SUCCESSFUL REAL ESTATE SOLUTIONS

Everest Industrial Listings

Fourth 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

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

11306-11336 Tamarco Drive, Blue Ash

(Hamilton County)

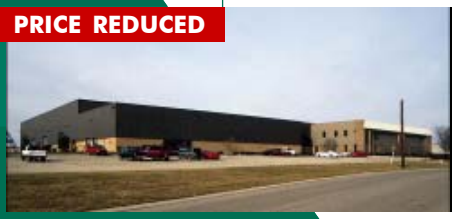
- 112,500 total SF
- 8,761 SF building available (1,000 SF office)
- 8,398 SF building available (1,000 SF office)
- Completely renovated
- Freestanding buildings

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

PRICE REDUCED



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

The Industrial Team at The Everest Group is composed of four 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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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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Industrial Listings

NEW LISTING

715 Riverside Drive *Loveland, OH (Hamilton County)*
- 70,448 total SF (will divide)
- 3,540 SF office
- Heavy electric

NEW LISTING

2181 Grand Avenue *Cincinnati, OH (Hamilton County)*
- 63,715 total SF on 27+ acres
- 12,750 SF office; 50,965 SF warehouse/manufacturing
- Crane capacity

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

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

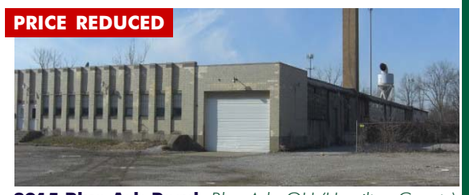
1020-1050 Mehring Way *Cincinnati, OH (Hamilton County)*
- 37,775 total SF (3 warehouses)
- Drive-ins and docks
- All three warehouses can be combined or leased separately

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

PRICE REDUCED



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

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

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
- Reduced to $750,000

Cornell Office Warehouse Park
Blue Ash, OH (Hamilton County)
- 2,400-31,000 SF available
- Excellent Blue Ash location
- Dock and drive-in

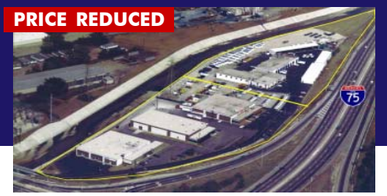
2531 Dixie Hwy. *Fairfield, OH (Butler County)*
- 30,727 total SF on 1.59 acres
- Income of $84,000/year until January 2012
- Sale price: $725,000

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

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

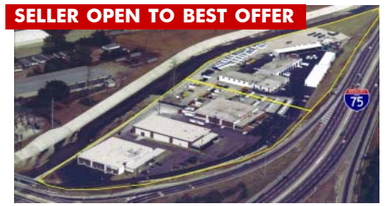


4100 Rev Drive *St. Bernard, OH (Hamilton County)*
- 25,312 SF - main building; 4,063 SF - warehouse 1; 3,125 SF - warehouse 2
- GREAT highway visibility/access

500 Kent Road *Batavia, OH (Clermont County)*
- 20,870 total SF on 22+ acres
- 7,000 SF office
- Great visibility on State Route 32

675 Wilmer Ave. *Mt. Lookout, OH (Hamilton County)*
- 20,279 total SF available for lease
- 3,992 SF office
- Dock and drive-in door

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

PRICES REDUCED

2810 Highland Ave. *Cincinnati, OH (Hamilton County)*
- 20,000 total SF available for sale or lease (divisible)
- (2) dock doors and (2) drive-in doors

Crowne Point *Sharonville, OH (Hamilton County)*
- 4,000-19,899 SF available
- Docks and drive-in doors
- Easy access to I-75, I-275 and I-71

5101 Creek Road *Blue Ash, OH (Hamilton County)*
- 18,714 total SF
- 3,554 SF of office
- Completely renovated in 2005

155 Novner Drive *Cincinnati, OH (Hamilton County)*
- 17,570 total SF
- 3,000 SF office; 14,570 SF warehouse
- 16'-18' clearance
- (2) docks

NEW LISTING

90-110 Novner Drive *Woodlawn, OH (Hamilton County)*
- 16,380 total SF (900 +/- SF office)
- 14' clearance height
- (2) docks and (2) drive-in doors
- Lease rate $2.00 PSF NNN for 1st year

Chappell Crossing *West Chester, OH (Butler County)*
- 5,600-16,000 SF available
- Dock doors
- 100% HVAC

PRICE REDUCED - BANK OWNED

11355 Sebring Drive *Cincinnati, OH (Hamilton County)*
- 15,560 total SF
- 3,525 SF office
- (1) drive-in door and (1) truck dock

100 Commerce Blvd. *Loveland, OH (Hamilton County)*
- 15,500 SF available for lease
- 2.378 acres
- (2) drive-in doors and (5) docks

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

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

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

NEW LISTING

50-60 Novner Drive *Woodlawn, OH (Hamilton County)*
- 13,770 total SF (1,200-2,500 SF office)
- Dock and drive-in doors
- 14' ceiling clearance
- Lease rate: $2.00 PSF NNN for 1st year

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

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

NEW LISTING

4325 Mulhauser Road *Fairfield, OH (Butler County)*
- 12,800 SF available for lease
- Class "A" office/warehouse space
- (2) docks

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

5158 Kieley Place *St. Bernard, OH (Hamilton County)*
- 3,000-12,000 SF warehouse available
- Ramp and truck dock
- Just off the Norwood Lateral

MAKE OFFER

4777 Industry Drive *Fairfield, OH (Hamilton County)*
- 12,000 total SF; 6,000 SF available for lease
- $39,000 tenant income
- (7) drive-in doors

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

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NEW LISTING

11444 Rockfield Ct. *Sharonville, OH (Hamilton County)*
- 11,000 total SF on 1.6 acres (3,500 SF office)
- (3) docks and (1) drive-in
- 1/2 mile to I-275

4404 Hamilton Cleves Road *Hamilton, OH (Butler County)*
- 10,750 SF available for lease
- (5) docks
- 22'-26' ceiling height

NEW LISTING

70-80 Novner Dr. *Woodlawn, OH (Hamilton County)*
- 10,000 SF available for sale or lease
- Office to suit
- (3) dock doors
- Lease rate: $2.00/SF NNN for 1st year

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

NEW LISTING

120-130 Novner Dr. *Woodlawn, OH (Hamilton County)*
- 10,000 SF available for sale or lease
- Dock door and drive-in door
- Lease rate: $2.00/SF NNN for 1st year

Corporate Woods *Blue Ash, OH (Hamilton County)*
- 1,760-10,000 SF available for lease
- Spaces built-to-suit
- Excellent interior finishes

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

Successful Real Estate Solutions

11264-11270 Grooms Rd. *Blue Ash, OH (Hamilton County)*
- 8,500 SF office/warehouse
- M-2 zoning
- Dock and drive-in access

11630 Rockfield Ct. *Sharonville, OH (Hamilton County)*
- 8,000 SF available for lease
- 2,684 SF office
- 2.098 acres

PRICE REDUCED

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

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

NEW LISTING

584 Northland Blvd. *Forest Park, OH (Hamilton County)*
- 7,500 SF office/warehouse available for lease
- Freestanding building
- Dock and drive-in door
- 14' clearance height

561 Northland Blvd. *Cincinnati, OH (Hamilton County)*
- 7,500 SF available for sale or lease
- 100% HVAC
- (2) drive-in doors and (2) docks

3616 Weldon Dr. *Mason, OH (Warren County)*
- 7,250 SF available for lease
- New construction
- Drive-in door and dock

2 Standen Drive *Hamilton OH (Butler County)*
- 6,600 SF available for lease
- 1,500 SF office; 5,100 SF warehouse
- Dock door and drive-in door
- .89 acres

PRICE REDUCED

415 Northland Blvd. *Cincinnati, OH (Hamilton County)*
- 5,500 SF available for sale or lease
- 1,271 SF office area
- (1) drive-in door

PRICE REDUCED

150 Industrial Drive *Franklin, OH (Warren County)*
- 5,250 SF available for sale or lease
- 2,265 SF office area
- State of the art office
- 1.5 acres

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COMMERCIAL REAL ESTATE SERVICES

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Industrial

3223 Profit Drive *Fairfield, OH (Butler County)*
- 5,000 total SF available for lease
- 1,200 SF office
- Yard storage
- (1) dock and (2) drive-in doors
- Good access to I-275

TechView Center *Cincinnati, OH (Hamilton County)*
- 5,000 SF available for lease with 1,000 SF office
- 3,700 SF available for lease with 2,700 SF office
- Dock and drive-in access
- Interiors to suit
- Easy access and visibility to I-75

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)

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

Bulk Warehouse Availability by County

Butler	Clermont	Hamilton	Warren	Boone	Kenton
10 buildings	3 buildings	12 buildings	4 buildings	6 buildings	1 building
3,408,723 SF	2,245,410 SF	3,697,720 SF	1,415,886 SF	1,865,542 SF	234,400 SF