



9695 HARRISON AVE.
HARRISON, OH 45030

AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

9695 HARRISON AVE.

HARRISON, OH 45030

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



PROPERTY HIGHLIGHTS



13,280 SqFt

- Located in Harrison Township minutes to I-74 at Dry Fork Rd interchange
- New construction with estimated completion date of Q4 2026 / Q1 2027
- Potential for surplus parking and/or outdoor storage
- Clear span building including 20'-22' ceiling heights with oversized drive-in doors (16'x14') with ability to add additional including truck dock
- Lease Rate: \$13.50/SF NNN + \$2.00/SqFt OpEx/CAM



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Total SqFt:	13,280
Warehouse SqFt:	12,000 (120'x100')
Office SqFt:	1,280 (40'x32')
Acreage:	2.00 acres
Clear Height:	20'-22'
Year Built:	2026
Type Construction:	Pre-Engineer Metal with 4' concrete wainscot with 6" concrete slab
Lighting:	LED's at 25 foot candle
Column Spacing:	Clear span
Dock door:	To Suit
Drive-in door:	Three (3) - 16'x14' and One (1) 10'x10' with motorized openers
Sprinkler:	None
Electrical Service:	120-208-volt/3-Phase/200+ amps.
Heat:	Natural gas-fired units heater
Roof:	Standing Seam Metal
Truck court:	Concrete
Parking Lot:	Seventeen (17) spaces and expandable
Outdoor Storage Area:	Up 0.5 acre of concrete and compacted gravel.
Restrooms:	One (1) in office and One (1) in warehouse
Hamilton County Parcel ID:	560-0050-0216-00

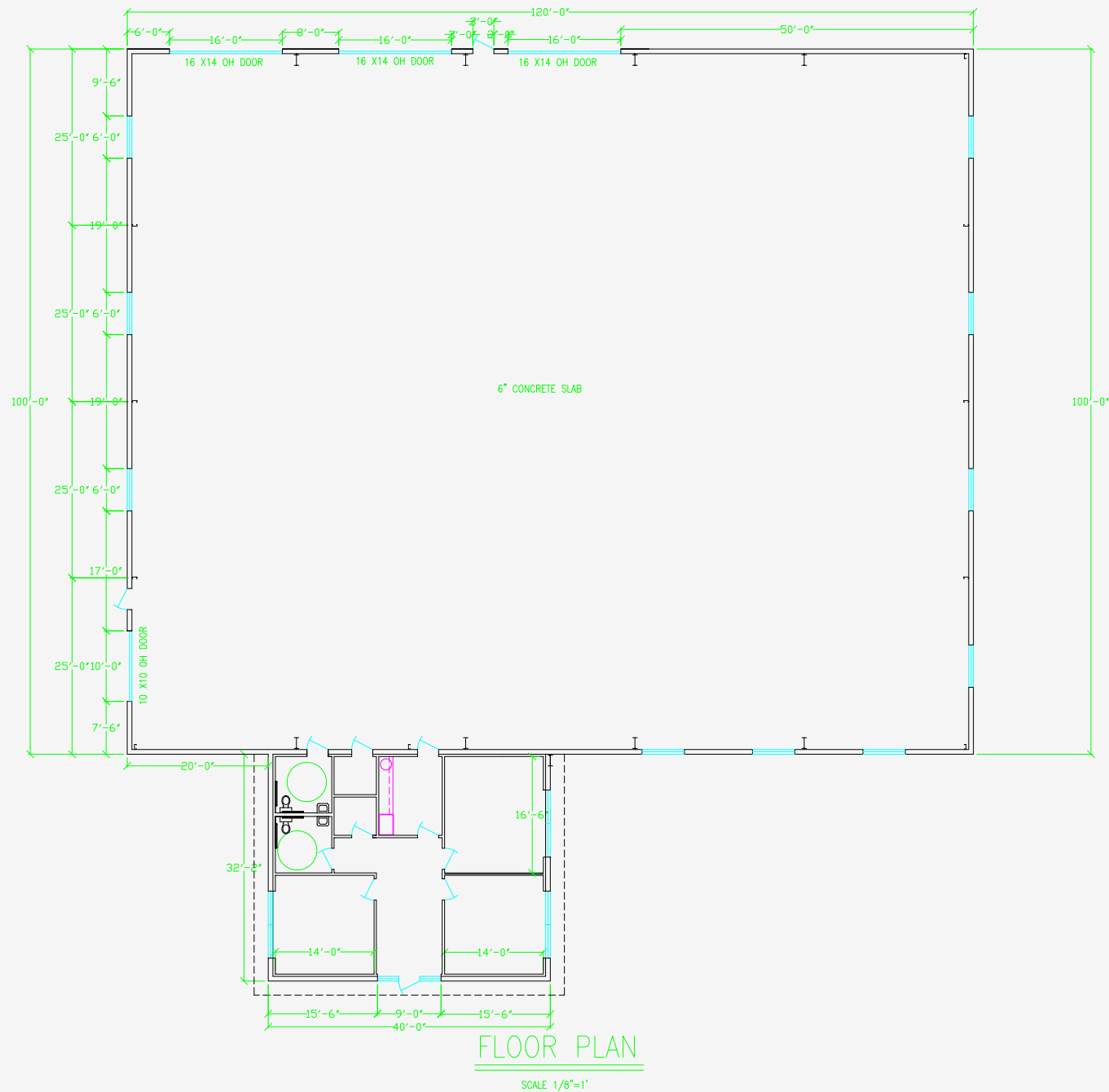
INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



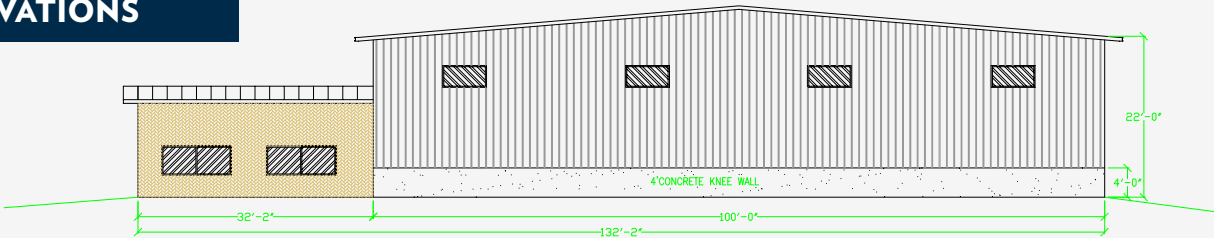
9695 HARRISON AVE.

HARRISON, OH 45030

FLOOR PLAN

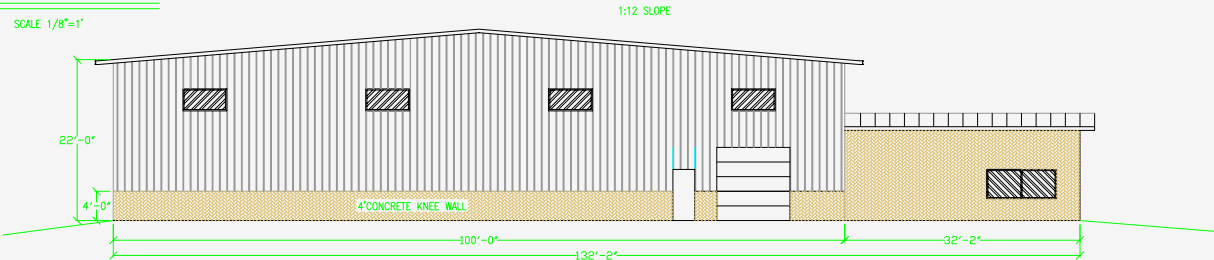


ELEVATIONS



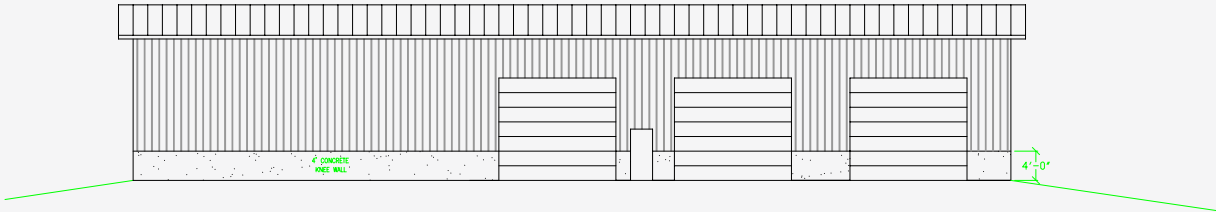
WEST ELEVATION

SCALE 1/8"=1'



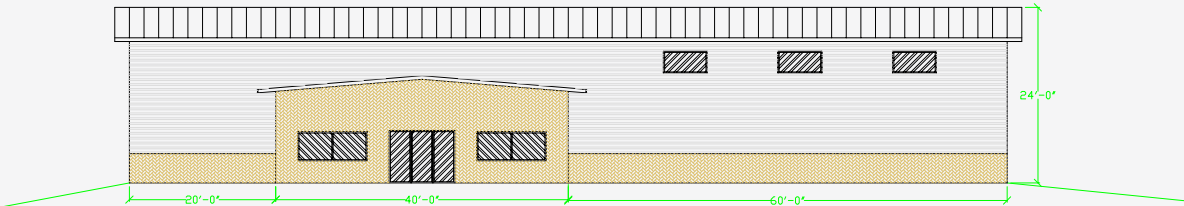
EAST ELEVATION

SCALE 1/8"=1'



SOUTH ELEVATION

SCALE 1/8"=1'



NORTH ELEVATION

SCALE 1/8"=1'

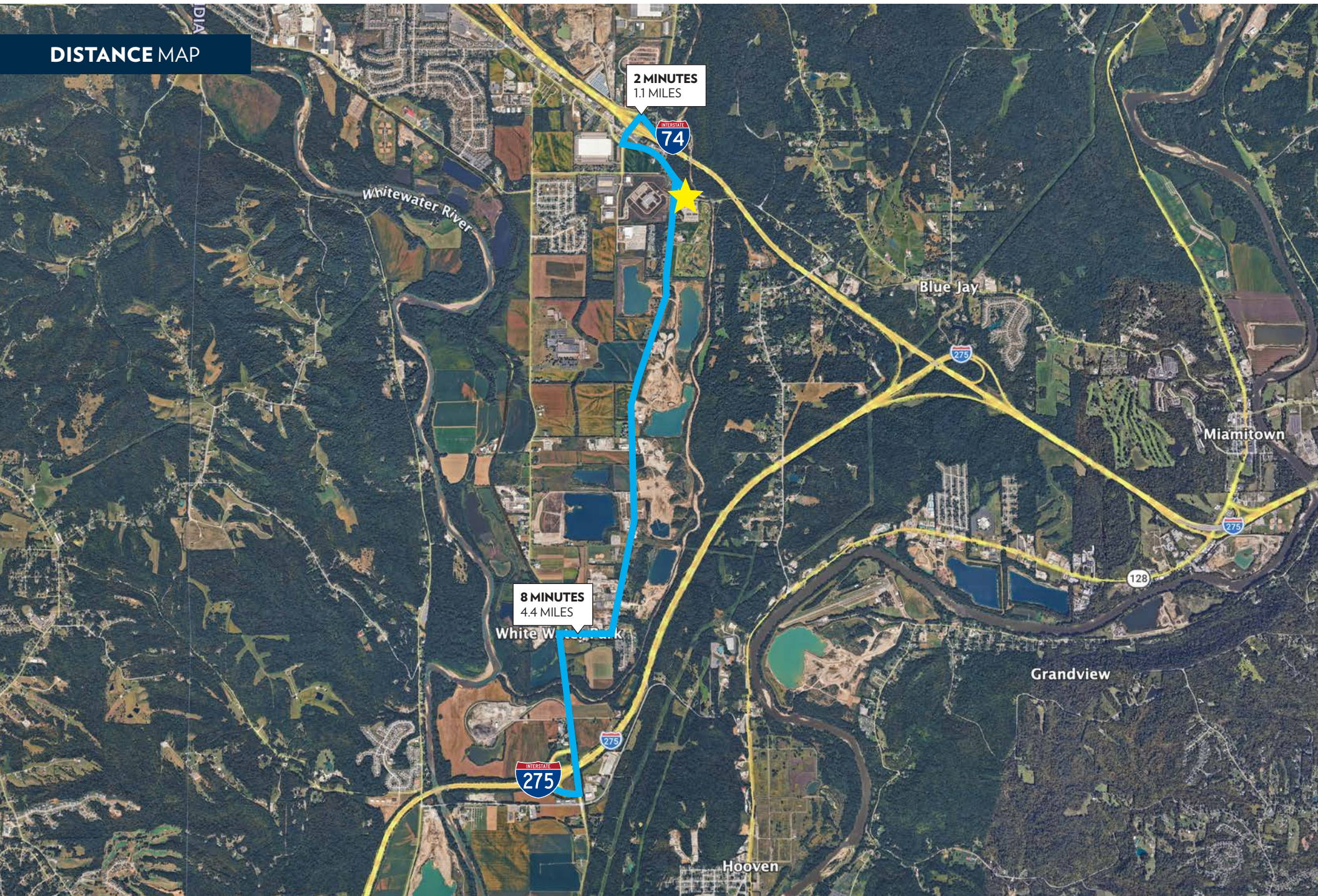
9695 HARRISON AVE.

HARRISON, OH 45030

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



DISTANCE MAP



9695 HARRISON AVE.
HARRISON, OH 45030

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

