



6015 MADDEN WAY
HARRISON, OH 45030

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

10,200 SqFt

- Located in City of Harrison less than 1/2 mile to I-74 at Dry Fork Rd. and minutes I-275 to Northern Kentucky
- 35 minutes / 30 miles to CVG – Cincinnati Northern Kentucky International Airport, Amazon Prime Air HUB, and DHL Express HUB
- New construction with expected completion date of Q3 2026
- Property has 10-year / 100% property tax abatement on building through 2034
- Twelve (12) 14'x18' drive-in doors with drive through capability
- Approximately 3+ acres of outdoor storage area
- Zoning: City of Harrison: M-1 Restricted Industrial
- Lease Rate: \$25.00/SqFt or \$20,000/month modified gross
- Sale Price: \$2,995,000

 [CLICK HERE FOR AERIAL VIDEO](#)

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PROPERTY DETAILS

Total SqFt:	10,200 (170'x60')
Warehouse SqFt:	8,170
Office SqFt:	2,030
Acreage:	Approximately 6.452 acres
Clear Height:	20'
Year Built:	2025/2026
Type Construction:	Wood frame and metal, fully insulated
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	None; To Suit
Drive-in door:	Twelve (12) - 14'x18' with drive through capabilities
Sprinkler:	None
Electrical Service:	120/208 volt, single phase, 400 amps
Heat:	Gas Fired Heaters
Roof:	Standard metal
Parking Lot:	Twenty-Five (25) spaces and expandable
Restrooms:	One (1) set in office, one (1) single in warehouse
Hamilton County Property Taxes:	\$4,439 - Property has 10-year / 100% property tax abatement on building through 2034
Hamilton County Parcel ID's:	561-0031-0016-00

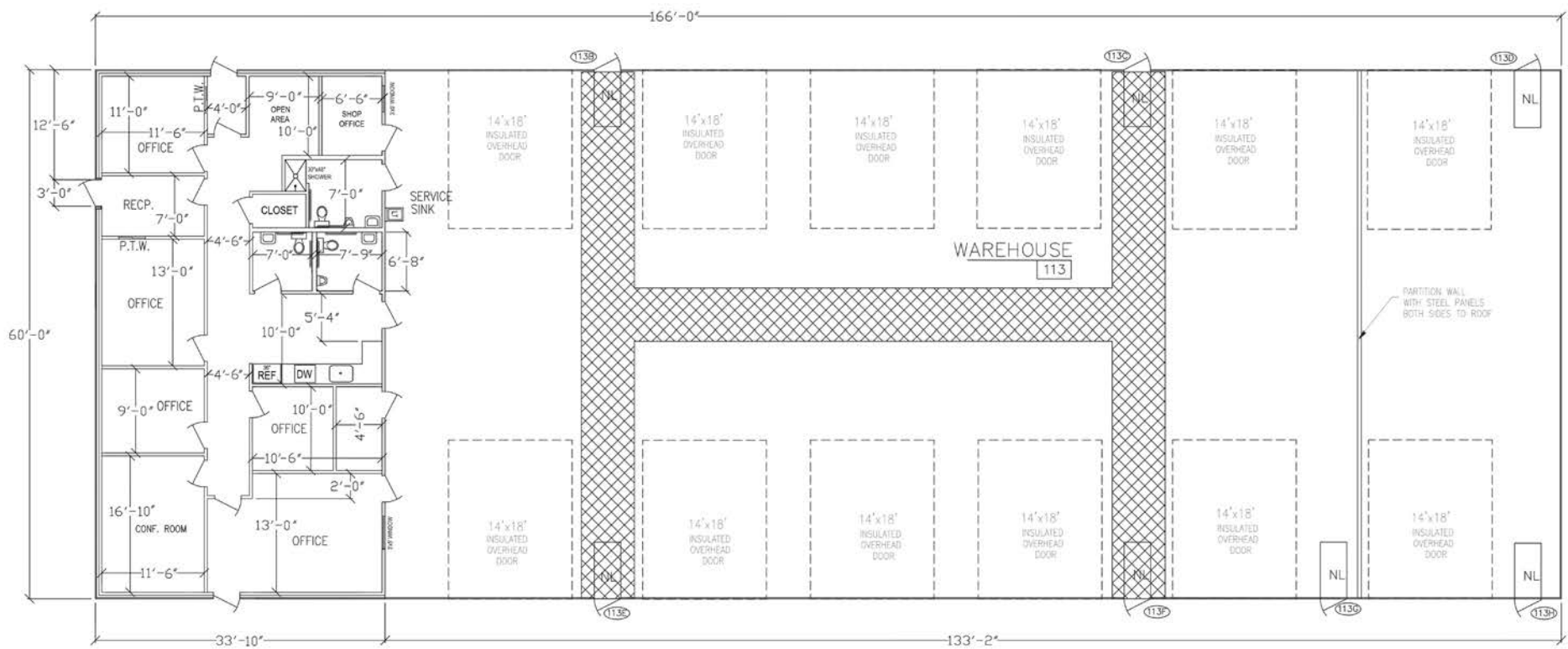
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FLOOR PLAN



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SITE PLAN



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DISTANCE MAP



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PARCEL OUTLINE



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