



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



PRICE REDUCED



NEW LISTING



- 211 Walnut Street** Lebanon, OH (Warren County)
- 80,250 total SF plus a 4,000 SF maintenance bldg.
 - 5,692 SF office
 - 3 drive-in doors, 1 dock, and 4 bays
 - 4 cranes, 5-20 tons

- 7685 SR 48** Maineville, OH (Warren County)
- 45,857 total SF on 7 acres
 - Four (4) docks and six (6) drive-in doors
 - 4 miles to I-71

- 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

- 1004 Seabrook Way** Amelia, OH (Clermont County)
- 18,921 total SF on 7.2 acres
 - (5) docks and (2) drive-in doors

- 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
 - Dock door and (2) drive-in doors

- 205 Castleberry Court** Milford, OH (Clermont County)
- 12,000 total SF on 1.821 acres
 - 3,000 SF office and 9,000 SF warehouse
 - 1/4 mile to I-275 at SR 28

- 1118 Ferris Road** Amelia, OH (Clermont County)
- 9,800 total SF on 1+ acres
 - 7,250 SF office and 2,559 SF warehouse
 - 2.6 miles from I-275

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
10 buildings	3 buildings	8 buildings	3 buildings	8 buildings	2 buildings
3,573,585 SF	2,408,471 SF	2,676,629 SF	1,155,292 SF	2,809,154 SF	502,925 SF

Everest Industrial Listings

Fourth Quarter 2009

SUCCESSFUL REAL ESTATE SOLUTIONS

Industrial

NO EARNINGS TAX



- 8485 Broadwell Road, Anderson Twp.**
(Hamilton County)
- 432,429 total SF (will divide)
 - 118,633 SF office
 - 313,796 SF manufacturing/warehouse
 - 24 acre complex with adjoining 50 acres for sale
 - No Earnings Tax!

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
 - 14 dock doors w/levelers & 1 drive-in door



- 3001-3005 E. Kemper Rd., Sharonville**
(Hamilton County)
- 170,107 SF available (will divide)
 - 25,000 SF office & 145,107 SF whse.
 - 18 dock doors and 1 drive-in door
 - Below market rates!

NEW LISTING



- 1780 Dreman Ave. & 1781 Weber St.**
Cincinnati (Hamilton County)
- 165,000 SF manufacturing/distribution space
 - Heavy, well distributed electric
 - 17 docks in 4 locations
 - Eight 2-3 ton cranes



- 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

NO RENT UNTIL 2010



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



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

FREE RENT - UP TO 6 MONTHS



Cornell Office Warehouse Park
Blue Ash, OH (Hamilton County)

- 2,400-31,000 SF available
- Excellent Blue Ash location



1767 Elmore Street *Cincinnati, OH (Hamilton County)*

- 29,469 total SF
- Three cranes (3, 5, and 10 tons)
- Drive-thru capacity

REDEVELOPMENT OPPORTUNITY IN CITY



5601 Montgomery Rd. *Cincinnati, OH (Hamilton County)*

- 27,000 SF mixed use building for sale
- Three drive-in doors
- 3 apartments
- Make offer!

DRASTICALLY REDUCED!



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

- 26,735 total SF on 3 acres
- For sale or lease
- 5 drive-in doors



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

- 3 Buildings Available:
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

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!

NEW LISTING - FREEZER/COOLER/PROCESSING



1045 Township Street *Cincinnati, OH (Hamilton County)*

- 20,162 total SF
- Freeze space, cooler space, smoke house, cutting room, and locker room
- Transferable Federal Establishment number



4761 Creek Road *Blue Ash, OH (Hamilton County)*

- 15,034 total SF
- Located in the heart of Blue Ash Business District
- Excellent redevelopment opportunity

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

**4370 Port Union Road
West Chester**
Two 4 Acre Parcels
No earnings tax!

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

**Champion Business Center
Sharonville**
3.56 Acres

Successful Real Estate Solutions



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

- 1,500-8,000 SF available
- Spaces built-to-suit
- Exterior signage

OFFICE/SHOWROOM/WAREHOUSE



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

- 9,564 total SF on 2.058 acres
- No earnings tax!

25+ ACRES



4821 Rockdale Road *Lemon Twp., OH (Butler County)*

- 100,000 SF (divisible) Mfg./Warehouse/Distribution Space
- Open spans of 55 ft. and 105 ft.
- Fenced outside storage

PRICE REDUCED - MAKE OFFER



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

BUILD-TO-SUIT



Interstate Business Center *Fairfield, OH (Butler County)*

- 44,000 SF - class "A" flex building
- 12,000 SF available
- Dock doors and drive-in doors



3210 S. Main Street *Middletown, OH (Butler County)*

- 26,000 SF building on 2.224 acres available for sale
- Heavy electrical power
- Make offer!



517 Commercial Drive *Fairfield, OH (Butler County)*

- 13,970 SF available
- 3,276 SF office
- USDA Food Processing Plant
- Freon system



800 Kent Road *Batavia, OH (Clermont County)*

- 31,200 total SF available on 6.41 acres
- 4,170 SF office area; 27,030 SF warehouse/manufacturing
- 2 miles to I-275



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

- 22,920 total SF available
- 3,846 SF office area
- 1 mile to I-275



500 Kent Road *Batavia, OH (Clermont County)*

- 20,870 total SF on 22+ acres
- 7,000 SF office area
- Great visibility on State Route 32
- Sale pending!

**For more information,
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Available Land (continued)

**1533 Cincinnati Batavia Pike
Batavia**
3.52 Acres

**Mason Commerce Center
Mason**
2.79 Acres

US 27, Campbell, KY
2.5 Acres

**6500 Glenway Avenue,
Cincinnati**
2 Acres
New Listing!

Weldon Drive, Mason
2 Acres
\$65,000/acre - Enterprise Zone!

**13192 Service Road
Walton, KY**
1.0282 Acres