

## 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,  
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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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