



Colliers

NEW INVESTMENT OPPORTUNITY

# VeriTrace

9487 Dry Fork Road  
Harrison, Ohio 45030

Visit [www.veritraceharrison.com](http://www.veritraceharrison.com) for Deal Room Access.

CAPITAL MARKETS INVESTMENT PROPERTIES

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# Building Summary

<b>Total Building Area</b>	40,748 SF
<b>Office SF</b>	5,594 SF
<b>Warehouse SF</b>	35,154 SF
<b>Lot Size</b>	5.62 AC
<b>Year Built</b>	1994
<b>Occupancy</b>	100%
<b>Zoning</b>	Industrial
<b>Assessing Authority</b>	Hamilton
<b>Parking</b>	73 spaces
<b>Parcel ID(s) #</b>	561-0014-0100 561-0017-0101

## PROPERTY HIGHLIGHTS

- Close proximity to Interstate 74 and Interstate 275.
- A competitive business environment with easy access to major markets.
- A growing and skilled workforce.
- Located in an emerging industrial submarket.
- Building suitable for single- and multi-tenant operations.
- Well-maintained with recent HVAC updates completed Fall of 2023.

## OVERVIEW

Colliers Capital Markets, on behalf of the Owner and Tenant, is pleased to present the opportunity to purchase VeriTrace, a 40,748 square foot facility sitting on 5.62 acres in Harrison, Ohio, in Greater Cincinnati.

The offering presents a 5-year, single-tenant, NNN sale-leaseback. VeriTrace has a long operating history and is professionally managed by a regional ownership team. The business is strong and serves a niche market with diverse products and services. The property is well-located and outfitted perfectly to suit their purpose.

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## PARCEL OUTLINE

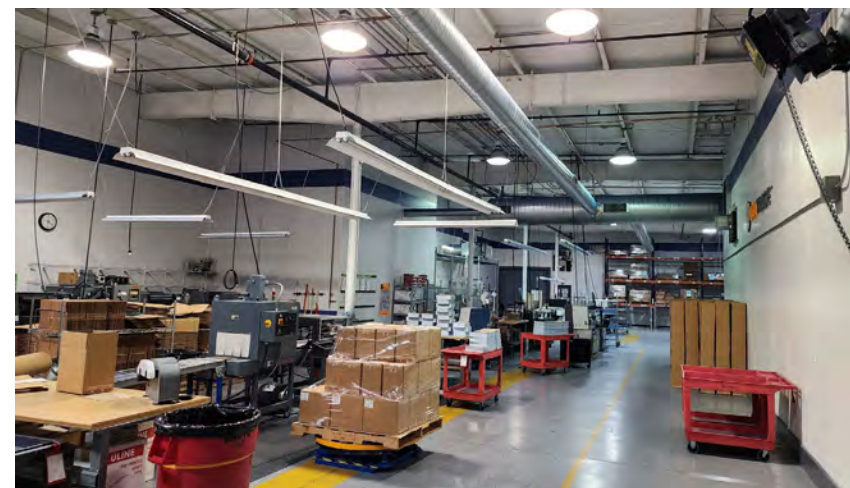


# Property Photos



## PHYSICAL DETAILS

<b>Construction</b>	Pre-engineered metal building with block wainscot	<b>HVAC</b>	Four exterior units, replaced 2022-2023
<b>Dock Doors</b>	4	<b>Roof</b>	Metal R Panel
<b>Drive-ins</b>	4	<b>Lighting</b>	Fluorescent
<b>Levelers</b>	None	<b>Power</b>	4000 amp service
<b>Clear Height</b>	16' - 20' (est.)	<b>Fire Suppression</b>	Wet sprinkler system
<b>Loading Docks</b>	10' - 14'	<b>Drainage</b>	Gutter
<b>Overhead Doors</b>	10'		



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Accelerating success.

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