



9695 HARRISON AVE.
HARRISON, OH 45030

AVAILABLE FOR LEASE

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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

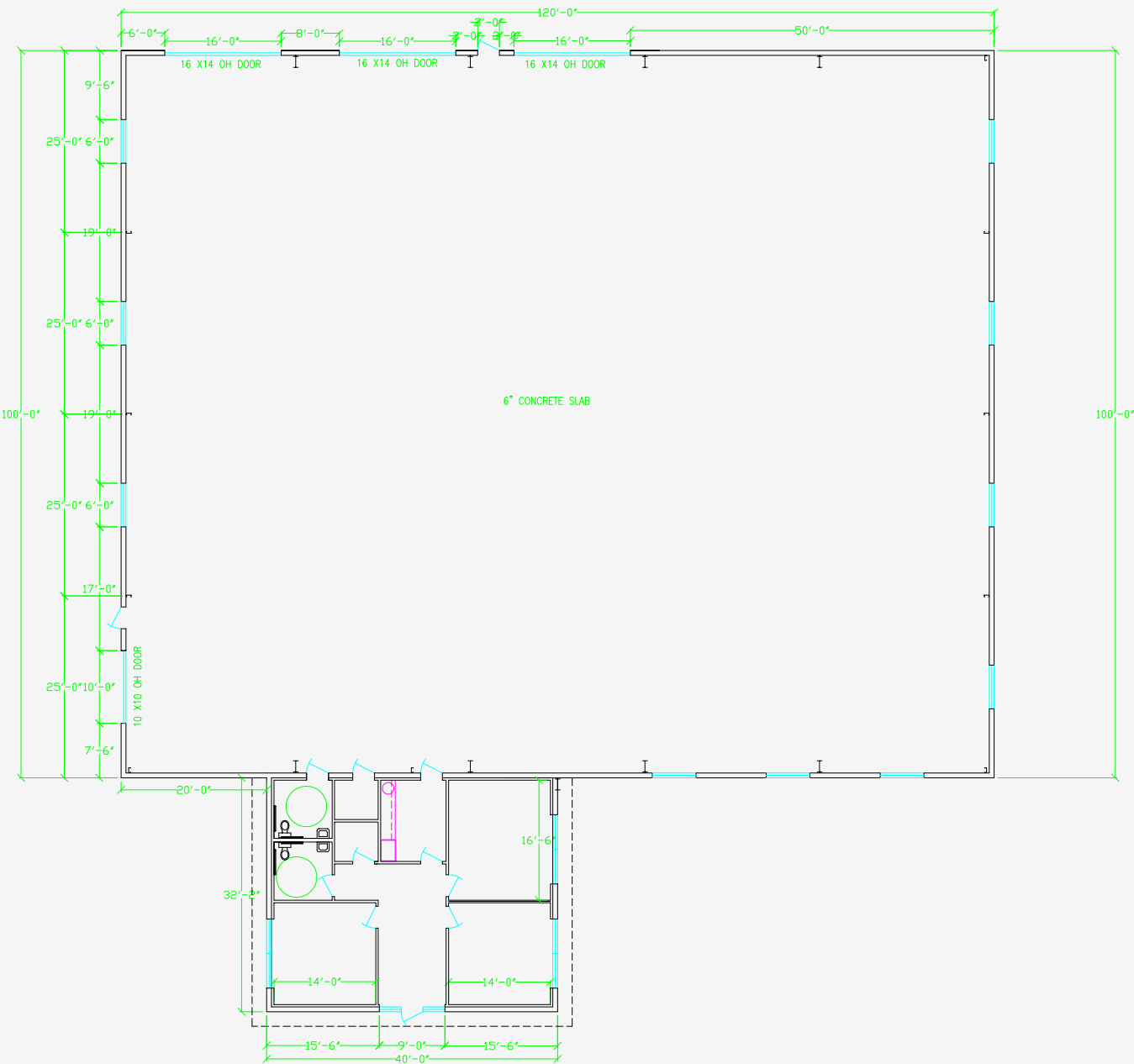
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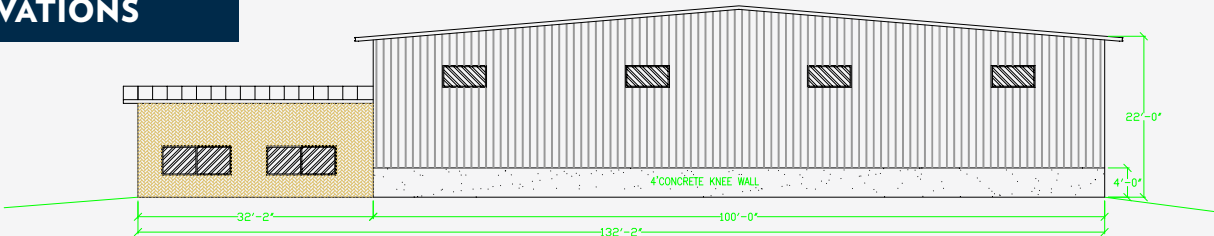
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FLOOR PLAN



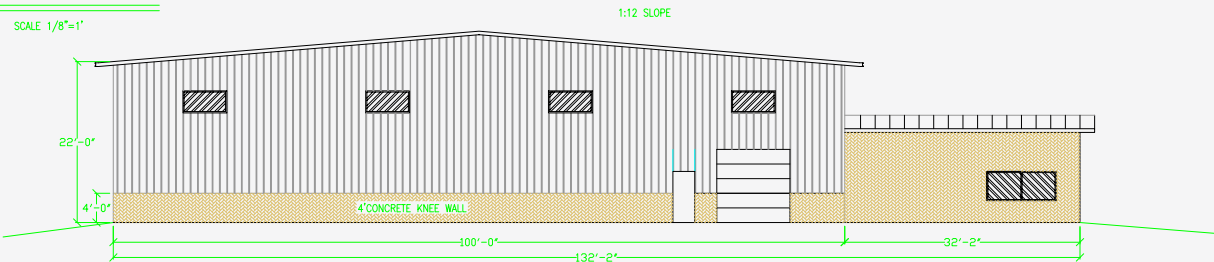
FLOOR PLAN
SCALE 1/8"=1'

ELEVATIONS



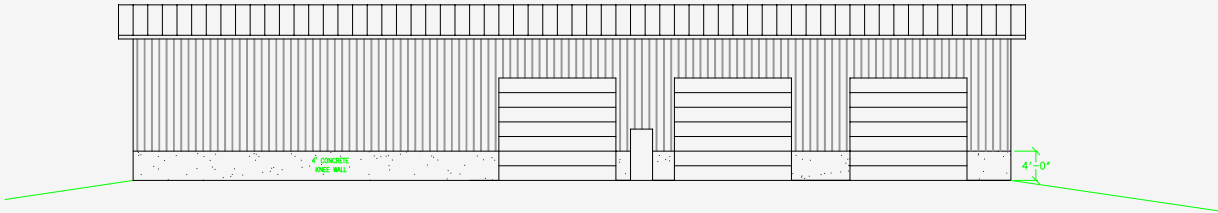
WEST ELEVATION

SCALE 1/8"=1'



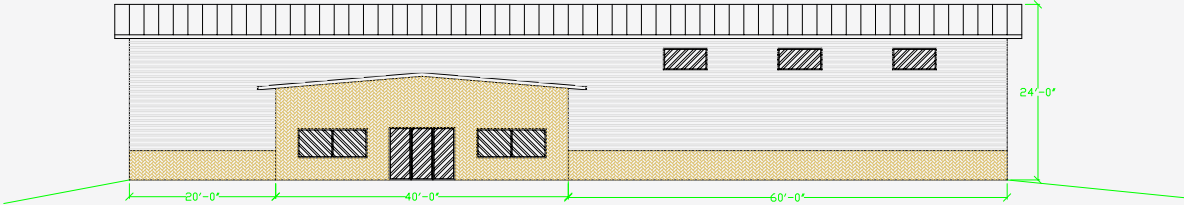
EAST ELEVATION

SCALE 1/8"=1'



SOUTH ELEVATION

SCALE 1/8"=1'



NORTH ELEVATION

SCALE 1/8"=1'

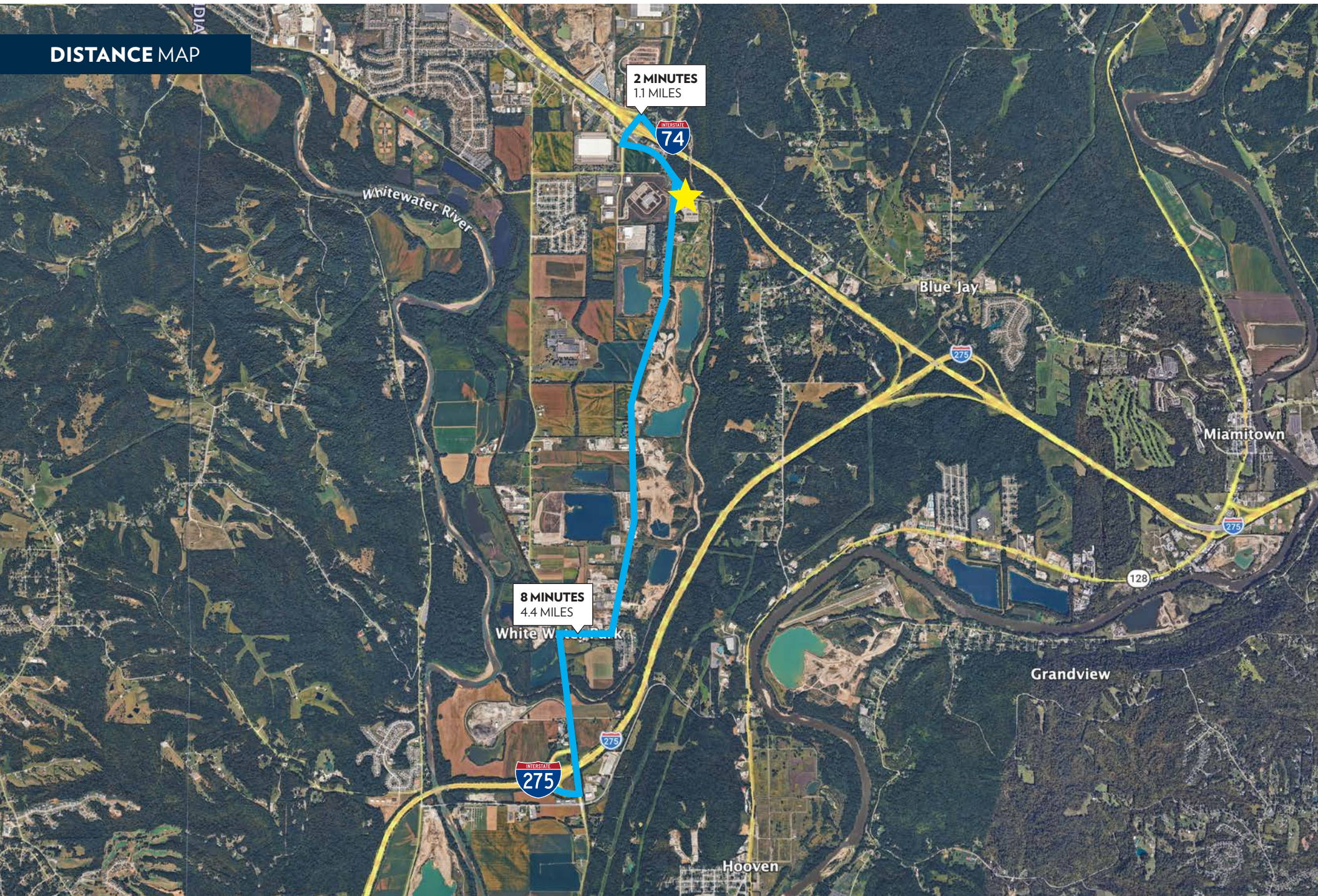
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DISTANCE MAP



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