



**6720 KILBY RD.**  
HARRISON, OH 45030

AVAILABLE FOR LEASE

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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](#)**



**[CLICK HERE FOR AERIAL VIDEO](#)**

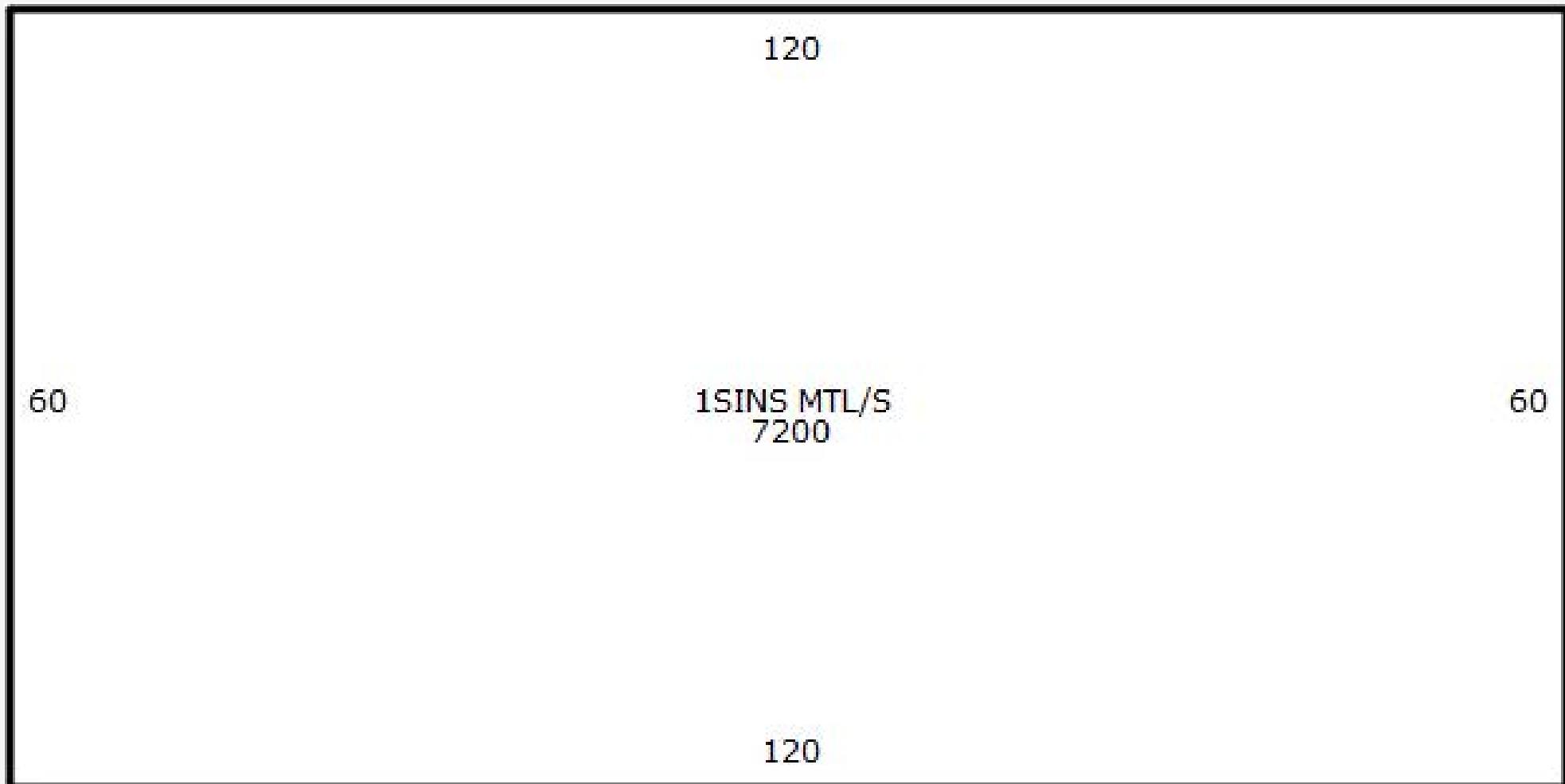
PROPERTY DETAILS	
<b>Available SqFt:</b>	~5,324
<b>Warehouse SqFt:</b>	4,824
<b>Office SqFt:</b>	~500 (one 10'x10' private office, one 10' x 11' private office, and front reception area of 10'x 15'). Shared break area and restrooms in office.
<b>Acreage:</b>	Total site is 10.031 acres
<b>Clear Height: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

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**FLOOR PLAN**



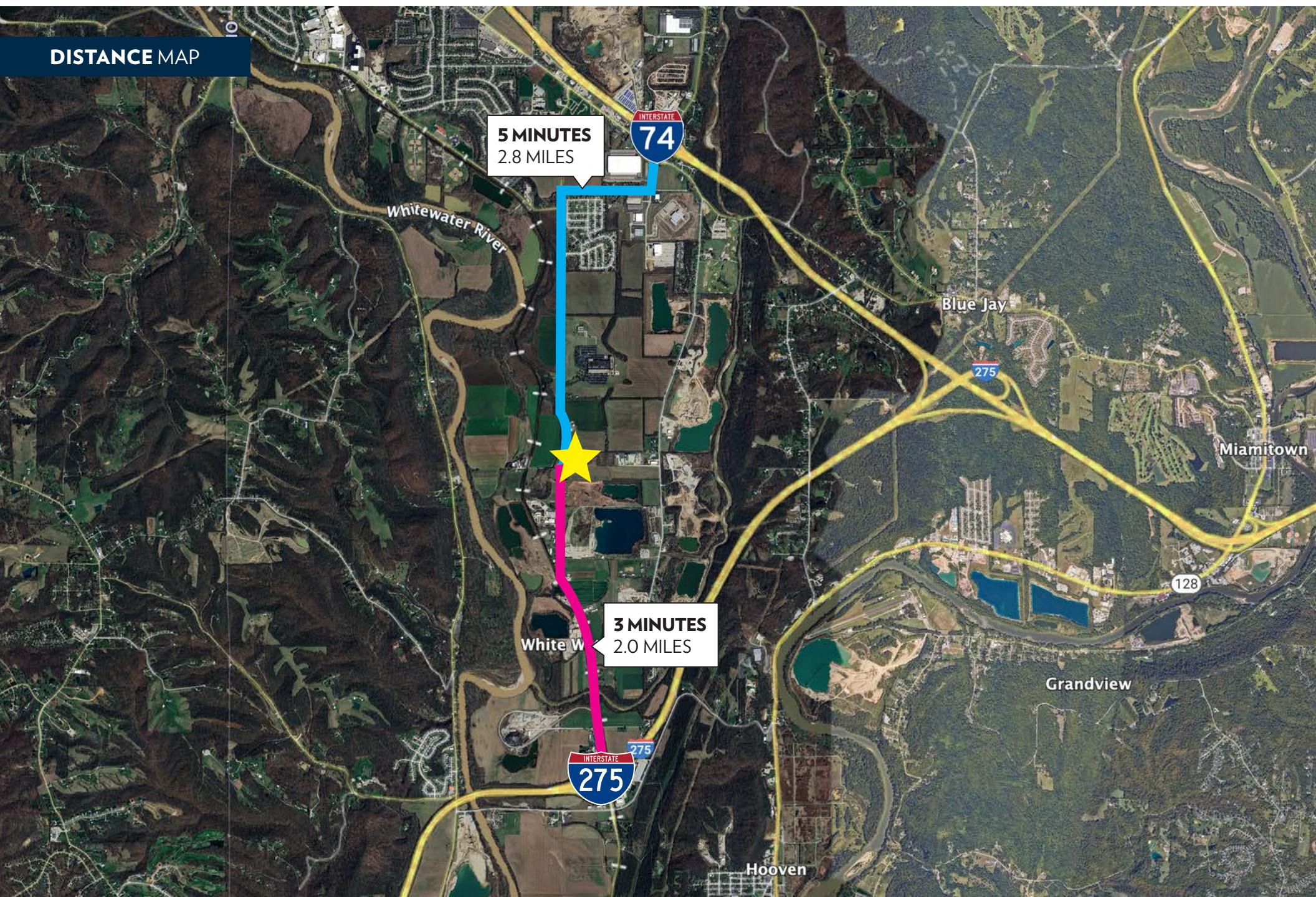
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## DISTANCE MAP



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**PARCEL OUTLINE**



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## AVAILABLE AREAS



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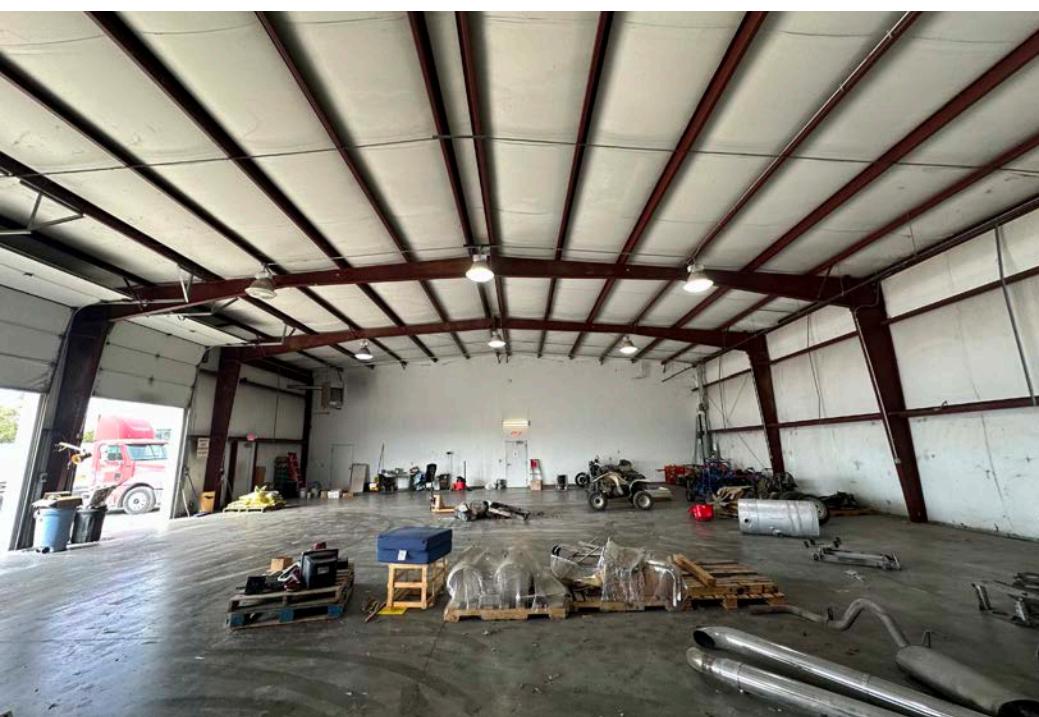
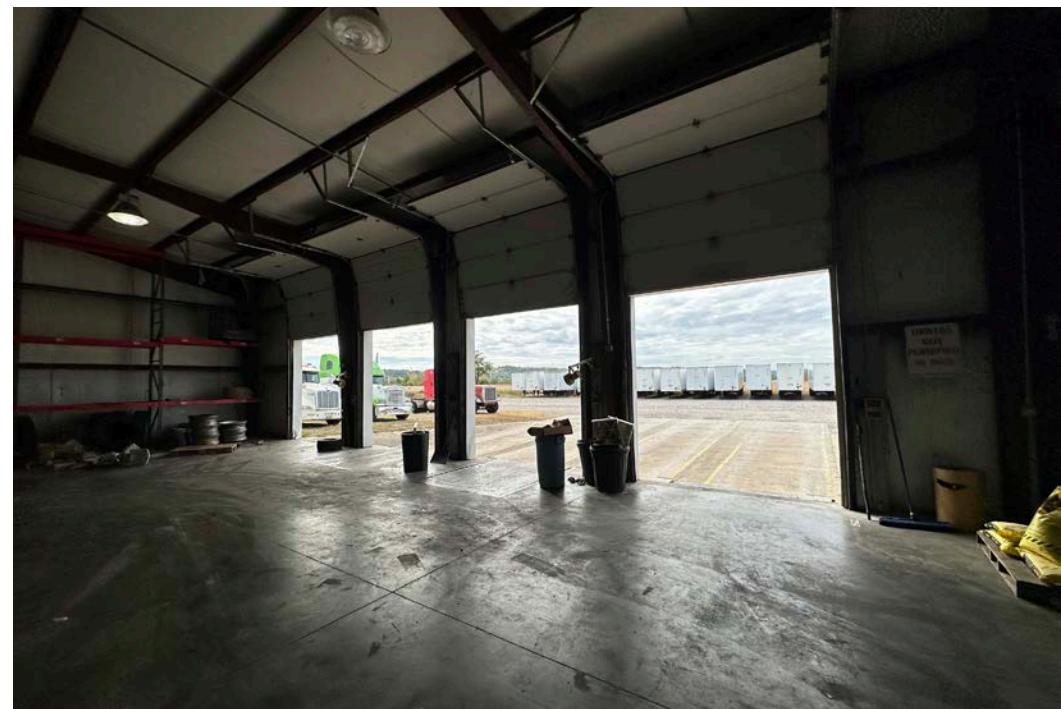


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