



6720 KILBY RD.
HARRISON, OH 45030

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PROPERTY HIGHLIGHTS



5,324 SqFt with ~35-40 trailer parking spots/outdoor storage available with compacted gravel

- Located in Whitewater Township (No zoning) minutes to I-275 at Kilby Rd. and I-74 at Dry Fork / New Haven
- Outdoor storage/trailer storage available
- 4,824 SF warehouse with 4 docks and 1 one drive-in
- New outdoor lighting in outdoor storage area being installed
- Lease rate: \$8,500/mo gross



CLICK HERE FOR THE 360° TOUR



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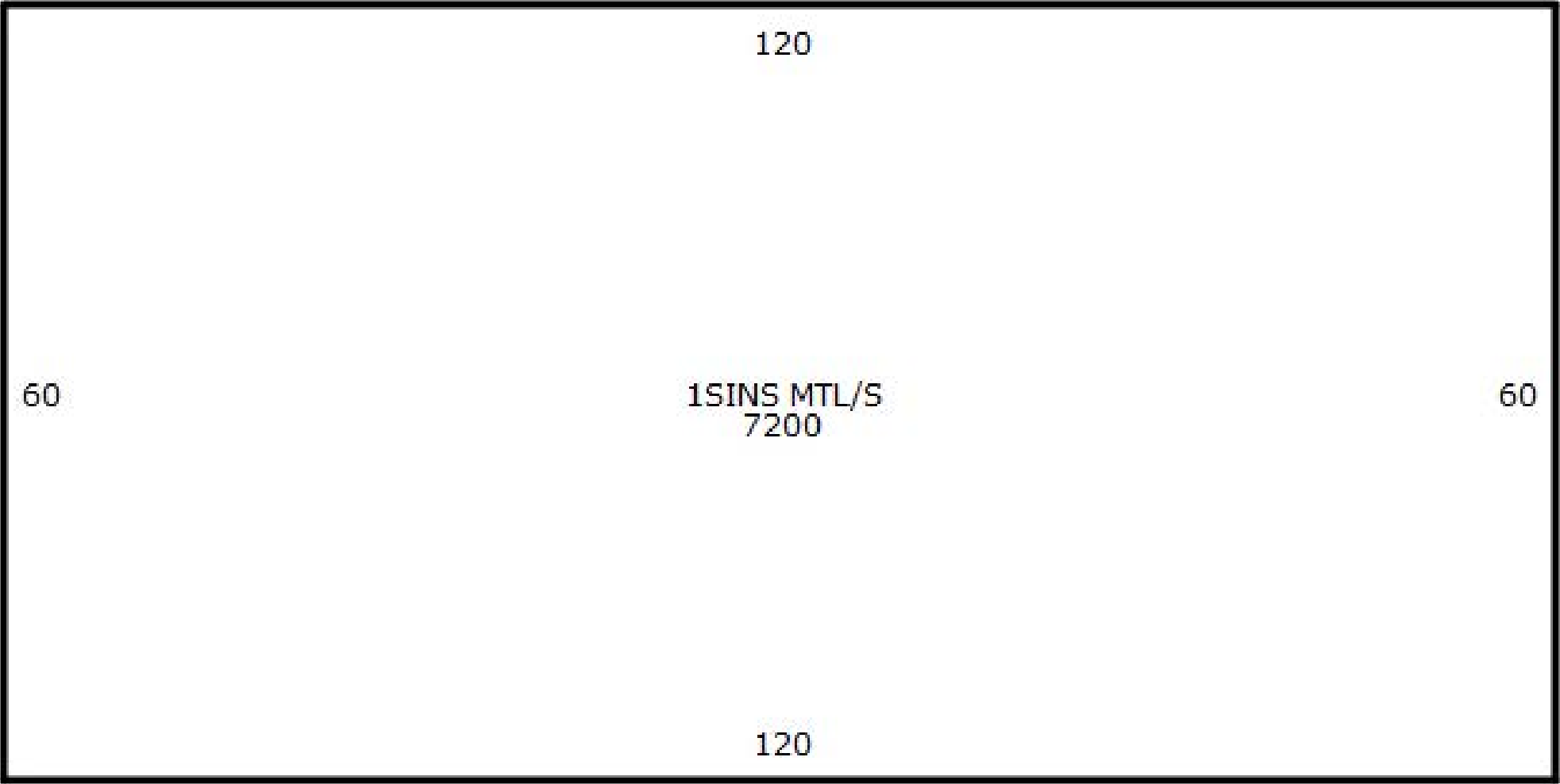


PROPERTY DETAILS

Available SqFt:	~5,324
Warehouse SqFt:	4,824
Office SqFt:	~500 (one 10'x10' private office, one 10' x 11' private office, and front reception area of 10'x 15). Shared break area and restrooms in office.
Acreage:	Total site is 10.031 acres
Clear Height:	16'-18'
Year Built:	2002
Type Construction:	Pre-engineered metal building - Fully insulated
Lighting:	Metal halide
Column Spacing:	Clear span
Dock door:	Four (4) - 9'x10' with mechanical pit levelers
Drive-in door:	One (1) - 8'x8'
Sprinkler:	None
Roof:	Metal standing seam
Truck court:	Concrete apron approx. 55' and balance compacted gravel
Parking Lot:	20+ spaces
Outdoor Storage Area:	Approximately 1 acre outdoor storage or parking for ~30 trailers
Restrooms:	One (1) set plus shower

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FLOOR PLAN



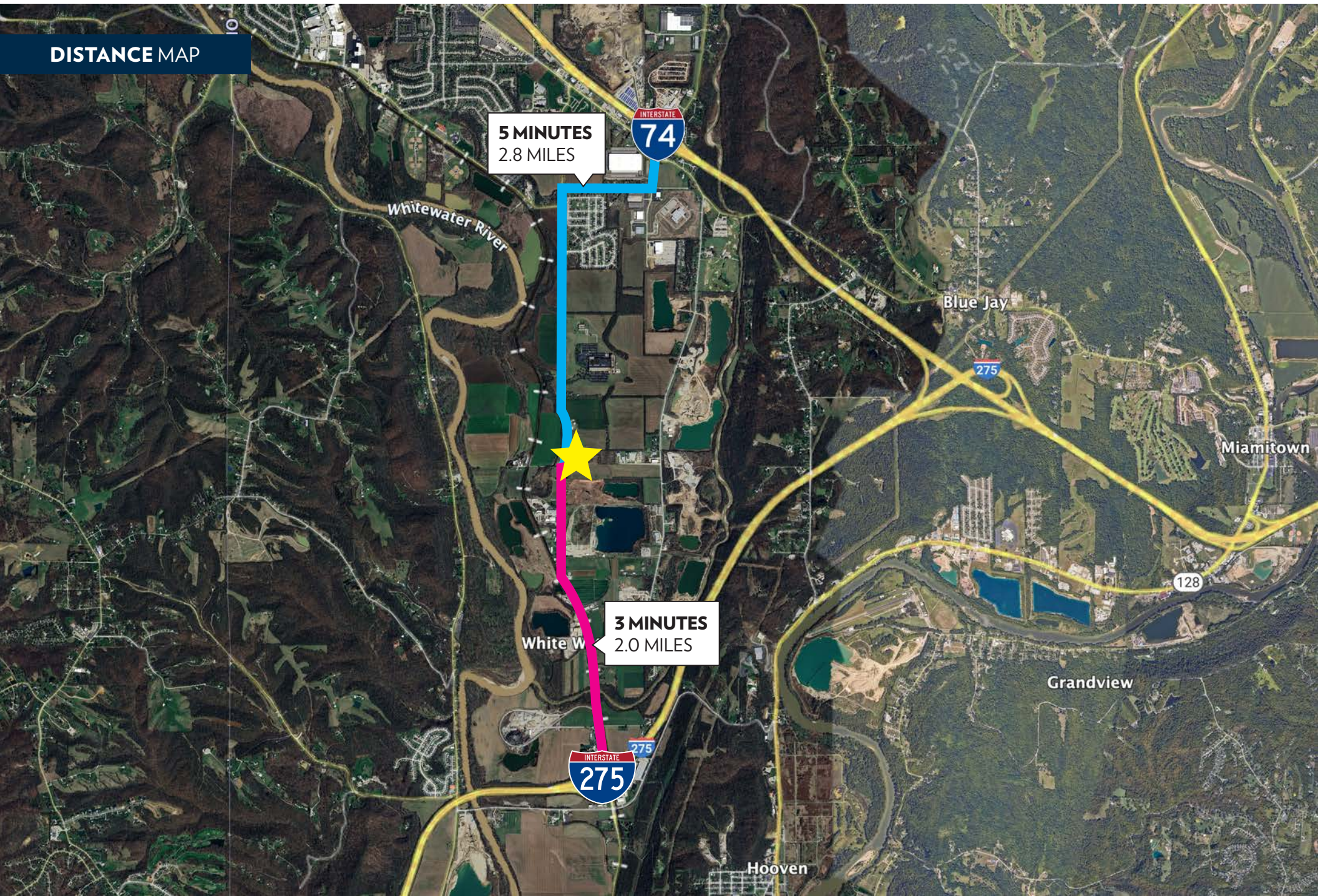
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DISTANCE MAP



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PARCEL OUTLINE



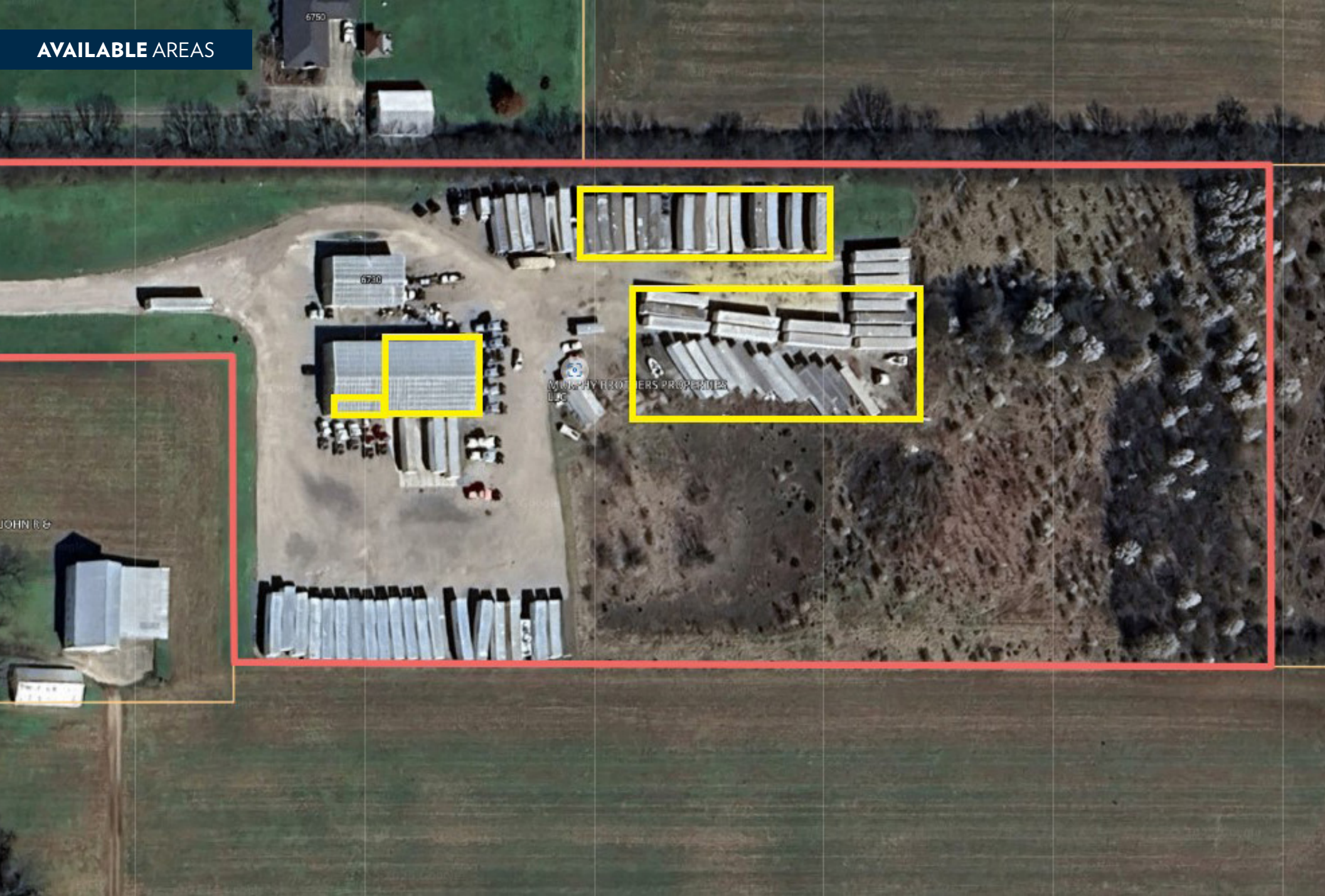
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AVAILABLE AREAS



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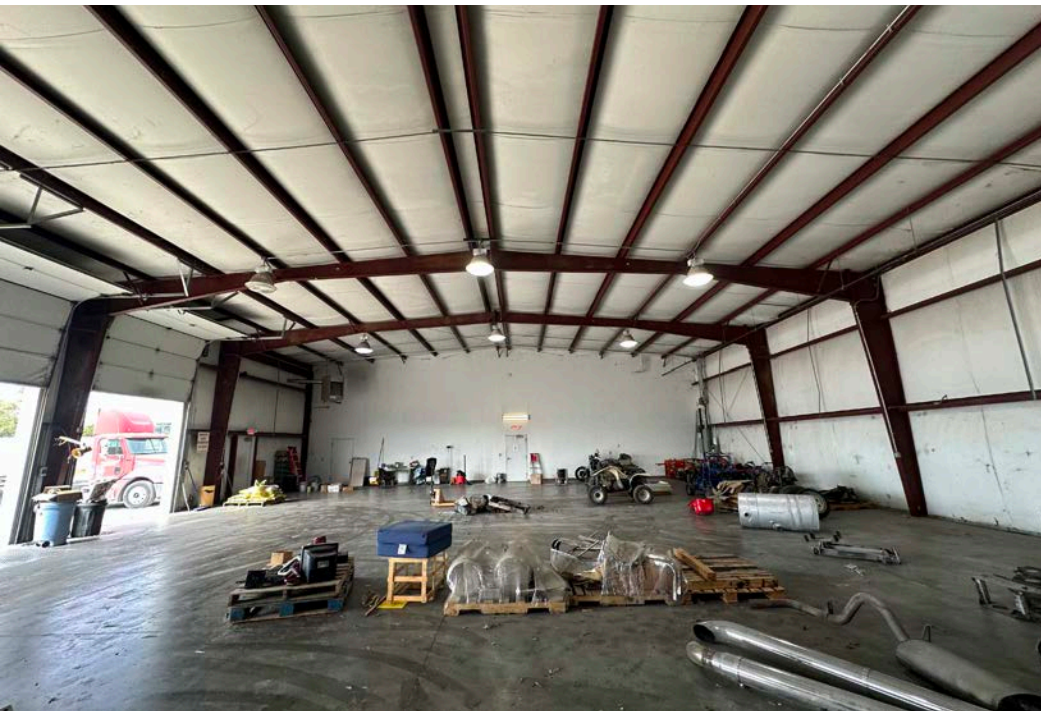
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