 mile to I-75

### PRICE REDUCED

**133 Circle Freeway** Cincinnati, OH (Hamilton County)  
• 23,124 total SF on 1.75 acres  
• Warehouse: 15,500 SF highbay (20'-22') crane serve;  
4,960 SF switch gear area (13') low bay  
• 0% Earnings Tax!

### FREEZER/COOLER/PROCESSING

**1045 Township Street** Cincinnati, OH (Hamilton County)  
• 20,162 total SF  
• Freeze space, cooler space, smoke house, cutting room,  
and locker room  
• Transferable Federal Establishment number

### NEW LISTING

**12115 Ellington Court** Sycamore Twp., OH (Hamilton County)  
• 16,000 total SF  
• 10,000 SF office; 6,000 SF warehouse  
• Sycamore Township - No earnings tax!

**4761 Creek Road** Blue Ash, OH (Hamilton County)  
• 13,034 total SF  
• Located in the heart of Blue Ash Business District  
• Excellent redevelopment opportunity

### NO RENT UNTIL SUMMER 2010

**1000 Kieley Place** St. Bernard, OH (Hamilton County)  
• 58,000 total SF  
• 40,500 SF available (divisible to 5,000 SF)  
• 13,000 SF office  
• Lease rate: \$2.50/SF NNN; sale price: \$1.5M

**Crowne Point** Sharonville, OH (Hamilton County)  
• 4,000-30,000 SF of office or office/warehouse space  
• Easy access to I-75, I-275 & I-71  
• Dock & drive-in doors

### NO RENT UNTIL SUMMER 2010

**Cornell Office Warehouse Park**  
Blue Ash, OH (Hamilton County)  
• 2,400-30,000 SF available  
• Excellent Blue Ash location

### REDEVELOPMENT OPPORTUNITY IN CITY

**5601 Montgomery Rd.** Cincinnati, OH (Hamilton County)  
• 27,000 SF mixed use building for sale  
• Three drive-in doors  
• 3 apartments  
• Make offer - below market rates!

### BELOW MARKET RATES

**169 Northland Blvd.** Tri County, OH (Hamilton County)  
• 26,735 total SF on 3 acres  
• For sale or lease  
• 5 drive-in doors