

**INDUSTRIAL LAND | GROUND LEASE OR 207,433 SF BTS AVAILABLE**  
**10100 PROGRESS WAY | HARRISON, OH 45030**

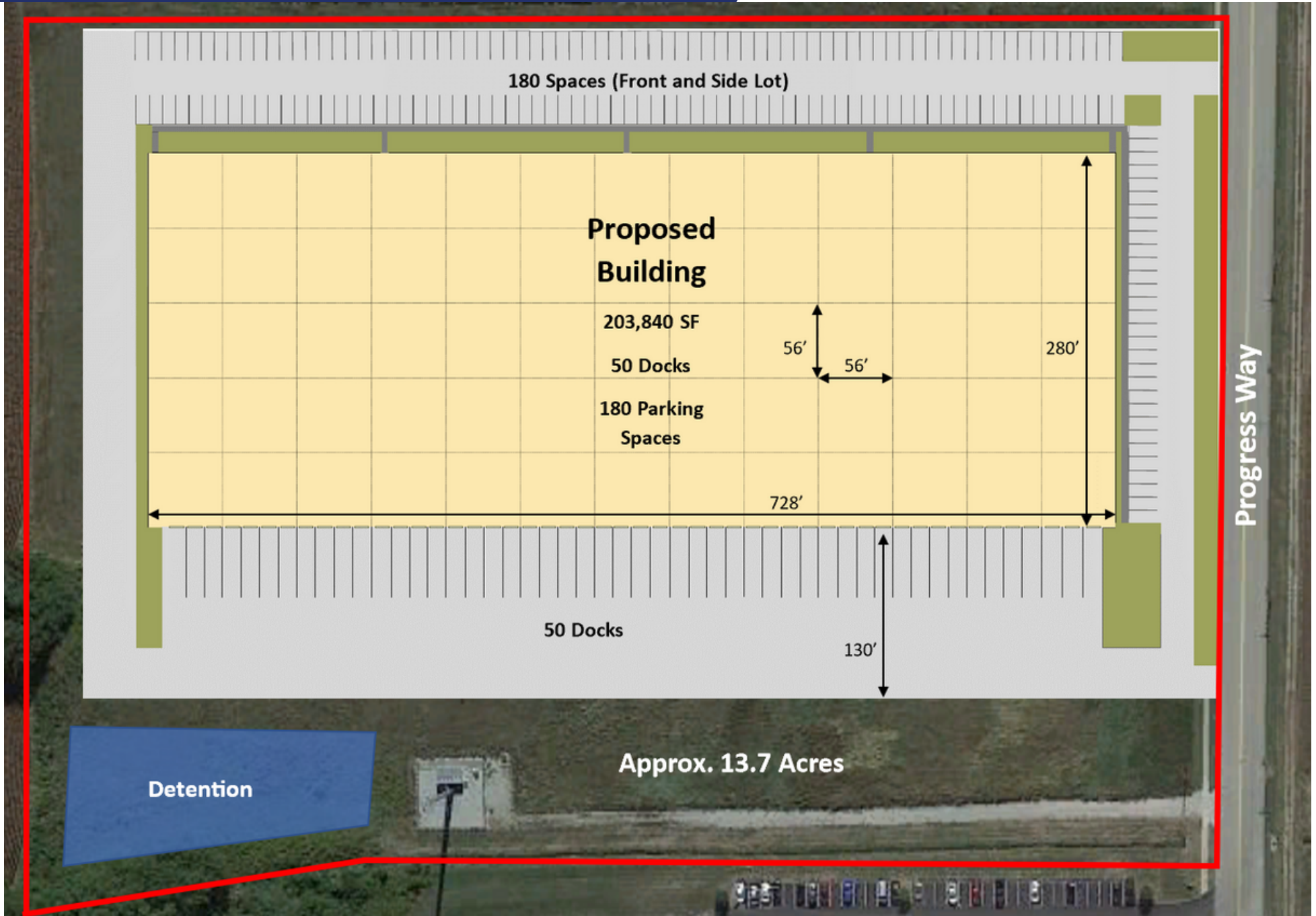


## HIGHLIGHTS

- 207,433 SF (Build To Suit)
- Divisible to +/- 35,000 SF boxes
- 13.7 Acres
- Light Industrial Use
- 200+ Parking Space
- 3 Acre Laydown Area
- Tilt-Up or precast construction
- 36' Clearance Height
- 56 x 56' Column Spacing
- 40+ Docks
- 2 Drive-Ins
- Located in the City of Harrison
- 1/2 mile from Interstate 74
- Site is shovel ready for construction
- Zoning: M-I Restricted Industrial



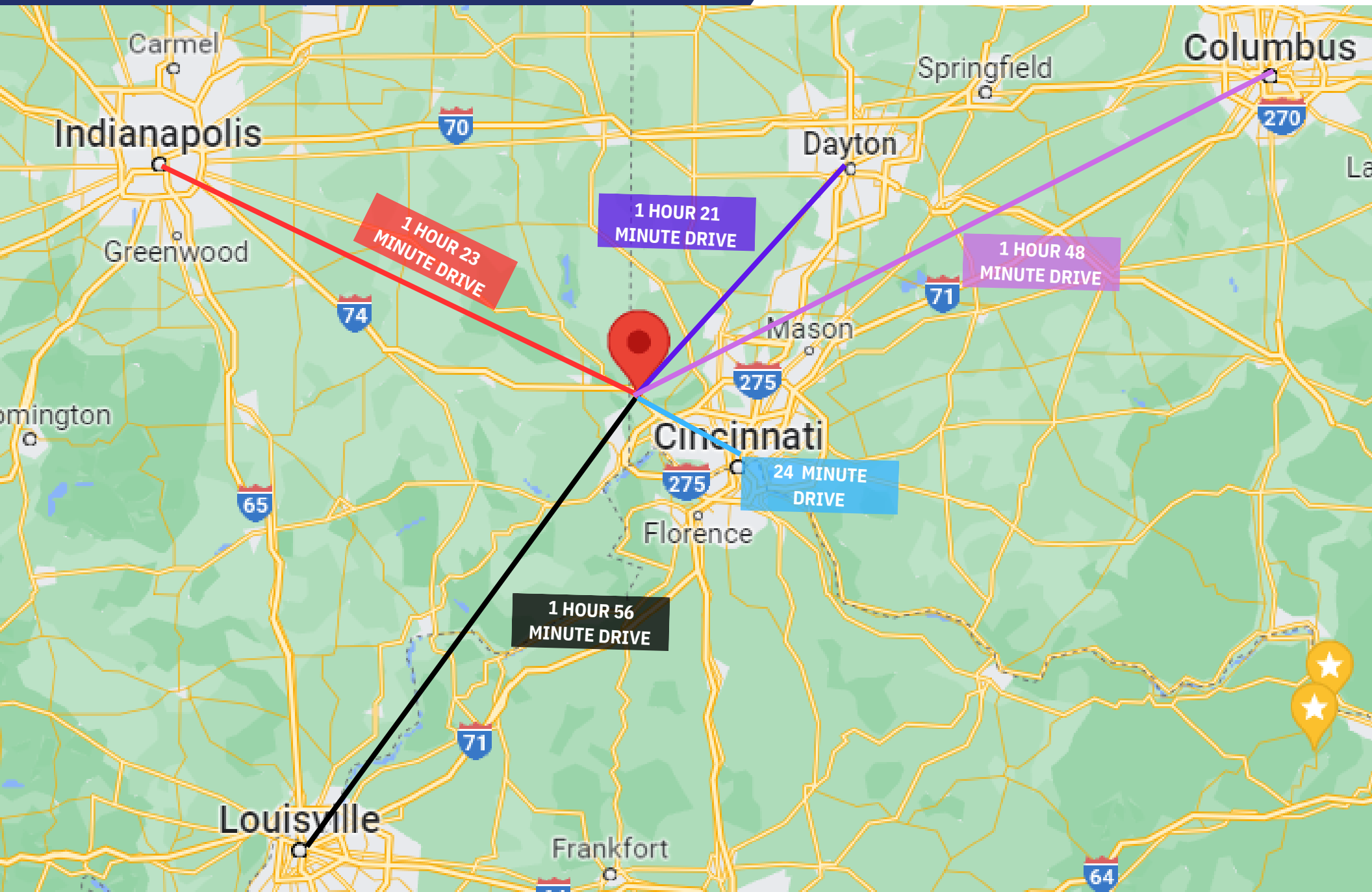












## MARKET OVERVIEW - HARRISON, OH

The area around 10100 Progress Way in Harrison, OH 45030 is primarily an industrial and commercial zone. The surrounding neighborhood is characterized by large industrial buildings, warehouses, and distribution centers, as well as some commercial properties such as restaurants, retail stores, and service providers.

Harrison is a growing community located in the southwestern corner of Ohio, with a population of around 12,000 residents. The area has a diverse economy, with a mix of manufacturing, healthcare, education, and retail sectors. The city is well-connected with major highways, including I-74 and I-275, which provide easy access to nearby cities such as Cincinnati and Indianapolis.

There are several other industrial parks and business centers located in the vicinity of 10100 Progress Way, which have attracted many logistics and distribution companies to the area. The availability of a skilled workforce, affordable real estate, and favorable tax policies have also contributed to the growth of the industrial sector in this area.

Overall, the area around 10100 Progress Way offers a thriving business environment for industrial and commercial companies, with access to a wide range of amenities, services, and transportation options.







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