



www.everestrealestate.com

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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.



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
- Modern facility in excellent condition



264 Center Street Miami Township, OH (Clermont County)

- 22,920 total SF; 3,846 SF office
- One drive-in door, & 2 dock doors
- 1 mile to I-275



NEW LISTING

205 Castleberry Court Milford, OH (Clermont County)

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



NEW LISTING

1118 Ferris Lane Amelia, OH (Clermont County)

- 9,800 total SF (will divide)
- 7,250 SF office and 2,550 SF warehouse
- Dock or drive-in door truck access
- 2.6 miles from I-275



NEW LISTING

5985 Meijer Drive Milford, OH (Clermont County)

- 9,000 total SF
- 2,000 SF showroom
- 100% air conditioned
- Great access to I-275 and Bypass 28

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
7 buildings	3 buildings	8 buildings	3 buildings	9 buildings	2 buildings
2,617,714 SF	2,591,905 SF	2,804,629 SF	1,155,292 SF	3,001,024 SF	502,925 SF

Everest Industrial Listings

Third Quarter 2009

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 manufacutring/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



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!

NEW LISTING



7095 Industrial Road, Florence

(Kenton County)

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

NEW LISTING



11275 Sebring Drive, Forest Park

(Hamilton County)

- 26,400 SF office/laboratory/shop
- Heavy power & plumbing
- Air, gas & exhaust systems
- 3.23 acres with additional 2.6 acres available

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)

**1533 Cincinnati Batavia Pike
Batavia**
3.52 Acres

**Mason Commerce Center
Mason**
2.79 Acres

US 27, Campbell, KY
2.5 Acres

Weldon Drive, Mason
2 Acres
\$65,000/acre - Enterprise Zone!

**13192 Service Road
Walton, KY**
1.0282 Acres

NEW LISTING!



517 Commercial Drive Fairfield, OH (Butler County)
• 13,970 SF available
• 3,276 SF office
• USDA Food Processing Plant
• Freon system

NEW LISTING!



2028 & 2038 Bohlke Blvd. Fairfield, OH (Butler County)
• Two 12,000 SF buildings for sale or lease
• Built in 2008 – Green Building Construction
• T1 networking & security systems

NEW LISTING!



9820 Windisch Road West Chester, OH (Butler County)
• 8,000 SF available for sub-lease
• 1,400 SF office and 4,800 SF open condition space
• Below market rates!



211 Walnut Street Lebanon, OH (Warren County)
• 80,250 total SF plus a 4,000 SF maintenance building
• 5,692 SF office
• 3 drive-in doors, 1 dock, and 4 bays
• 4 cranes, 5-20 tons



7575 E. Kemper Road Sycamore Twp., OH (Hamilton County)
• 9,564 total SF on 2.058 acres
• 3,564 SF office
• 2 drive-in doors & 1 truck dock

2ND PRICE REDUCTION



9759 Inter Ocean Drive West Chester, OH (Butler County)
• 96,400 total SF (investment property)
• 12,500 SF office
• 83,900 SF warehouse/manufacturing



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

2ND PRICE REDUCTION



3210 S. Main Street Middletown, OH (Butler County)
• 26,000 SF building on 2.224 acres available for sale
• Heavy electrical power
• Make offer!

NEW LISTING!



2650 Bobmeyer Road Hamilton, OH (Butler County)
• 14,000 total SF
• 100% air conditioned (except in rear warehouse)
• Four drive-in doors & one dock door

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

**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

**W. 7th Street & Budd Street
Cincinnati**
5.1 Acres
New Listing!

**Kemper Meadow Lane
Forest Park**
4.468 Acres

Excello Court, Butler County
4 Acres

**2510 Highland Avenue
Norwood**
3.6 Acres
New Listing!

**Champion Business Center
Sharonville**
3.56 Acres

PRICE REDUCED



1767 Elmore Street Cincinnati, OH (Hamilton County)
• 29,469 total SF
• Three cranes (3, 5, and 10 tons)
• Drive-thru capacity



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

PRICE REDUCED



2770 Highland Ave. Norwood, OH (Hamilton County)
• 25,000 total SF
• Docks and drive-in doors
• Heavy electric



4761 Creek Road Blue Ash, OH (Hamilton County)
• 15,034 total SF
• Located in the heart of Blue Ash Business District
• Excellent redevelopment opportunity

PRICE REDUCED



5004 Salem Ave. Cincinnati, OH (Hamilton County)
• 10,500 total SF for sale or lease
• Large drive-in doors & 2 outside docks
• Owner financing possible for qualified buyer



3330 E. Kemper Road Sharonville, OH (Hamilton County)
• 45,615 total SF on 3.297 acres (for sale or lease)
• 5,000 SF office
• 4 docks & 4 drive-in doors

NO RENT UNTIL 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
• Great central location
• Lease rate: \$2.50/SF NNN; sale price: \$1.5M



2501 Norwood Ave. Norwood, OH (Hamilton County)
• 40,000 total SF (12,000 SF office)
• 4 truck doors & 1 drive-in door
• Lease rate: \$40,000/year NNN



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

FREE RENT - UP TO 6 MONTHS



Cornell Office Warehouse Park
Blue Ash, OH (Hamilton County)
• 11240-11260 Cornell Park Drive
• 2,400-31,000 SF available
• Excellent Blue Ash location