

Everest Industrial Listings

Second Quarter 2011

Industrial

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.

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 GROSS FOR 1ST HALF OF LEASE



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

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

INVESTMENT LISTING



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
- 8.75% CAP Rate



1000 Kieley Place, Cincinnati (Hamilton County)

- 58,000 total SF (first floor)
- 9,800 SF available for lease
- 50+ parking
- Clearance height 16'-20'
- Six truck docks



Industrial Listings



- 5145 Fisher Place, Cincinnati**
(Hamilton County)
- 50,000 SF available (divisible)
 - Good access to the Norwood Lateral
 - Five docks with levelers and one drive-in door



- 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

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



- 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 ROOF



- 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



- 8915 Blue Ash Road** Blue Ash, OH (Hamilton County)
- 32,089 total SF on 8.549 acres
 - (1) drive-in door and (5) dock doors
 - Rail access

DRASTIC PRICE REDUCTION



- 10036 Springfield Pk.** Cincinnati, OH (Hamilton County)
- 31,701 total SF on 8.24 acres
 - (3) drive-in doors and (2) docks
 - Renovated in 2000
 - Reduced to \$750,000



- 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

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

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

**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



- 2531 Dixie Hwy.** Fairfield, OH (Butler County)
- 30,727 total SF on 1.59 acres
 - Income of \$84,000/year 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



- 5601 Montgomery Rd.** Cincinnati, OH (Hamilton County)
- 27,000 total SF (includes lot across street)
 - (3) drive-in doors
 - (3) apartments
 - Great redevelopment opportunity

NEW LOW PRICE



- 11275 Sebring Drive** Forest Park, OH (Hamilton County)
- 26,440 total SF (divisible to 2-4 users)
 - Owner will lease back 5,000 SF
 - (5) cranes - 2 to 5 tons

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

NEW LISTING



- 100 Commerce Blvd.** Loveland, OH (Hamilton County)
- Up to 24,500 SF available for lease
 - 2.378 acres
 - (2) drive-in doors and (5) docks



- 3821 Dooley By-pass** Cincinnati, OH (Hamilton County)
- 22,619 total SF
 - Fenced lot
 - (2) drive-in doors and (5) docks



- 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
 - Available for sale or lease



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

**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

Robert Pohl
513-305-2333

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Industrial Listings

NEW LISTING



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

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



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

NEW LISTING



Chappell Crossing West Chester, OH (Butler County)

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



945 W. North Bend Cincinnati, OH (Hamilton County)

- 15,000 total SF
- 81,620 cars per day
- Former restaurant and office building

INVESTMENT OPPORTUNITY



12117-12119 Princeton Pike Cincinnati, OH (Hamilton County)

- 15,000 total SF
- 7,500 SF available for lease
- (2) docks and (2) drive-in doors

NO EARNINGS TAX



4992 Rialto Road West Chester, OH (Butler County)

- 13,840 total SF on 3.92 acres for sale or lease
- 100% air conditioned
- Docks and drive-ins



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'

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

4503 Kellogg Avenue
Cincinnati
0.58 Acres

Successful Real Estate Solutions



4761 Creek Road Blue Ash, OH (Hamilton County)

- 10,000-13,000 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 on 1.821 acres
- 3,000 SF office; 9,000 SF warehouse
- 20'-22' clearance height



419 Wards Corner Rd. Loveland, OH (Clermont County)

- 12,000 total SF (will divide)
- (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
- Metal shed (30' x 36')
- 16' warehouse ceiling clearance



1018 Seabrook Way Amelia, OH (Clermont County)

- 11,700 SF available for lease on 2.3 acres
- 4,800 SF office
- Dock door with leveler and 14' drive-in door



2727 Moraine Way Batavia, OH (Clermont County)

- 11,520 total SF available for sale
- 11.7 acres
- Great redevelopment site

PRICE REDUCED



417 Northland Blvd. Forest Park, OH (Hamilton County)

- 11,500 total SF
- 80% air conditioned; heavy electric
- (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



4404 Hamilton Cleves Road Hamilton, OH (Butler County)

- 10,750 SF available for lease
- 2,000 SF office
- (5) docks
- 22'-26' ceiling heights

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Industrial Listings



- 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



- Corporate Woods** Blue Ash, OH (Hamilton County)
- 1,760-10,000 SF available for lease
 - Spaces built-to-suit
 - Excellent interior finishes
 - Minutes to all expressways



- 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



- Brooklyn Business Park** Milford, OH (Clermont County)
- 8,800 SF unit available plus pad
 - 4,800 SF office available
 - Flexible space use - office, flex, showroom, or warehouse

NEW INVESTMENT LISTING



- 5187 Wooster Road** Cincinnati, OH (Hamilton County)
- 8,750 total SF available for sale
 - (3) drive-in doors
 - (2) tenants, both month-to-month
 - GOI: \$27,840/year

NEW LISTING



- 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



- 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
 - 1/2 mile to I-275



- 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

NEW LISTING



- 510 S. Main Street** Monroe, OH (Butler County)
- 7,700 total SF (will divide) available for sale or lease
 - 2.69 acres
 - 30+ parking
 - Excellent condition

Successful Real Estate Solutions

NEW LISTING



- 105 Constitution Drive** Fairfield, OH (Butler County)
- 7,686 total SF available for sale or lease
 - 0.72 acres
 - (4) drive-in doors
 - Small offices



- 415 Northland Blvd.** Cincinnati, OH (Hamilton County)
- 7,500 SF available for sale or lease
 - 100% HVAC
 - (2) drive-in doors and (2) docks



- 151 Castleberry Court** Milford, OH (Clermont County)
- 7,400 total SF available for lease
 - 4,900 SF office available & 2,500 SF whse. available
 - Tax abatement available

NEW LISTING



- 4000-4020 Webster Ave.** Norwood, OH (Hamilton County)
- 7,374 total SF available for lease
 - (2) docks and (1) drive-in ramp
 - 20' ceilings

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

NEW LISTING



- 5170 Wooster Road** Cincinnati, OH (Hamilton County)
- 5,500 SF available for lease
 - 470 SF office
 - Fenced lot



- 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

NEW LISTING



- 3835 Holbrook Ave.** Fairfield, OH (Butler County)
- 4,759 total SF available for sale or lease
 - 759 SF office
 - Outside storage



- 2974 P.G. Graves Lane** Evendale, OH (Hamilton County)
- 4,680 SF building for sale
 - One dock
 - Excellent location
 - Possible drive-in

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