



COMMERCIAL REAL ESTATE SERVICES



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Industrial

NEW LISTING



- 11367 Williamson Road**  
Sharonville, OH (Hamilton County)
- 4,000 SF available for lease
  - 1,000 SF office
  - One drive-in door (12' x 12')
  - Alarm system

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
14 buildings 5,179,061 SF	3 buildings 1,973,410 SF	11 buildings 4,019,255 SF	4 buildings 1,415,886 SF	2 buildings 403,780 SF	0 building 0 SF

Everest Industrial Listings  
First Quarter 2013

SUCCESSFUL REAL ESTATE SOLUTIONS

Industrial

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

NO EARNINGS TAX



- 8485 Broadwell Road, Cincinnati**  
(Hamilton County)
- 432,429 total SF (will divide)
  - 118,633 SF office
  - 24 acre complex (adjoining 29 acres for sale)
  - 21 dock doors

NO EARNINGS TAX



- 8361 Broadwell Road, Cincinnati**  
(Hamilton County)
- 133,000 total SF (will divide) (2) buildings
  - Office: build to suit
  - 2 ton crane
  - Major upgrades in 2012 (front building)

PRICE REDUCED



- 9759 Inter-Ocean Drive, Cincinnati**  
(Butler County)
- 96,400 total SF
  - 12,500 SF office - built new in 2001
  - Single tenant in place - lease thru 11/30/2016
  - 9% CAP Rate

MAJOR PRICE REDUCTION!



- Rev Drive, St. Bernard**  
(Hamilton County)
- 92,500 total SF (4 buildings)
  - 4100 Rev - 32,500 SF
  - 4040 Rev - 20,000 SF
  - 4080 Rev - 20,000 SF (77.5% Leased)
  - 4020 Rev - 20,000 SF (Fully Leased)
  - Buildings can be sold separately or as a total package!



- 1236 Clough Pike, Batavia**  
(Clermont County)
- 91,200 total SF on 22+ acres
  - 65,000 SF available for lease (this includes 7,500 SF office and 57,500 SF warehouse)
  - 24' clearance height
  - Easy access to S.R. 32, S.R. 125 & I-275





# Industrial Listings

PRICE REDUCED



**715 Riverside Drive** Loveland, OH (Hamilton County)

- 70,448 total SF on 6.5 acres (divisible to 20,000 SF)
- (6) truck docks & (2) drive-in doors
- Heavy electric

PRICE REDUCED



**2181 Grand Avenue** Cincinnati, OH (Hamilton County)

- 63,715 total SF on 27+ acres
- 12,750 SF office; 50,965 SF warehouse/manufacturing
- Crane capacity



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

- 58,000 total SF
- 9,800 SF available for lease
- Clearance height 16'-20'

PRICE REDUCED



**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

OWNER FINANCING



**100 Commerce Blvd.** Loveland, OH (Hamilton County)

- 45,500 total SF (15,500 SF available for lease)
- 2.378 acres
- (2) drive-in doors and (5) docks
- For sale or lease



**3972 Bach Buxton Road** Amelia, OH (Clermont County)

- 45,000 total SF on 6+ acres
- Office build to suit
- Dock doors and drive-in doors

LEASE RATE - \$2.50 PSF FOR 1ST YEAR



**4404 Hamilton Cleves Road** Hamilton, OH (Butler County)

- 43,000 total SF (for sale)
- 10,750-21,500 SF available for lease
- 22'-26' ceiling height

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
- 3.5 adjacent acres possibly available at "No Cost"!

PRICE REDUCED



**11567 Goldcoast Drive** Cincinnati, OH (Hamilton County)

- 31,071 total SF on 1.66 acres
- (3) docks with pit levelers and (2) drive-in doors
- No local earnings tax!
- Excellent access to I-275 and I-71



**Kemper Woods Business Center** Forest Park, OH (Hamilton County)

- 30,027 SF (divisible) suite & 3,818 SF suite available
- Drive-in door and dock per a suite

## Available Land

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

**Warren County Airport**  
200+ Acres

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

**2475 State Route 28**  
**Pleasant Plain**  
13+ Acres

**350 Blossom Lane**  
**Newport**  
10.443 Acres  
NEW LISTING

**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

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

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

# Successful Real Estate Solutions



**237 W. Main Street** Owensville, OH (Clermont County)

- 6,000 SF on 2.86 acres
- 800 SF office
- Former collision center (equipment included)
- Two drive-in doors



**8980 Blue Ash Rd.** Sycamore Township, OH (Hamilton County)

- 6,000 total SF available for lease (all finished space)
- 100% HVAC
- 0% earnings tax!



**1223 Budd St.** Queensgate, OH (Hamilton County)

- 5,486 total SF
- 5,000 SF warehouse; 486 SF office (2 private offices)
- Two big 12' drive-in doors

NEW LISTING



**645 N. Wayne Ave.** Cincinnati, OH (Hamilton County)

- 5,140 total SF (fenced lot)
- 500 SF office
- Dock and drive-in door

NEW LISTING



**4992 Gray Road** Cincinnati, OH (Hamilton County)

- 5,000 total SF on 2.9 acres
- 2,000 SF office bldg.; 600 SF assembly bldg., 2,400 SF truck service and warehouse bldg.



**10800 Reading Road** Evendale, OH (Hamilton County)

- 5,000 SF available for lease
- 780 SF office/showroom
- Drive-in and dock high hydraulic lift



**Crowne Point** Sharonville, OH (Hamilton County)

- 4,200 & 4,500 SF spaces available
- Docks and drive-in doors
- Easy access to I-75, I-275 and I-71



**864 E. Crescentville Rd.** West Chester, OH (Butler Cty.)

- 4,138 total SF
- 1,500 SF office area
- Former print shop



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

- 2,250; 3,500; 4,300 SF spaces available
- Dock and drive-in access
- Interiors to suit



**5187 Duff Drive** Cincinnati, OH (Hamilton County)

- 4,138 SF available
- Five 12' x 14' drive-in doors
- Drive through access

For more information, please contact:

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# Industrial Listings



**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



**4000-4020 Webster Ave.** Norwood, OH (Hamilton County)

- Up to 8,828 SF available
- 20% office
- (2) dock doors; (1) drive-in (ramp)
- Easy access to I-71 & I-75

**PRICE REDUCED**



**3491 Mustafa Drive** Sharonville, OH (Hamilton County)

- 8,750 total SF available for sale or lease
- 2,100 SF office
- (1) drive-in door and (1) dock



**11306-11336 Tamarco Dr.** Blue Ash, OH (Hamilton County)

- 8,717 SF bldg. available (.5 acre fenced lot; 1,000 SF office)
- 6,000 SF building available (office build to suit)
- Completely renovated!



**11264-11270 Grooms Rd.** Blue Ash, OH (Hamilton County)

- 8,500 SF & 6,000 SF available
- M-2 zoning
- Dock and drive-in access

**\$3.00 PSF GROSS FOR THE 1ST YEAR**



**584 Northland Blvd.** Forest Park, OH (Hamilton County)

- 7,500 SF office/warehouse available for lease
- Freestanding building
- Dock and drive-in door
- 14' clearance height



**3616 Weldon Dr.** Mason, OH (Warren County)

- 7,250 SF available for lease
- New construction
- Drive-in door and dock



**6455 Webster Street** Vandalia, OH (Montgomery County)

- 7,200 total SF on 0.5 acres
- 2,000 SF office (four offices and reception area)
- Fenced parking

**NEW LISTING**



**852-854 E. Crescentville Rd.** West Chester Twp., OH (Butler County)

- 7,168 SF available for lease
- 2,500 SF office area
- (1) dock door and (1) drive-in door



**4272 Armstrong Blvd.** Batavia, OH (Clermont County)

- 7,100 SF building on 1.836 acres
- Electrical: 208 volt, 3-phase, 900 amps
- Sale price: \$395,000

# Successful Real Estate Solutions

**PRICE REDUCED - MOTIVATED SELLER**



**4820 Industry Drive** Fairfield, OH (Butler County)

- 28,056 total SF available on 1.69 acres
- 5,576 SF office/lab/open space
- (2) drive-in doors and (2) dock doors

**PRICE REDUCED**



**4100 Rev Drive** St. Bernard, OH (Hamilton County)

- 32,500 total SF on 5.899 acres
- GREAT highway visibility/access
- .01 mile to I-75
- Sale price: \$975,000; Lease rate: \$6.00 PSF



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

- 2,300-25,000 SF available for lease
- Spaces built-to-suit
- Excellent interior finishes



**3100-3175 Dixie Hwy.** Hamilton, OH (Butler County)

- 25,000 & 20,000 SF available for lease
- Office built-to-suit
- 18'-20' clearance height



**1045 Township Street** Cincinnati, OH (Hamilton County)

- 20,162 total SF
- Cooler space, processing area, smoke house, cutting room and locker room (price includes equipment)
- Transferable Federal Establishment number

**MAJOR PRICE REDUCTION**



**800 Brighton Street** Newport, KY (Campbell County)

- 20,000 total SF available on 2.58 acres
- (2) dock doors
- 100% air conditioned

**PRICE REDUCED - FULLY LEASED**



**4020 Rev Drive** St. Bernard, OH (Hamilton County)

- 20,000 total SF on 1.727 acres
- GREAT highway visibility/access
- Sale price: \$800,000

**PRICE REDUCED**



**4040 Rev Drive** St. Bernard, OH (Hamilton County)

- 20,000 total SF on 1.412 acres
- GREAT highway visibility/access
- Sale price: \$595,000

**PRICE REDUCED**



**4080 Rev Drive** St. Bernard, OH (Hamilton County)

- 20,000 total SF on 1.332 acres
- 15,500 SF leased (4,500 SF available for lease)
- Sale price: \$800,000



**2810 Highland Ave.** Cincinnati, OH (Hamilton County)

- 20,000 total SF available for sale or lease (divisible)
- Sale price: ~~\$750,000~~ \$650,000
- Lease rate: \$3.75-PSF \$2.00 PSF

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# Industrial Listings



**1336 Manchester Ave.** Middletown, OH (Butler County)

- 19,000 total SF on 1.089 acres
- 3,000 SF office, 4,154 SF A/C storage, 12,136 SF whse.
- Sale price: \$395,000



**5101 Creek Road** Blue Ash, OH (Hamilton County)

- 18,714 total SF (divisible to 5,722 SF; 8,143 SF or 11,948 SF)
- 3,554 SF of office
- Completely renovated in 2005

**MAJOR PRICE REDUCTION - \$525,000**



**1150 Ferris Road** Amelia, OH (Clermont County)

- 17,500 total SF on 3.06 acres
- 1,500 SF office & 16,000 SF warehouse
- (1) drive-in door and (1) truck dock
- 2.9 miles from I-275



**90-110 Novner Drive** Woodlawn, OH (Hamilton County)

- 16,380 total SF (900 +/- SF office)
- 14' clearance height
- (2) docks and (2) drive-in doors
- Lease rate \$2.00 PSF NNN for 1st year



**Chappell Crossing** West Chester, OH (Butler County)

- 5,600-16,000 SF available
- Dock doors
- 100% HVAC



**237 Gest Street** Cincinnati, OH (Hamilton County)

- 15,000 total SF (7,000 SF available for lease)
- 500 SF of office
- (1) dock and (3) drive-in doors



**Cornell Office Warehouse Park** Blue Ash, OH (Hamilton County)

- 2,400-15,000 SF available
- Excellent Blue Ash location
- Dock and drive-in

**NEW LISTING**



**11925 Kemper Springs Dr.** Forest Park, OH (Hamilton County)

- 14,226 total SF (divided into two separate areas)
- 3000 +/- SF each side office (finished)
- I-275 monument signage!
- Sale price: \$825,000 / Lease rate: \$4.00 PSF for 1st year!



**4325 Mulhauser Road** Fairfield, OH (Butler County)

- 12,800 SF available for lease
- Class "A" office/warehouse space
- (2) docks



**5030 Oaklawn Drive** Cincinnati, OH (Hamilton County)

- 12,524 SF available for lease (newly renovated)
- 3,731 SF office & 8,793 SF warehouse
- 100% climate controlled

## Available Land

**Excello Court**  
Butler County  
4 Acres

**Champion Business Center**  
Sharonville  
3.56 Acres

**1533 Cincinnati Batavia Pike**  
Batavia  
3.52 Acres

**Muhlhauser Road at**  
**Northpointe Drive**  
Fairfield  
3+ Acres

**Woodward Lane at Canal**  
Sharonville  
2.3 Acres

**4065 Mt. Carmel Tobasco Rd**  
Cincinnati  
1.5 Acres

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

**309-311 Front Street**  
New Richmond  
.45 Acre

# Successful Real Estate Solutions

**NEW LISTING**



**1440 Kemper Meadow Dr.** Forest Park, OH (Hamilton County)

- 12,047 total SF on 3.003 acres
- 9,547 SF office; 2,500 SF warehouse
- 100% air conditioned



**7245 Edington Drive** Cincinnati, OH (Hamilton County)

- 12,000 total SF
- 9,000 SF upgraded office (air conditioned)
- 3,000 SF warehouse
- No earnings tax!

**PRICE REDUCED**



**8211 Blue Ash Rd.** Cincinnati, OH (Hamilton County)

- 12,000 SF on .571 acres
- Metal shed (30' x 36')
- 16' warehouse ceiling clearance



**11444 Rockfield Ct.** Sharonville, OH (Hamilton County)

- 11,000 total SF on 1.6 acres (3,500 SF office)
- (3) docks and (1) drive-in
- 1/2 mile to I-275

**LEASE RATE REDUCED**



**11086 Deerfield Rd.** Blue Ash, OH (Hamilton County)

- 10,940 total SF on .87 acres (2,000 SF office)
- (2) docks and (1) drive-in
- Easy access to expressways

**MAJOR PRICE REDUCTION - \$299,999**



**14 DeCamp Ave.** Cincinnati, OH (Hamilton County)

- 10,400 total SF (1,500 SF office plus mezzanine above)
- (1) dock and (2) drive-in doors
- Electric: 3 phase/220 volts
- Fenced parking lot



**262 Center Street** Miami, OH (Clermont County)

- 10,340 SF building on 2 acres
- 6,000 SF office
- Dock door and drive-in door
- Easy access to I-275



**1200 Ferris Rd.** Amelia, OH (Clermont County)

- 10,320 total SF on 2.06 acres
- (2) drive-in doors and (1) dock (van high)
- 100% air conditioned
- 2.9 miles from I-275



**6580 Corporate Drive** Blue Ash, OH (Hamilton County)

- 10,200 total SF (5,017 SF available for lease)
- (1) drive-in door and (1) dock
- Available for sale or lease

**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
- 2.6 miles from I-275

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