

# Everest Commercial Real Estate Services

## Successful Real Estate Solutions

### Greater Cincinnati Quarterly Market Update

3rd Quarter, 2010

#### INDUSTRIAL

---

- Accutek Testing Laboratory is expanding and relocating to a new 50,000 SF plant at 3701 Port Union Road in Fairfield Township, Ohio. The new facility is three times larger than its existing facility on Princeton-Glendale Road. The \$1.5 million expansion/move expects to be completed by October.
- Dorman Products Inc., a supplier of parts, fasteners and service products to the automotive aftermarket, including auto parts retailers and wholesalers, will expand its Warsaw, Kentucky, distribution center by 50 percent and add 80 jobs. The existing 362,000 SF facility currently employs about 200 people.
- Private investors purchased the 125,463 SF distribution facility located at 200 Northpointe Drive in Fairfield, Ohio, for \$2.6 million. A single tenant will take occupancy before the end of the year.
- Appleton Papers will relocate its distribution center from Hebron to the Monroe Logistics Center, Building A in October. They signed a five-year lease for 220,000 SF in the 721,000 SF industrial building at 1025 Logistics Way in Monroe, Ohio.

*Industrial team: Frank Torbeck, SIOR; Adam Simon; Harold Schuck; Jeff Wolf, SIOR, CCIM; and Mike Luning*

#### OFFICE

---

- The Diocesan Catholic Children's Home (DCCH) has started construction on a new facility at its 83-acre Northern Kentucky campus. They have raised \$3.2 million towards the new multipurpose facility. The new facility will expand DCCH's school, house a new treatment center and provide an indoor recreational facility and welcome center.
- The Center for Advanced Spine Technologies (CAST) will open a new practice in Erlanger, Kentucky, in January 2011. CAST has leased 12,000 SF on the first floor of a three-story building that is still under construction. The center is located at the north-west corner of Houston and Donaldson Roads.
- Unilever, a consumer goods company, is moving their 40 person office from Mason to Downtown Cincinnati. They have leased an entire floor at the Center at 600 Vine, a 578,000 SF, 30-story office building.
- Partner Professional Staffing is moving its Blue Ash office in April 2011 to an office condominium at 4605 Galbraith Road near Jewish Hospital in Kenwood. They will be tripling their space and will occupy the entire second floor, totaling 9,000 SF. The company anticipates to double its staff over the next three years.

*Office team: Mark Freiberg, CCIM; Mark Richter and Chris Vitori*

#### RETAIL

---

- Home Emporium leased the former 125,000 SF Walmart space in Tri-County Commons. Home Emporium is moving from Pleasant Ridge to the Tri-County market so that they can serve the entire Cincinnati / Northern KY market.
- The former 31,000 square foot Kerry Chrysler dealership in Milford was leased to Easy Street Rides and Rods. Easy Street is a high-quality custom car builder and classic car restorer for the collector car market. They also sell pre-owned vehicles and perform automotive detailing, maintenance and repair services for retail customers.
- Kolache Factory has signed a lease for 1,750 SF at the Cherry Grove Shopping Center on Beechmont Avenue. This is their first store in the Cincinnati market. Based out of Houston, Texas, Kolache Factory is expanding its franchise into the Cincinnati market with three new locations in the market for 2010-2011. Kolache's are a modern variation of the pastry roll that originated in Eastern Europe centuries ago. Ideal for folks on the go, kolaches are the ideal choice for a nutritious meal on the go.
- Five Guys Burgers and Fries just signed a lease for the 2,666 SF Donatos building located at 810 Kemper Commons Circle in Tri-County. They plan to open the store in early 2011. With their recently opened store in Northgate, 5 Guys now has 6 stores open in the market.
- O'Reilly's Auto Parts has signed a lease for the former Walgreens in front of Harrison Center on Harrison Avenue.

*Retail team: John Thompson, Chris Nachtrab, and Karen Duesing*



The Everest Group / TCN Worldwide

9912 Carver Road, Suite 100, Cincinnati, Ohio 45242

TEL: 513.769.2500

FAX: 513.769.2512

www.everestrealstate.com

