



COMMERCIAL REAL ESTATE SERVICES

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.

#### NEW LISTING



#### 3200 Profit Drive Fairfield, OH (Butler County)

- 13,772 total SF available for sale
- (2) drive-in doors and one dock door
- Clearance height 16'
- Make offer

#### NEW CRANE LISTING



#### 4400 Marburg Avenue Cincinnati, OH (Hamilton County)

- 10,000 SF available
- 1,500 SF additional office available
- Two 25 ton cranes

#### PRICE REDUCED



#### 4700 Caprice Drive Middletown, OH (Butler County)

- 2 Buildings:
- 4700 A Caprice Drive - 5,000 total SF
- Office 1,250 SF
- 4700 B Caprice Drive - 5,000 total SF
- 100% warehouse

#### NEW LISTING



#### 4215 Curliss Lane Batavia, OH (Clermont County)

- 8,400 total SF on 2.49 acres
- 3,840 SF office
- Expandable
- (3) 12' x 14' drive-in doors



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

- 1,760-8,000 SF office & office/whse. suites available
- Spaces built-to-suit
- Exterior signage

#### NEW LISTING



#### 2020 Stapleton Court Forest Park, OH (Butler County)

- 6,500 SF available for lease
- 1 dock and 1 drive-in door
- Great access to I-275

### Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
12 buildings	3 buildings	9 buildings	4 buildings	8 buildings	2 buildings
3,807,122 SF	2,552,971 SF	3,265,447 SF	1,355,292 SF	2,660,037 SF	502,925 SF

## Everest Industrial Listings

Third Quarter 2010

SUCCESSFUL REAL ESTATE SOLUTIONS

# Industrial

#### NO EARNINGS TAX



#### 8485 Broadwell Road, Anderson Twp.

(Hamilton County)

- 432,429 total SF available (will divide)
- 24 acre complex with adjoining 50 acres for sale
- 21 dock doors
- Direct access to I-275

#### NEW LISTING



#### 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



#### 7095 Industrial Road, Florence

(Kenton County)

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

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.



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# Industrial Listings



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

**3RD PRICE REDUCTION!**



- 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



- 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
  - Lease rate: \$2.50/SF NNN; sale price: \$1.5M



- 5145 Fischer Place** Cincinnati, OH (Hamilton County)
- 50,000 total SF available (divisible)
  - Good access to the Norwood Lateral
  - (5) docks with levelers; (1) drive-in door



- 7685 SR 48** Maineville, OH (Warren County)
- 45,857 total SF on 7 acres
  - Clear height: low bay - 25' x 25'; high bay - free span
  - (6) drive-in doors and (4) truck docks



- Interstate Business Center** Fairfield, OH (Butler County)
- 44,000 SF - class "A" flex building
  - 12,000 SF available (build-to-suit)
  - Dock doors and drive-in doors

**PRICE REDUCED**



- 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

**NEW CRANE LISTING**



- 8091 Production Drive** Florence, KY (Boone County)
- 35,500 total SF on 4.62 acres
  - Expandable
  - 3 ton crane

**PRICE REDUCED**



- 10036 Springfield Pike** Cincinnati, OH (Hamilton County)
- 31,701 total SF on 8.24 acres
  - Renovated in 2000
  - (2) docks and (3) drive-in doors



- 6142 Centre Park Drive** West Chester, OH (Butler County)
- 31,000 total SF
  - 3,500 SF office and 27,500 SF warehouse
  - (2) dock doors and (1) drive-in door
  - Lease rate: \$2.00/SF net

## 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!

**Mattec Drive at Commerce**  
**Boulevard, Loveland**  
5.836 Acres

**2450 Crescentville Road**  
**West Chester**  
5.6 Acres

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

**W. 7th Street & Budd Street**  
**Cincinnati**  
5.1 Acres

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

**Excello Court, Butler County**  
4 Acres

**2510 Highland Avenue**  
**Norwood**  
3.6 Acres

# Successful Real Estate Solutions

**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



**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



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

- 29,100 total SF available
- 3,240 SF office and 25,860 SF warehouse
- (1) mile to I-75

**PENDING**



**169 Northland Blvd.** Tri County, OH (Hamilton County)

- 26,735 total SF on 3 acres available for sale or lease
- 7,000 SF office showroom
- (5) drive-in doors
- Exhaust fans

**AGGRESSIVE PRICING/FLEXIBLE TERMS**



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

- 26,440 SF office/laboratory/shop on 5.88 acres
- Heavy power and plumbing
- (5) cranes - 2 to 5 tons

**SELLER OPEN TO BEST OFFER**



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

- 3 Buildings Available (can be purchased separately):  
4040 Rev Drive - 20,240 total SF available  
4060 Rev Drive - 4,500 SF office space available  
4100 Rev Drive - 25,312 SF main bldg. plus two warehouses
- GREAT highway visibility - .01 mile to I-75



**133 Circle Freeway** Cincinnati, OH (Hamilton County)

- 23,124 total SF on 1.75 acres
- Warehouse: 15,500 SF highbay (20'-22') crane serve;  
4,960 SF switch gear area (13') low bay
- 0% Earnings Tax!



**264 Center Street** Miami Twp., OH (Clermont County)

- 22,920 total SF available
- (1) drive-in door and (2) truck docks
- 1 mile to I-275



**4247 Grissom Drive** Batavia, OH (Clermont County)

- 15,600 SF first class facility on 3.68 acres
- Central HVAC throughout
- (2) drive-in doors and (1) dock door

**MAKE OFFER**



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

- 15,000 total SF
- 7,500 SF available for lease
- Investment opportunity with tenant income!

**For more information,  
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## Available Land (continued)

**Champion Business Center**  
**Sharonville**  
3.56 Acres

**1533 Cincinnati Batavia Pike**  
**Batavia**  
3.52 Acres

**Mason Commerce Park, Mason**  
2.79 Acres

**US 27, Campbell, KY**  
2.5 Acres

**6500 Glenway Avenue**  
**Cincinnati**  
2 Acres

**4503 Kellogg Avenue**  
**Cincinnati**  
0.58 Acres  
New listing