



www.everestrealstate.com

513-769-2500

9912 Carver Road  
Sycamore Office Park  
Suite 100  
Cincinnati, Ohio 45242

FAX 513-769-2512

Industrial



**2974 P.G. Graves Lane** Evendale, OH (Hamilton County)

- 4,680 SF building for sale
- One dock
- Excellent location
- Possible drive-in



**2964 P.G. Graves Lane** Evendale, OH (Hamilton County)

- 4,675 SF available for sale or lease
- One dock
- 10'-15' ceiling height



**3727 St. Lawrence Avenue** Cincinnati, OH (Hamilton County)

- 4,200 total SF available for sale or lease
- Newly remodeled
- Sale price: \$225,000



**3032 Reading Road** Cincinnati, OH (Hamilton County)

- 4,100 total SF
- Full basement
- Dock door access in rear
- Fenced lot (0.5 acres)



**NEW LISTING**

**8915 Blue Ash Road** Blue Ash, OH (Hamilton County)

- 32,089 total SF on 8.549 acres
- Excellent access to highways
- (1) drive-in door and (5) dock doors
- Rail access

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
8 buildings 3,186,464 SF	2 buildings 2,160,405 SF	11 buildings 4,219,558 SF	4 buildings 1,355,292 SF	4 buildings 1,372,284 SF	1 building 234,400 SF

Everest Industrial Listings

First Quarter 2011

Industrial

**NO EARNINGS TAX**



**4101 Founders Blvd., Batavia**  
(Clermont County)

- 292,500 total SF available for sale or lease
- 40,000 SF office for lease (will divide)
- 27,000 SF warehouse for lease
- 15+ acres with an option on 2 additional acres
- No earnings tax!
- Air-conditioned warehouse

**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

**\$1.00/SF NET**



**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 or more

**NEW SUBLEASE LISTING**



**Fisher Park, 4412 State Route 4, Fairfield**  
(Butler County)

- Up to 156,000 SF available for sublease
- 3,000 SF office
- 40' clear height with 28' underhook
- 15, 25 & two 30 ton cranes

**NEW INVESTMENT LISTING**



**9759 Inter-Ocean Drive, Cincinnati**  
(Butler County)

- 96,400 total SF
- 12,500 SF office - built new in 2001
- 183,900 SF warehouse/manufacturing
- Single tenant in place - lease thru 11/30/2016
- 8.75% CAP Rate

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.





# Industrial Listings



**4821 Rockdale Road** Lemon Twp., OH (Butler County)

- 100,000 SF on 25+ acres
- Fenced outside storage
- Sale price: \$135,000



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

- 80,250 total SF plus a 4,000 SF maintenance building
- 8.1 acres
- 4 cranes, 5-20 tons



**3323 Colerain Ave./1340 Monmouth Ave.**

- Cincinnati, OH (Hamilton County)
- 78,000 total SF on 4.9 acres
- Existing tenant income

### 3RD PRICE REDUCTION



**2130 Tuley Road** Hamilton, OH (Butler County)

- 73,400 total SF on 8.5 acres
- 5,000 SF office
- (7) docks and (1) drive-in door



**5145 Fisher Place** Cincinnati, OH (Hamilton County)

- 50,000 SF available (divisible)
- Good access to the Norwood Lateral
- Five docks with levelers and one drive-in door

### NEW LISTING



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

- 50,000 SF office/warehouse for lease (will divide)
- 1.76 acres
- (5) drive-in doors and (3) docks



**4404 Hamilton Cleves Rd.** Hamilton, OH (Butler County)

- 43,000 total SF
- 10,750 SF available for lease
- 2,000 SF office



**1000 Kieley Place** Cincinnati, OH (Hamilton County)

- 40,500 SF available
- Divisible to 5,000 SF
- 13,000 SF office

### PRICE REDUCED



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

- 40,000 total SF on 5.75 acres
- 36,000 SF whse./mfg.; 3,000 SF mezzanine; 4,000 SF office
- Constructed in 2004



**1020-1050 Mehring Way** Cincinnati, OH (Hamilton County)

- 37,775 total SF (3 warehouse)
- Drive-ins and docks
- All three warehouses can be combined or leased separately

## Available Land

**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

**4400 Port Union Road  
West Chester**

Two 4 Acre Parcels

No earnings tax!

**Techne Center Drive  
Milford**

2 acre parcel & 6 acre parcel

Divisible

**Mattec Drive at Commerce  
Boulevard, Loveland**

5.836 Acres

# Successful Real Estate Solutions



**1630 Sherman Ave.** Cincinnati, OH (Hamilton County)

- 32,427 total SF
- 1,200 SF renovated office
- (5) docks and (1) drive-in door
- New electrical system

### NEW LISTING



**10346 Evendale Dr.** Evendale, OH (Hamilton County)

- 32,336 total SF on 1.6 acres available for sale or lease
- (1) drive-in door and (4) docks (3 with levelers)
- Two 3-ton cranes

### \$100,000 RENOVATION CREDIT



**10036 Springfield Pk.** Cincinnati, OH (Hamilton County)

- 31,701 total SF on 8.24 acres
- (3) drive-in doors and (2) docks
- Clear heights 12'-14'



**2024 Northwest Dr.** Cincinnati, OH (Hamilton County)

- 31,462 SF (will divide)
- (2) drive-in doors and (2) docks
- 1.3 miles to I-275

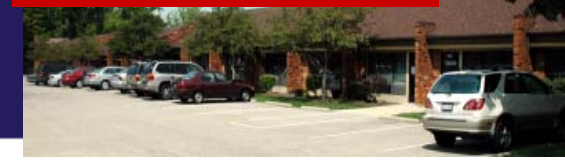
### PRICE REDUCED



**800 Kent Road** Batavia, OH (Clermont County)

- 31,200 total SF on 6.41 acres
- (1) drive-in door and (3) dock doors
- (2) miles to I-275

### FREE RENT - UP TO SIX MONTHS



**Cornell Office Warehouse Park**

Blue Ash, OH (Hamilton County)

- 2,400-31,000 SF available
- Excellent Blue Ash location
- Dock and drive-in

### NEW LISTING



**2531 Dixie Hwy.** Fairfield, OH (Butler County)

- 30,727 SF on 1.59 acres
- Income until January 2012
- Sale price: \$725,000



**925 Redna Terrace** Woodlawn, OH (Hamilton County)

- 29,100 total SF
- (1) drive-in door and (3) docks
- (1) mile to I-75

### PRICE REDUCED



**5601 Montgomery Rd.** Cincinnati, OH (Hamilton County)

- 27,000 total SF (includes lot across street)
- (3) drive-in doors
- (3) apartments
- Great redevelopment opportunity

### AGGRESSIVE PRICING



**11275 Sebring Drive** Forest Park, OH (Hamilton County)

- 26,440 total SF (divisible to 2-4 users)
- Heavy power and plumbing
- (5) cranes - 2 to 5 tons
- For sale or lease

For more information,  
please contact:

Frank Torbeck, SIOR  
513-769-2505

Harold Schuck  
513-769-2513

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

[www.everestrealstate.com](http://www.everestrealstate.com)



# Industrial Listings

PRICE REDUCED



- 4100 Rev Drive** St. Bernard, OH (Hamilton County)
- 25,312 SF - main building; 4,063 SF - warehouse 1; 3,125 SF - warehouse 2
  - GREAT highway visibility/access



- 500 Kent Road** Batavia, OH (Clermont County)
- 20,870 total SF on 22+ acres
  - 7,000 SF office
  - Great visibility on State Route 32

SELLER OPEN TO BEST OFFER



- 4040 Rev Drive** St. Bernard, OH (Hamilton County)
- 20,240 total SF
  - GREAT highway visibility/access
  - .01 mile to I-75

NEW LISTING



- 11264-11270 Grooms Rd.** Blue Ash, OH (Hamilton County)
- 20,000 SF office/warehouse (divisible)
  - M-2 zoning
  - Dock and drive-in access



- Crowne Point** Sharonville, OH (Hamilton County)
- 4,000-20,000 SF available
  - Docks and drive-in doors
  - Easy access to I-75, I-275 and I-71



- 2810 Highland Ave.** Cincinnati, OH (Hamilton County)
- 20,000 total SF (divisible)
  - (2) dock doors and (2) drive-in doors

PRICE REDUCED



- 1004 Seabrook Way** Amelia, OH (Clermont County)
- 18,921 total SF on 7.2 acres
  - (5) dock and (2) drive-in doors
  - 18' clear

NO EARNINGS TAX



- 11658 Bean Road** Cincinnati, OH (Hamilton County)
- 17,800 total SF on 2.34 acres for sale or lease
  - 4,200 SF office (2 levels); 1,500 SF shipping office
  - 18'-20' clearance
  - (1) dock and (1) drive-in door



- 4247 Grissom Dr.** Batavia, OH (Clermont County)
- 15,600 SF first class facility on 3.68 acres
  - 5,202 SF office; 10,398 SF warehouse
  - Dock door and (2) drive-in doors



- 945 W. North Bend** Cincinnati, OH (Hamilton County)
- 15,000 total SF
  - 81,620 cars per day
  - Former restaurant and office building

## Available Land

**2450 Crescentville Road**  
West Chester  
5.6 Acres

**Radcliff Drive, Cincinnati**  
1.6-5.4 Acres

**Kemper Meadow Lane**  
Forest Park  
4.468 Acres

**737 US Route 50, Milford**  
4 Acre Parcel (Divisible)

**Excello Court, Butler County**  
4 Acres

**Champion Business Center**  
Sharonville  
3.56 Acres

**1533 Cincinnati Batavia Pike**  
Batavia  
3.52 Acres

**6500 Glenway Avenue**  
Cincinnati  
2 Acres

**4065 Mt. Carmel Tobasco Rd**  
Cincinnati  
1.5 Acres - **NEW LISTING**

**4503 Kellogg Avenue**  
Cincinnati  
0.58 Acres

# Successful Real Estate Solutions



- 12117-12119 Princeton Pike** Cincinnati, OH (Hamilton County)
- 15,000 total SF
  - 7,500 SF available for lease
  - Investment opportunity with tenant income

NEW LISTING



- 151 Castleberry Court** Milford, OH (Clermont County)
- 14,573 total SF on 4.1 acres
  - 18'-23' 9" ceiling clearance
  - (1) 10' x 10' dock
  - Tax abatement available
  - 1/4 mile to I-275 at SR 28

NEW LISTING



- 4992 Rialto Road** West Chester, OH (Butler County)
- 13,840 total SF on 3.92 acres for sale or lease
  - 100% air conditioned
  - No earnings tax



- 3200 Profit Drive** Fairfield, OH (Butler County)
- 13,772 total SF on 1.2990 acres for sale or lease
  - (2) drive-in doors and (1) dock door
  - Clearance height 16'



- 4761 Creek Road** Blue Ash, OH (Hamilton County)
- 15,034 total SF for lease
  - Interior finish to suit
  - Located in the heart of Blue Ash business district



- 2647 Morgan Lane** Hamilton, OH (Butler County)
- 12,060 total SF available for sale or lease
  - 3,100 SF office/showroom; 8,960 SF warehouse
  - (2) docks and (1) large drive-in



- 205 Castleberry Court** Milford, OH (Clermont County)
- 12,000 total SF available on 1.821 acres
  - 3,000 SF office; 9,000 SF warehouse
  - 20'-22' clearance height

NEW LISTING



- 419 Wards Corner Rd.** Loveland, OH (Clermont County)
- 12,000 total SF (will divide) available for sale or lease
  - (4) docks and (3) drive-ins
  - 1.09 acres
  - 16'-20' ceiling clearance

PRICE REDUCED



- 8211 Blue Ash Rd.** Cincinnati, OH (Hamilton County)
- 12,000 SF on .571 acres for sale
  - Metal shed (30' x 36')
  - 16' warehouse ceiling clearance



- 1018 Seabrook Way** Cincinnati, OH (Clermont County)
- 11,700 SF on 2.3 acres
  - 4,800 SF office
  - Dock door with leveler and 14' drive-in door

For more information, please contact:

Frank Torbeck, SIOR  
513-769-2505

Harold Schuck  
513-769-2513

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

[www.everestrealstate.com](http://www.everestrealstate.com)



# Industrial Listings



- 417 Northland Blvd.** Forest Park, OH (Hamilton County)
- 11,500 total SF on 1.177 acres
  - 80% air conditioned
  - (1) dock and (1) drive-in door



- 850 E. Ross Ave.** Cincinnati, OH (Hamilton County)
- 11,500 total SF available for lease
  - 2,200 SF office
  - (1) dock and (1) drive-in door



- 4400 Marburg Ave.** Cincinnati, OH (Hamilton County)
- 10,000 total SF available for lease
  - 1,500 SF additional office available
  - Two 25 ton cranes and (2) drive-in doors
  - 40' clear height

### PRICE REDUCED



- 170-180 Novner Drive** Woodlawn, OH (Hamilton County)
- 9,877 SF available (divisible to 6,000 SF to lease)
  - Dock and drive-in access
  - Great central location



- 1118 Ferris Road** Amelia, OH (Clermont County)
- 9,800 SF available (will divide) on 1+ acre
  - Dock or drive-in truck access
  - 2.6 miles from I-275



- 2105 Schappelle Lane** Forest Park, OH (Hamilton County)
- 9,800 SF available for lease
  - Outside storage
  - (1) 5-ton crane; (1) drive-in door; (1) dock

### NO EARNINGS TAX



- 7575 E. Kemper Road** Cincinnati, OH (Hamilton County)
- 9,564 total SF available for lease on 2.058 acres
  - 3,564 SF office
  - (2) drive-in doors and (1) dock



- Brooklyn Business Park** Milford, OH (Clermont County)
- 2,400-8,800 SF available
  - Excellent condition - like new!
  - Flexible space use - office, flex, showroom, or warehouse

### NEW LISTING



- 9834 Harwood Court** Fairfield, OH (Butler County)
- 8,606 total SF available for sale or lease
  - 2,206 SF office; 6,400 SF warehouse
  - (1) drive-in door and (1) dock



- 4215 Curliss Lane** Batavia, OH (Clermont County)
- 8,400 total SF on 2.49 acres
  - 3,840 SF office
  - Three 12' x 14' drive-in doors

# Successful Real Estate Solutions



- 9820 Windisch Road** West Chester, OH (Butler County)
- 8,000 SF available for sub-lease
  - Below market rates
  - (1) dock door and (2) drive-in doors



- Corporate Woods** Blue Ash, OH (Hamilton County)
- 1,760-8,000 SF available for lease
  - Spaces built-to-suit
  - Excellent interior finishes



- 3616 Weldon Drive** Mason, OH (Warren County)
- 7,250 SF available for lease
  - New construction (2008)
  - 2,000 SF office; 5,250 SF warehouse

### PRICE REDUCED



- 2020 Stapleton Court** Cincinnati, OH (Hamilton County)
- 6,500 SF available for lease
  - (1) dock and (1) drive-in door
  - 16'-18' ceiling height



- 4380 Marburg Avenue** Cincinnati, OH (Hamilton County)
- 6,500 SF available for lease
  - (1) dock and drive-in access
  - Great central location

### PRICE REDUCED



- 415 Northland Blvd.** Cincinnati, OH (Hamilton County)
- 5,500 SF available for sale or lease
  - 1,271 SF office area
  - (1) drive-in door



- 150 Industrial Drive** Franklin, OH (Warren County)
- 5,250 SF available for lease
  - State of the art office
  - Available immediately



- 9025 Goldpark Drive** Hamilton, OH (Butler County)
- 5,190 total SF available on .47 acres
  - 2,763 SF office; 2,427 SF warehouse
  - Dock and drive-in access



- 645 N. Wayne Avenue** Cincinnati, OH (Hamilton County)
- 5,140 total SF available for sale
  - Tenant in place
  - 11% cap rate



- 3223 Profit Drive** Fairfield, OH (Butler County)
- 5,000 total SF available
  - 1,200 SF office
  - Yard storage

For more information, please contact:

Frank Torbeck, SIOR  
513-769-2505

Harold Schuck  
513-769-2513

Adam Simon  
513-769-2507

Jeff Wolf, CCIM, SIOR  
513-769-2519

[www.everestrealstate.com](http://www.everestrealstate.com)