

Everest Industrial Listings

Fourth Quarter 2011

Industrial

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.

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



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

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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,
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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

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

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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



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



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



- 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

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



- 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



- 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



- 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

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



- 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

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- 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



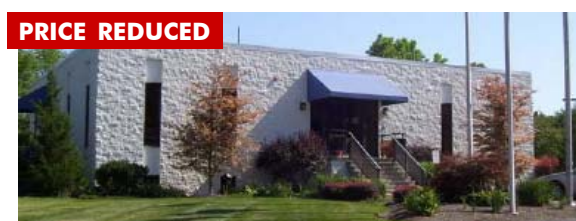
- 2 Standen Drive** Hamilton OH (Butler County)
- 6,600 SF available for lease
 - 1,500 SF office; 5,100 SF warehouse
 - Dock door and drive-in door
 - .89 acres

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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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 3,408,723 SF	3 buildings 2,245,410 SF	12 buildings 3,697,720 SF	4 buildings 1,415,886 SF	6 buildings 1,865,542 SF	1 building 234,400 SF