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Industrial

Everest Industrial Listings

Third Quarter 2011

Industrial

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

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

NEW LISTING



3780 Lake Park Drive, Covington (Kenton County)

- 112,000 total SF
- 12,480 SF office
- (3) drive-in doors
- (20) truck docks
- (1) mile to I-275

NEW LISTING



875 Center Drive, Vandalia (Montgomery County)

- 98,610+/- total SF on 8.2 acres
- 3,000 SF office (2 floors)
- 21' ceiling height
- (14) dock doors and (1) drive-in door

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



2964 RG. Graves Lane Evendale, OH (Hamilton County)

- 4,675 SF building for sale or lease
- 675 SF office
- One dock
- Excellent location



SALE PRICE REDUCED

3727 St. Lawrence Avenue Cincinnati, OH (Hamilton County)

- 4,200 total SF available for sale or lease
- Newly remodeled
- Lease rate: \$7.14 PSF NNN
- Sale price: ~~\$225,000~~ \$199,900



NEW LISTING

5225 Duff Drive Cincinnati, OH (Hamilton County)

- 4,200 total SF on 1.25 acres
- 2,500 SF office
- Three 12' x 14' drive-in doors
- Drive through access



3032 Reading Road Cincinnati, OH (Hamilton County)

- 4,100 total SF
- Full basement
- Dock door access in rear
- Fenced lot (0.5 acres)



NEW LISTING

671 Wilmer Avenue Cincinnati, OH (Hamilton County)

- 2,800-3,800 SF available
- Dock and drive-in access
- Access to Route 50 and Route 52
- 1 & 3 phase electric

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.

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
8 buildings 2,754,964 SF	2 buildings 464,000 SF	8 buildings 2,404,295 SF	4 buildings 1,454,648 SF	4 buildings 1,397,752 SF	1 building 234,400 SF





Industrial Listings



1000 Kieley Place, Cincinnati OH (Hamilton County)

- 58,000 total SF
- 9,800 SF available for lease
- Clearance height 16'-20'



5145 Fisher Place, Cincinnati OH (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



100 Commerce Blvd. Loveland, OH (Hamilton County)

- 45,500 total SF
- 2.378 acres
- (2) drive-in doors and (5) 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 warehouses)
- 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

MAKE OFFER



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

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



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



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

MAKE OFFER



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



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



800 Brighton Street Newport, KY (Campbell County)

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

For more information, please contact:

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Industrial Listings



4404 Hamilton Cleves Road Hamilton, OH (Butler County)

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



4400 Marburg Ave. Cincinnati, OH (Hamilton County)

- 10,000 total SF available for lease
- (2) 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



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



11264-11270 Grooms Rd. Blue Ash, OH (Hamilton County)

- 8,500 SF office/warehouse
- M-2 zoning
- Dock and drive-in access



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



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



561 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 for lease
- 4,900 SF office available & 2,500 SF whse. available
- Tax abatement



4000-4020 Webster Ave. Norwood, OH (Hamilton County)

- 7,374 total SF available for lease
- (2) docks and (1) drive-in ramp
- 20' ceilings



2 Standen Drive Hamilton OH (Butler County)

- 6,600 total SF available for lease
- 1,500 SF office; 5,100 SF warehouse
- Dock door and drive-in door
- .89 acres



415 Northland Blvd. Cincinnati, OH (Hamilton County)

- 5,500 SF available for sale or lease
- 1,271 SF office area
- (1) drive-in door



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
- Drive-in door and dock door
- Fenced lot



3223 Profit Drive Fairfield, OH (Butler County)

- 5,000 total SF available
- 1,200 SF office
- Yard storage



TechView Center Cincinnati, OH (Hamilton County)

- 5,000 SF available for lease
- Dock and drive-in access
- Interiors to suit
- Easy access and visibility to I-75

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Industrial Listings



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



5101 Creek Road Blue Ash, OH (Hamilton County)

- 18,714 total SF
- 3,554 SF of office
- Completely renovated in 2005

SALE PENDING



11658 Baen 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



155 Novner Drive Cincinnati, OH (Hamilton County)

- 17,570 total SF
- 3,000 SF office; 14,570 SF warehouse
- 16'-18' clearance
- (2) docks



Chappell Crossing West Chester, OH (Butler County)

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

NEW LISTING



11355 Sebring Drive Cincinnati, OH (Hamilton County)

- 15,560 total SF
- 3,525 SF office
- (1) drive-in door and (1) truck dock



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

Available Land

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

NEW LISTING



1608 Elmore/3814 Dooley-Bypass Cincinnati, OH (Hamilton County)

- 12,964 total SF on 1 acre
- Fenced lot
- 1/4 mile to I-75 and I-74



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

NEW LISTING



5158 Kieley Place St. Bernard, OH (Hamilton County)

- 3,000-12,000 SF warehouse available
- Ramp and truck dock
- Just off the Norwood Lateral



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

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