






## AVAILABLE INDUSTRIAL PROPERTY LIST

ADDRESS	AVAILABLE SF ----- DIVISIBLE	OFFICE SF	TOTAL BLDG SF	DOCKS	DRIVE-IN'S	CLEAR HEIGHT	SALE PRICE	LEASE RATE \$PSF	OPER EXP \$PSF	AGENT(S)	COMMENTS
2101-2301 Kemper Road, East Gateway 75 Sharonville, Oh 45241 Hamilton County	971,770 ----- Divisible to 160,000 SF	11,907	1,069,000	52	2	27'	N/A	\$2.15 NNN	\$0.73	Si Pitstick Josh Young	4% commission to leasing agent 2007 utilities = \$0.38/SF
1073-1081 Aviation Boulevard Airpark International DC #1, #2 Hebron, KY 41048 Boone County	492,507 ----- Divisible to 87,853 SF	9,735	492,507	85	5	28'	N/A	\$2.25 NNN	\$0.80	Si Pitstick Josh Young	Owned & managed by 
8031 Golden Road Brookville, IN 47012 Franklin County	276,000 ----- Divisible	5,000	276,000	18	2	20' - 24'	\$4,150,000	\$1.95 NNN	N/A	Si Pitstick Josh Young	ESFR in 2/3 building. Highly secure building. Fiber optics, CAT 5E
3720 Langley Drive ProLogis Park 275 #4 Hebron, KY 41048 Boone County	262,646 ----- Divisible to 92,500 SF	BTS	414,094	39	2	32'	N/A	\$2.75 NNN	\$0.72	Si Pitstick Josh Young	Owned & managed by 
4225 Curliss Lane Batavia, OH 45103 Clermont County	253,566 ----- Not Divisible	10,286	253,566	24	6	24' - 41'	\$3,990,000	N/A	N/A	Si Pitstick Josh Young	<b>PRICE REDUCED</b> Rail Served Heavy Power
5121 Fishwick Drive Cincinnati, OH 45216 Hamilton County	210,000 ----- Divisible to 100,000 SF	19,000±	210,000	38	1	14' 8" - 20' 8"	\$3,700,000	\$2.50 NNN (1st floor and office space) \$1.25 NNN (2nd floor warehouse)	\$ 0.38 + CAM	Si Pitstick Josh Young	Heavy Power Highway Signage Located in an Improvement Zone
1242 Aviation Boulevard Airpark International DC #5 Hebron, KY 41048 Boone County	198,000 ----- Divisible to	BTS	396,000	45	1	32'	N/A	\$2.50 NNN	\$0.80	Si Pitstick Josh Young	<b>NEW LISTING</b> Owned & managed by 
11910 Enterprise Avenue Sharonville, OH 45241 Hamilton County	132,463 ----- Divisible to 44,421 SF	5,300	132,463	3	2	13'3" - 15'5"	\$2,375,000	N/A	N/A	Si Pitstick Josh Young	Three 44,000± SF buildings and excess acreage available. Can be purchased together or in parts.

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200 Northpointe Drive Fairfield, OH 45014 <b>Butler County</b>	125,463 ----- Not Divisible	1,600	125,463	8	2	22' - 25'	\$3,200,000	\$2.50 NNN	\$0.57	Si Pitstick Josh Young	Haz-Mat Room
5 Floridian Drive A Erlanger, KY 41018 <b>Kenton County</b>	114,900 ----- Not Divisible	3,400	114,900	7	1	24'	\$2,250,000	\$2.65	\$0.27 + CAM	Si Pitstick Josh Young	<b>NEW LISTING</b>
600 Township Avenue Cincinnati, OH 45216 <b>Hamilton County</b>	110,000 ----- Divisible - Call Agent	8,600	110,000	7	3	10' - 22'	\$795,000	\$2.50 MG	Est. \$0.50	Paul Schmerge	Dry sprinkler system 5 acres
7435 Industrial Road Florence, KY 41042 <b>Boone County</b>	107,806 ----- Not Divisible	6,166	107,806	8	3	16'2"	\$2,200,000	\$2.20 NNN	\$0.38 + CAM	Si Pitstick Josh Young	<b>PRICE REDUCED</b> Crane Served Heavy Power w/Buss Ducts
1 Kohnle Drive Miamisburg, OH 45342 <b>Montgomery County</b>	91,780 ----- Not Divisible	10,030	91,780	8	2	16' - 22'	\$1,600,000	N/A	N/A	Paul Schmerge	<b>NEW LISTING</b> Heavy Power
1135-1147 Aviation Boulevard Airpark International DC #4 Hebron, KY 41048 <b>Boone County</b>	80,000 ----- Divisible to 32,000 SF	5,520	136,000	31	2	24'	N/A	\$2.50 NNN	\$0.79	Si Pitstick Josh Young	Owned & managed by 
4663 Dues Drive West Chester Township, OH 45246 <b>Butler County</b>	73,198 ----- Divisible to 33,000 SF	BTS	179,452	6	1	22'	N/A	\$1.50 NNN	\$0.76	Si Pitstick Josh Young	Rail Served No Earnings Tax
2314 Iowa Avenue Cincinnati, OH 45206 <b>Hamilton County</b>	65,664 ----- Divisible	3,745	65,664	4	0	12' - 15'	\$650,000	\$1.50 NNN	Taxes \$0.25	Paul Schmerge	<b>PRICE REDUCED</b> Docks on 2 levels Drive-in available
10930 Deerfield Road Blue Ash, OH 45242 <b>Hamilton County</b>	61,177 ----- Divisible to 21,000 SF	10,000±	61,177	8	0	16' - 18'	\$1,195,000	\$2.25 NNN	Taxes \$1.00	Paul Schmerge Joe Chickey	

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605 N. Wayne Avenue Lockland, OH 45215 Hamilton County	55,521 ----- Not Divisible	7,425	116,000	12	1	21'	\$2,250,000	\$1.50 NNN	\$0.57 + CAM	Si Pitstick Josh Young	<b>PRICE REDUCED</b> Has existing rental income
1115-1119 Aviation Boulevard Airpark International DC #3 Hebron, KY 41048 Boone County	55,400 ----- Divisible to 23,400 SF	2,300	264,000	12	2	28'	N/A	\$2.95 NNN	\$0.80	Si Pitstick Josh Young	<b>NEW LISTING</b> Owned & managed by 
1631 Sherman Avenue Norwood, OH 45212 Hamilton County	46,000 ----- Not Divisible	25,250 (rink)	46,000	0	1	9' - 13' 9"	\$1,200,000	N/A	N/A	Paul Schmerge	Fun Factory Roller Rink
7944 Innovation Way Mason, OH 45040 Warren County	40,193 ----- Not Divisible	8,000	40,193	2	4	23' - 24'	\$2,975,000	\$7.75 NNN	N/A	Si Pitstick Josh Young	<b>PRICE REDUCED</b> Office/Warehouse/Showroom Highway visibility
5803 Mariemont Avenue Cincinnati, OH 45227 Hamilton County	33,925 ----- Divisible to 17,000 SF	3,400	142,000	10	2	16' - 17'	\$2,300,000	\$2.25 - \$2.75 NNN	\$0	Si Pitstick Josh Young	20,625 SF bonus 2nd floor warehouse space Potential Investment Sale
11933 US Route 62 Macon, OH 45697 Brown County	31,828 ----- Not Divisible	1,828	31,828	0	6	28' - 32'	\$945,000	\$2.95 NNN	N/A	Si Pitstick Josh Young	<b>ASKING PRICE &amp; RENTAL RATE SIGNIFICANTLY REDUCED</b> Rail Served on 37± Acres at SR-32 and US-62
5210 Lester Avenue Cincinnati, OH 45213 Warren County	29,725 ----- Divisible - Call Agent	725	29,725	3	3	19'	N/A	\$2.50 NNN	\$0.75	Paul Schmerge	<b>RENTAL RATE SIGNIFICANTLY REDUCED</b>
136 Frogtown Road, East Walton, KY 41094 Boone County	28,000 ----- Divisible - Call Agent	7,000+	105,000	0	1	24'	N/A	\$3.00 MG (office) \$5.00 MG (warehouse)	N/A	Paul Schmerge	

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6255 Kilby Road Whitewater Township, OH 45030 Hamilton County	26,500 ----- 12,000	2,500	26,500 (2 buildings)	7	5	26'	N/A	\$3.50-\$3.75 (Warehouse) \$7.00 Gross (Office)	\$0.60	Paul Schmerge Joe Chickey	2006 Construction
8512, 8517, 8525 Reading Road Reading, OH 45215 Hamilton County	26,399 ----- Divisible - Call Agent	8,500	26,399 (2 buildings)	0	17	10.5' - 16'	\$2,200,000	\$7.50 Net	\$1.23 taxes/SF	Paul Schmerge	<b>PRICE REDUCED</b> Former McCluskey Chevrolet
9910 Charter Park Drive West Chester, OH 45069 Butler County	25,000 ----- Not Divisible	4,500	50,000	4	1	22' - 24'	N/A	\$3.40 NNN		Paul Schmerge Si Pitstick	
6831 Ashfield Drive Cincinnati, OH 45242 Hamilton County	23,696 ----- Divisible	19,696	23,696	1	0	9'	\$715,000	N/A	N/A	Paul Schmerge Joe Chickey	<b>PRICE REDUCED</b>
5514 Fair Lane Cincinnati, OH 45227 Hamilton County	23,326 ----- Not Divisible	1,500	23,326	3	0	Orig: 11' Addition: 17'- 20'	\$949,000	N/A	N/A	Paul Schmerge Joe Chickey	<b>NEW LISTING</b> Plant/Warehouse
8525 Reading Road Reading, OH 45215 Hamilton County	22,400 ----- No	8,000±	22,400	0	9	11' - 14'10"	\$1,550,000			Paul Schmerge	Former McCluskey Chevrolet Also available with 8512 and 8525 Reading Road
5229 Montgomery Road Norwood, OH 45212 Warren County	20,000 ----- Divisible to 6,000 SF	6,000	30,936	1	1	12'	N/A	\$2.75 NNN	N/A	Paul Schmerge	Good storage/contractor space
6262 Wiehe Road Golf Manor, OH 45237 Hamilton County	20,000 ----- Not Divisible	1,800±	20,000	4	0	12' - 15'	\$425,000	\$2.50 MG	N/A	Paul Schmerge	<b>PRICE REDUCED</b> <b>Make Offer</b>

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6222 Wiehe Road Golf Manor, OH 45237 Hamilton County	16,840 ----- Divisible - Call Agent	5,820	16,840	1 Dock Lift	0	10' - 12'	\$580,000	\$2.50 NNN	N/A	Paul Schmerge Joe Chickey	New office addition in 2003 Clean high-quality facility
6433 Wiehe Road Golf Manor, OH 45237 Hamilton County	16,750 ----- Not Divisible	1,378	16,750	1	1	10' - 14'	\$200,000	\$2.00 MG	N/A	Paul Schmerge	PRICE REDUCED Make Offer
6506 Castle Drive Mason, OH 45040 Warren County	12,000 ----- Not Divisible	1,000	12,000	2	1	18'	N/A	\$4.75 MG		Paul Schmerge Joe Chickey	NEW LISTING Heavy Power
68 Cummings Drive Walton, KY 41094 Boone County	10,800 ----- Not Divisible	1,200	10,800	0	2	16'	\$569,000	\$5.50 NNN		Paul Schmerge	PRICE REDUCED
3727 Jonlen Drive Fairfax, OH 45227 Hamilton County	10,200 ----- Not Divisible	2,200	10,200	0	4	16'	\$395,000	\$4.95 NNN	\$1.13 taxes	Paul Schmerge	PRICE REDUCED
914-916 Loveland Madeira Road Loveland, OH 45141 Hamilton County	10,000± ----- Not Divisible	750	10,000±	1	2	13'	\$330,000	N/A	NA	Paul Schmerge	PRICE REDUCED AGAIN Make Offer
1290 Aviation Boulevard Hebron, KY 41048 Butler County	10,000 ----- Not Divisible	1,700	10,000	2	1	20'	N/A	\$5.00 NNN	\$1.00 CAM	Joe Chickey	NEW LISTING
9663 Glades Drive Hamilton, OH 45011 Butler County	10,000 ----- Not Divisible	3,175	10,000	1	1	18'	\$479,000	\$4.75 NNN	NA	Joe Chickey Paul Schmerge	PRICE REDUCED AGAIN Make Offer

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7311 Vine Street Carthage, OH 45216 Hamilton County	8,764 ----- Not Divisible	6,662	8,764	0	1	11'	\$225,000	\$4.00 Net	\$0.11	Joe Chickey	
6310 Wiehe Road Golf Manor, OH 45237 Hamilton County	8,736 ----- Not Divisible	750 ±	8,736	1	2	13'	\$300,000	\$3.75 MG	N/A	Paul Schmerge	PRICE REDUCED
120 Moore Street West Harrison, IN 47060 Dearborn County	6,724 ----- Not Divisible	3,362	6,724	1	0	14'	\$325,000	\$3.50 NNN	NA	Joe Chickey Paul Schmerge	NEW LISTING
8517 Reading Road Reading, OH 45215 Hamilton County	3,999 ----- No	500±	3,999	0	8	10'6" - 15'	\$390,000			Paul Schmerge	NEW LISTING 6 doors but 8 service bays Also available with 8512 and 8525 Reading Road
7797 Beechmont Avenue Cincinnati, OH 45230 Hamilton County	3,200 ----- No	500±	3,200	0	5	13'4"	\$325,000	\$11.00 NNN	\$6,750/yr. taxes	Paul Schmerge	NEW LISTING Former car service garage. 5 service bays.
5628 Wooster Pike Cincinnati, OH 45227 Hamilton County	3,050 ----- Not Divisible	650	3,050	2*	0	9'9"	\$169,000	Negotiable	\$5,800/yr. taxes	Paul Schmerge	PRICE REDUCED *4800 SF warehouse burned down. Dock and floor remain. Corner lot.
1125 Edwards Road Elsmere, KY 41018 Kenton County	3,200 ----- Not Divisible	300	3,200	0	2	13'	\$375,000	N/A		Paul Schmerge	NEW LISTING Auto salvage facility.

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INDUSTRIAL LAND						
ADDRESS	TOTAL LAND AVAILABLE	DIVISIBLE	SALE PRICE	LEASE RATE \$PSF	AGENT(S)	COMMENTS
6600 Patricia Boulevard Goshen, OH 45122 Clermont County	66.7 Acres	No	\$450,000 (\$6,747 per acre)	N/A	Paul Schmerge	<b>NEW LISTING</b>
Yankee Road & Todhunter Road Middletown, OH 45044 Butler County	42.7 Acres	No	\$975,000 (\$22,834 per acre)	N/A	Paul Schmerge	<b>NEW LISTING</b> Near AK Steel/New Coke Plant Flat, usable land!!!
8700 Jacquemin Drive West Chester, OH 45069 Butler County	16.82 Acres	Yes	\$115,000 per acre	N/A	Si Pitstick Josh Young	Will do Build-to-Suit sales, lease or sell outright All utilities - pad ready
Innovation Business Park Innovation Way Mason, OH 45040 Warren County	16.051 Acres	No	\$963,060 (\$60,000 per acre)	BTS Lease Available	Si Pitstick Josh Young	Will do Build-to-Suit sales, lease or sell outright
Innovation Business Park Innovation Way Mason, OH 45040 Warren County	9.297 Acres	No	\$790,245 (\$85,000 per acre)	BTS Lease Available	Si Pitstick Josh Young	Will do Build-to-Suit sales, lease or sell outright
SR-747 Princeton-Glendale Road West Chester, OH 45069 Butler County	7.8± Acres	No	\$99,500 per acre	N/A	Si Pitstick Josh Young	<b>PRICE REDUCED</b> Will do Build-to-Suit sales, lease or sell outright
Innovation Business Park Innovation Way Mason, OH 45040 Warren County	2.764 Acres	No	\$179,660 (\$65,000 per acre)	BTS Lease Available	Si Pitstick Josh Young	Will do Build-to-Suit sales, lease or sell outright
South Cooper Avenue & Lock Street Lockland, OH 45215 Hamilton County	2.2 Acres	No	\$220,000 (\$93,498 per acre)	BTS Lease Available	Paul Schmerge	Will do Build-to-Suit sale or lease upto 40,000SF
8512 Reading Road Cincinnati, OH 45215 Clermont County	0.78 Acres	No	\$275,000	N/A	Paul Schmerge	<b>NEW LISTING</b> Zoned Business B Paved & Lighted Next to Skyline