

# Everest Commercial Real Estate Services

## Successful Real Estate Solutions

### Greater Cincinnati Quarterly Market Update

End of 3rd Quarter, 2012

#### **INDUSTRIAL**

- L'Oreal USA, a marketer of cosmetics and beauty products, has proposed a major expansion of its Kenton County manufacturing facilities. The expansion would incorporate an industrial building the French-owned cosmetics company bought in 2010 for \$10 million. The building is adjacent to the existing L'Oreal USA Products Inc. plant on New Buffington Road near Elsmere. The \$42.1 million project would include investments of \$27.5 million in building and improvements and \$14.6 million of equipment. Once the expansion is completed it will add 211 local jobs.
- Elovations Services Group LLC, a new-to-the-area international logistics company affiliated with Massachusetts-based NorAm International Partners Inc., has been granted up to \$7 million in tax incentives for a proposed processing center near Florence. Elovations would lease a 150,000 SF facility that would be used to receive parcels sold to international buyers, validate and repackage the products, and manage customs processing. The facility would create as many as 700 jobs.
- Republic Wire Inc., a supplier of electrical wholesale distributors, industrial distributors, utility distributors and equipment manufacturers, is expanding its manufacturing facility in West Chester by 165,000 SF to keep up with orders and add new products. The \$6.7 million expansion will give it a total of about 360,000 SF and add about 20 jobs at the Union Centre Boulevard plant. It now employs about 75 people.
- Balluff, a German-owned distributor and manufacturer of industrial sensors, is expanding its facilities in Kenton County. In 2008 Balluff purchased six acres for the expansion adjacent to its existing facility at Holton Drive and Industrial Road, but put the plan on hold due to the recession. The new building will likely have a footprint of about 16,000 SF and either two or three stories. The estimated total project cost is between \$5 million and \$6 million. The expansion is expected to boost employment by 25 percent or more over the next five years. They currently employ 125 people.

*Industrial team: Frank Torbeck, SIOR; Adam Simon; Bob Pohl; and Jeff Wolf, SIOR, CCIM*

#### **OFFICE**

- Integrity Express Logistics have moved into a new 12,000 SF headquarters in Blue Ash, Ohio. The company plans to hire 36 new employees over the next three years. Integrity Express Logistics locates trucking firms to ship clients' goods.
- Calvin, an information technology consulting firm, relocated to a larger office to accommodate its continued growth. They leased 6,000 SF at 4660 Duke Drive in the Governor's Pointe Office Park. The firm started with four employees in 2007 and now has 50. They expect to double that number and triple sales by the end of 2013.
- Comprehensive Medical Management, a multi-specialty medical billing and practice management company, leased 17,000 SF in the Riverfront Place facility, a 181,379 SF office building located at 1 Dave Cowens Drive in Cincinnati, Ohio.
- Re/Max All American is opening a new office in Erlanger, Kentucky. The office is located in a 3,300 SF historic building on Commonwealth Avenue. The new office will have 12 agents when it opens but plans to become a 100-agent office.

*Office team: Mark Richter and Mark Freiberg, CCIM*

#### **RETAIL**

- Quaker Steak & Lube is opening its first location in Northern Kentucky. The 410-seat restaurant will open October 3 at 8025 Action Blvd. in Florence, Kentucky. Quaker Steak & Lube also plans to open its first Butler County location next year. The 8,700 SF restaurant will be built in Fairfield Township at Joseph and Gilmore roads near Menards.
- Salon Concepts is opening two beauty salons in Greater Cincinnati. The company is investing more than \$900,000 to open the salons. Salon Concepts opened a location September 10 in Springdale at 11711 Princeton Pike. Another salon in Crescent Springs is scheduled to open in January at 592 Clock Tower Way in Buttermilk Towne Center.
- The Shoppes of Deerfield South sold for \$3.2 million to Squire Hill Properties II LLC. The 20,000 SF retail building was constructed in 2006 and sits on 2.51 acres. The building was 89 percent occupied at the time of the sale.

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

#### **GENERAL NEWS/FACTS**

- Ohio's unemployment rate was 7.2 percent in August, down from 8.8 percent in August 2011. *U.S. Bureau of Labor Statistics*
- Kentucky's unemployment rate was 8.5 percent in August, down from 9.6 percent in August 2011. *U.S. Bureau of Labor Statistics*



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