

Everest Industrial Listings

Fourth Quarter 2010

Industrial

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.

NO EARNINGS TAX



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

PRICE REDUCED



5601 Helen Street, Elmwood Place

(Hamilton County)

- 104,000 total SF available on 8 acres
- 7,500 SF office
- 20, 15, 5 & 3 ton cranes
- Heavy power



211 Walnut Street, Lebanon

(Warren County)

- 80,250 total SF plus a 4,000 SF maintenance building
- 5,692 SF office
- 4 bays; 3 drive-in doors; 1 dock
- 4 cranes, 5-20 tons





Industrial Listings

3RD PRICE REDUCTION!



2130 Tuley Road *Hamilton, OH (Butler County)*

- 73,400 SF available for sale or lease
- 5,000 SF office space
- 8.5 acres
- 7 docks & 1 drive-in door



1000 Kieley Place *St. Bernard, OH (Hamilton County)*

- 40,500 SF available (divisible to 5,000 SF)
- 58,000 (total building SF first floor)
- 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

PRICE REDUCED



7685 State Route 48 *Maineville, OH (Warren County)*

- 45,857 total SF on 7 acres
- (4) docks and (6) drive-in doors
- 4 miles to I-71

NEW LISTING



4404 Hamilton Cleves Road *Hamilton, OH (Butler County)*

- 43,000 total SF
- 10,750 SF available for lease - suite #4
- 22'-26' ceiling heights

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 LISTING



1020-1050 Mehring Way *Cincinnati, OH (Hamilton County)*

- 37,775 total SF available (3 warehouses)
- Drive-ins and docks
- All three warehouses can be combined or leased separately



7095 Industrial Road *Florence, KY (Boone County)*

- 35,500 SF office space available
- Renovated conference rooms, lobby, and 1st & 2nd floor
- 20 minutes from Cincinnati/N. Kentucky Airport



8091 Production Drive *Florence, KY (Boone County)*

- 35,500 total SF on 4.62 acres (expandable)
- (2) dock doors and (2) drive-in doors
- 3 ton crane



1630 Sherman Avenue *Cincinnati, OH (Hamilton County)*

- 32,427 total SF
- 1,200 SF renovated office
- (5) docks and (1) drive-in door
- New electrical system

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!

Techne Center Drive Milford

2 acre parcel & 6 acre parcel

Divisible - **NEW LISTING**

Mattec Drive at Commerce Boulevard, Loveland

5.836 Acres

Successful Real Estate Solutions

\$100,000 RENOVATION CREDIT



10036 Springfield Pike Cincinnati, OH (Hamilton County)

- 31,701 total SF on 8.24 acres
- Clear heights 12' - 14'
- (2) docks and (3) drive-in doors



2024 Northwest Drive Cincinnati, OH (Hamilton County)

- 31,462 SF (will divide)
- (2) drive-in doors and (2) docks
- 1.3 miles to I-275

PRICE REDUCED



800 Kent Road Batavia, OH (Clermont County)

- 31,200 total SF on 6.41 acres
- (3) dock doors and (1) drive-in door
- 13.5' - 15.5' clearance height

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



6142 Centre Park Drive West Chester, OH (Butler County)

- 31,000 total SF available for lease
- 3,500 SF office; 27,500 SF warehouse
- Clearance height 14'-18'



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

PRICE REDUCED



5601 Montgomery Road Cincinnati, OH (Hamilton County)

- 27,000 total SF available
- (3) drive-in doors; (3) apartments
- Great redevelopment opportunity

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

INVESTMENT OPPORTUNITY



Brooklyn Business Park Milford, OH (Clermont County)

- 26,400 total SF (3 buildings - 8,800 SF each)
- 2,400-8,800 SF available for lease
- Motivated Owner

PRICE REDUCED TO \$1,500,000



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 - .01 mile to I-75

For more information,
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Industrial Listings

PRICE REDUCED



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



500 Kent Road Batavia, OH (Clermont County)

- 20,870 total SF on 22+ acres
- Great visibility on State Route 32
- All utilities

SELLER OPEN TO BEST OFFER



4040 Rev Drive St. Bernard, OH (Hamilton County)

- 20,240 total SF
- GREAT highway visibility - .01 mile to I-75
- (4) truck docks and (1) drive-in door



2810 Highland Avenue Cincinnati, OH (Hamilton County)

- 20,000 total SF (divisible)
- (2) dock doors and (2) drive-in doors



Crowne Point Sharonville, OH (Hamilton County)

- 4,000-20,000 SF available
- Single story office or office warehouse
- Easy access to I-75, I-275 and I-71

PRICE REDUCED



1004 Seabrook Way Amelia, OH (Clermont County)

- 18,921 total SF available for sale or lease
- 7.2 acres
- (5) docks and (2) drive-in doors

NO EARNINGS TAX



11658 Baen Road Cincinnati, OH (Hamilton County)

- 17,800 SF available for sale or lease
- (1) dock and (1) drive-in door
- 2.34 acres

PRICE REDUCED



12115 Ellington Court Cincinnati, OH (Hamilton County)

- 16,000 total SF
- Sycamore Township - No Earnings Tax
- Building in excellent condition
- Less than 5 minutes to I-275 & I-71



4247 Grissom Drive Batavia, OH (Clermont County)

- 15,600 SF first class facility on 3.68 acres
- 5,202 SF office and 10,398 SF warehouse
- (2) drive-in doors and a dock door

Available Land (continued)

2450 Crescentville Road **West Chester**

5.6 Acres

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)

NEW LISTING

Excello Court, Butler County

4 Acres

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

Successful Real Estate Solutions



- 4761 Creek Road** Blue Ash, OH (Hamilton County)
- 15,034 total SF
 - Interior finish to suit
 - Excellent redevelopment opportunity

OFFICE/RETAIL/SHOWROOM/WAREHOUSE



- 945 W. North Bend Road** Cincinnati, OH (Hamilton County)
- 15,000 total SF
 - 81,620 cars per day
 - Former restaurant and office building



- 2028 Radcliff Drive** Cincinnati, OH (Hamilton County)
- 15,000 SF available for lease
 - Fully heated/air conditioned
 - Fenced in yard



- 3200 Profit Drive** Fairfield, OH (Butler County)
- 13,772 total SF available for sale or lease
 - Two drive-in doors and one dock door
 - 1.2990 acres



- 2647 Morgan Lane** Hamilton, OH (Butler County)
- 12,060 total SF available for sale or lease
 - (2) docks and (1) large drive-in
 - 17'-19' ceilings.

MAKE OFFER



- 4684 Industry Drive** Fairfield, OH (Butler County)
- 12,000 total SF (3 units)
 - 6,000 SF available for lease (unit A)
 - (2) drive-in doors (20' x 14')



- 205 Castleberry Court** Milford, OH (Clermont County)
- 12,000 total SF on 1.821 acres
 - 20'-22' clearance height
 - 1/4 mile to I-275 at SR 28

MAKE OFFER



- 4713 Industry Drive** Fairfield, OH (Butler County)
- 12,000 total SF (7 units)
 - 2,400 SF available



- 1018 Seabrook Way** Cincinnati, OH (Clermont County)
- 11,700 total SF available for lease
 - Dock door with leveler
 - 14' drive-in door



- 2727 Moraine Way** Batavia, OH (Clermont County)
- 11,520 SF on 11.701 acres
 - Alarm system
 - Great redevelopment site

**For more information,
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Industrial Listings



850 E. Ross *St. Bernard, OH (Hamilton County)*

- 11,500 total SF available for lease
- (1) dock and (1) drive-in door
- Alarm system



417 Northland Blvd. *Forest Park, OH (Butler County)*

- 11,500 total SF available for sale or lease
- Office space: 1,240 SF; Lab space: 6,383 SF
- 80% air conditioned



55 Tech View Drive *Cincinnati, OH (Hamilton County)*

- 11,300 total SF for lease
- 5,000 SF office; 10 private offices
- Visibility from I-75

NEW LISTING



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

- 10,000 SF available
- Two 25 ton cranes
- Two drive-in doors 18' x 20'
- 40' clear height

PRICE REDUCED



170-180 Novner Drive *Woodlawn, OH (Hamilton County)*

- 9,877 total SF (divisible to 6,000 SF to lease)
- Great central location
- Dock and drive-in access



1118 Ferris Road *Amelia, OH (Clermont County)*

- 9,800 total SF (will divide)
- Dock or drive-in truck access
- 2.6 miles from I-275

NO EARNINGS TAX



7575 E. Kemper Road *Cincinnati, OH (Hamilton County)*

- 9,564 total SF on 2.058 acres
- Open showroom
- Excellent location - between I-71 & I-75



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

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



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

- 1,760-8,000 SF available
- Spaces built-to-suit
- Exterior signage



571 Northland Blvd. *Forest Park, OH (Hamilton County)*

- 7,500 total SF available for sale or lease
- 100% HVAC
- (1) dock door and (1) drive-in door

Successful Real Estate Solutions



11445 Rockfield Ct. Sharonville, OH (Hamilton County)

- 7,500 total SF available for sale or lease
- Fenced yard
- Easy access to I-275 & I-75



Crowne Point, 2479 Crowne Point Drive

Sharonville, OH (Hamilton County)

- 7,255 SF office/warehouse condominium
- Easy access to I-75, I-275 and I-71



3616 Weldon Drive Mason, OH (Warren County)

- 7,250 total SF available for lease
- New construction
- 19.7' clearance



870 E. Crescentville Road Cincinnati, OH (Butler County)

- 7,090 total SF
- 2,700 SF office area
- (1) dock and (1) drive-in door



TechView Center Cincinnati, OH (Hamilton County)

- 3,500-7,000 SF available
- Interiors to suit
- Dock and drive-in access

PRICE REDUCED



2020 Stapleton Ct. Cincinnati, OH (Hamilton County)

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



4380 Marburg Ave. Cincinnati, OH (Hamilton County)

- 6,500 SF available for lease
- Dock and drive-in access
- Great central location



415 Northland Blvd. Forest Park, OH (Hamilton County)

- 5,500 SF available; 1,271 SF office area
- (1) drive-in door



150 Industrial Drive Franklin, OH (Warren County)

- 5,250 SF available for lease
- State of the art office
- Great access to Cincinnati & Dayton markets



9025 Goldpark Drive Hamilton, OH (Butler County)

- 5,190 SF available for sale or lease
- Dock and drive-in access

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Industrial

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 INVESTMENT LISTING



645 N. Wayne Ave. Cincinnati, OH (Hamilton County)

- 5,140 total SF
- Tenant - KOI Auto Parts
- 11% CAP Rate



10800 Reading Road, Unit D

Evendale, OH (Hamilton County)

- 5,000 SF available
- 780 SF office/showroom
- Dock high hydraulic lift

PRICE REDUCED



7630 Production Drive Cincinnati, OH (Hamilton County)

- 5,000 total SF for sale
- 1,400 SF office, recently remodeled
- 7,500 SF fenced yard
- Drive-in door

NEW LISTING



5183 Duff Drive Cincinnati, OH (Butler County)

- 4,800 total SF available for lease
- (5) 12'x 14' drive-in doors
- Drive through access
- Front and rear parking lots



2974 P.G. Graves Lane Evendale, OH (Hamilton County)

- 4,680 total SF building available for sale
- 1,123 SF office; 3,557 SF warehouse
- Excellent location



2964 P.G. Graves Lane Evendale, OH (Hamilton County)

- 4,675 total SF available for sale or lease
- 675 SF office
- One dock
- 10' - 15' ceiling height

PRICE REDUCED



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

- 4,200 total SF available for sale or lease
- 400 SF office; 400 SF storage/warehouse; 3,400 SF retail/showroom
- Newly remodeled

NEW LISTING



3032 Reading Road Cincinnati, OH (Hamilton County)

- 4,100 total SF plus basement
- Fenced lot
- Dock door access in rear

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
8 buildings	2 buildings	11 buildings	4 buildings	6 buildings	1 building
3,875,064 SF	2,299,405 SF	4,469,660 SF	1,355,292 SF	2,189,791 SF	234,400 SF