



## 9121 KILBY RD. HARRISON, OH 45030

AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

 **12,000 Total SqFt**

- New Construction – Estimated completed date Q3/Q4 2024
- Located in City of Harrison, OH minutes to I-74 at Dry Fork Rd. & New Haven Rd.
- City of Harrison Zoning – B General Business District
- Potential for surplus parking and/or outdoor storage
- Additional drive-in doors to suit
- Expansion available with multiple buildings planned
- Lease Rate: \$12/SqFt NNN + \$2.00/SqFt Operating Expenses/CAM



**CLICK HERE FOR AERIAL VIDEO**

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# 9121 KILBY RD.

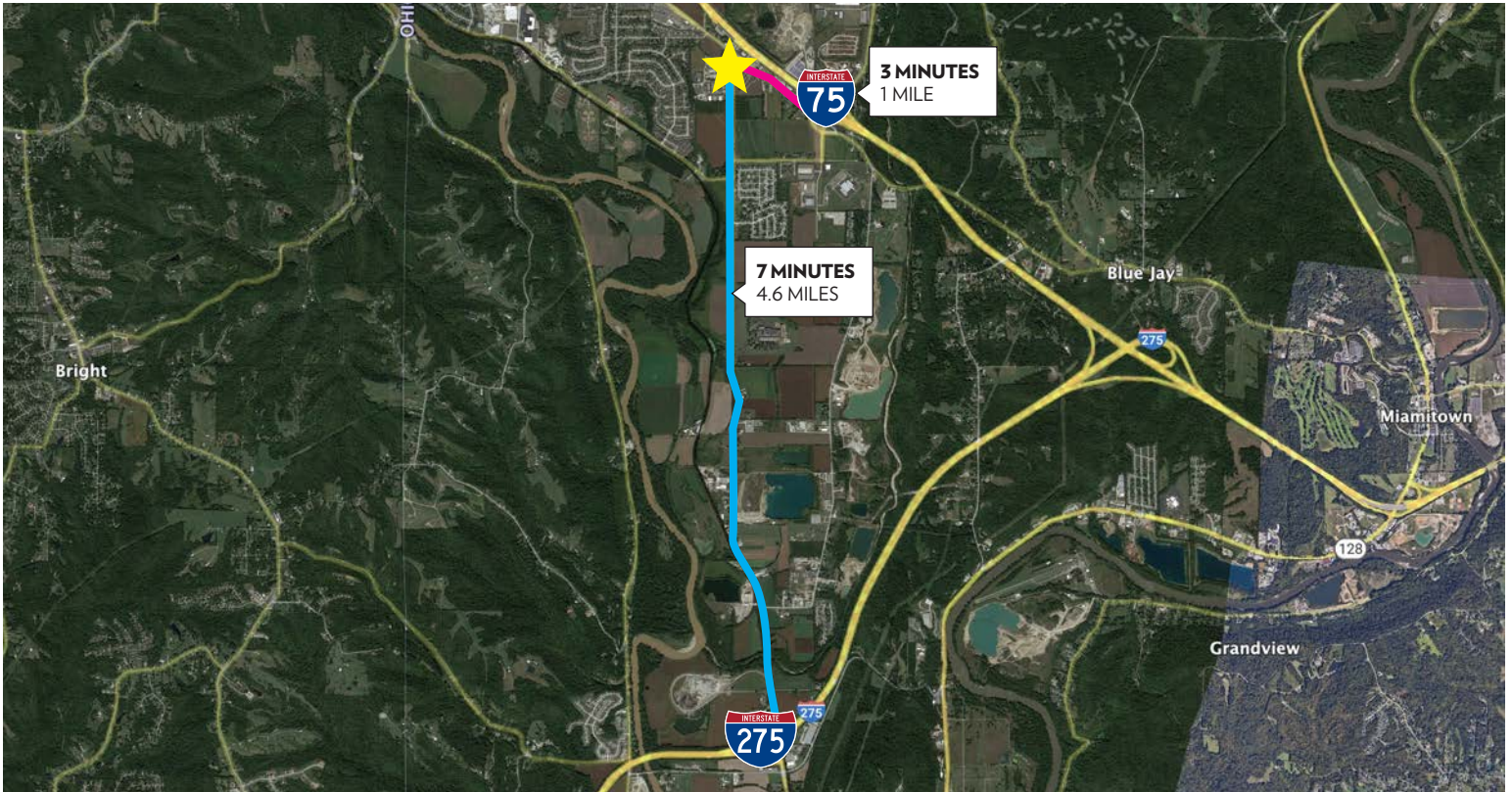
HARRISON, OH

## PROPERTY DETAILS

Total SqFt:	12,000 (100'x120)
Office SqFt:	To Suit
Acreage:	1; up to 3 available
Clear Height:	22' to 26'
Year Built:	2024
Type Construction:	Pre-Engineer Metal with 4' concrete wainscot
Lighting:	LED
Column Spacing:	Clear span
Dock door:	One (1)
Drive-in door:	Two (2) - 16'x14' with motorized openers. Additional To Suit

Sprinkler:	TBD
Electrical Service:	Electric Service: 300-amps, 120/208-volt, 3-phase
Heat:	Natural gas-fired units heater
Roof:	Standing Seam Metal
Truck court:	130'+ with concrete
Parking Lot:	Ten (10) spaces and expandable
Outdoor Storage Area:	1/2 acre of concrete
Restrooms:	To Suit
Hamilton County Parcel ID:	056100200411

## DISTANCE MAP



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**Rod MacEachen**  
(513) 675-5764 | [Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen**  
(513) 739-3985 | [Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

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**SAMPLE PHOTO**

RECENT BUILDING  
COMPLETED BY  
OWNER IN  
HAMILTON



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**PROPERTY PHOTOS**



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**SAMPLE PHOTOS**



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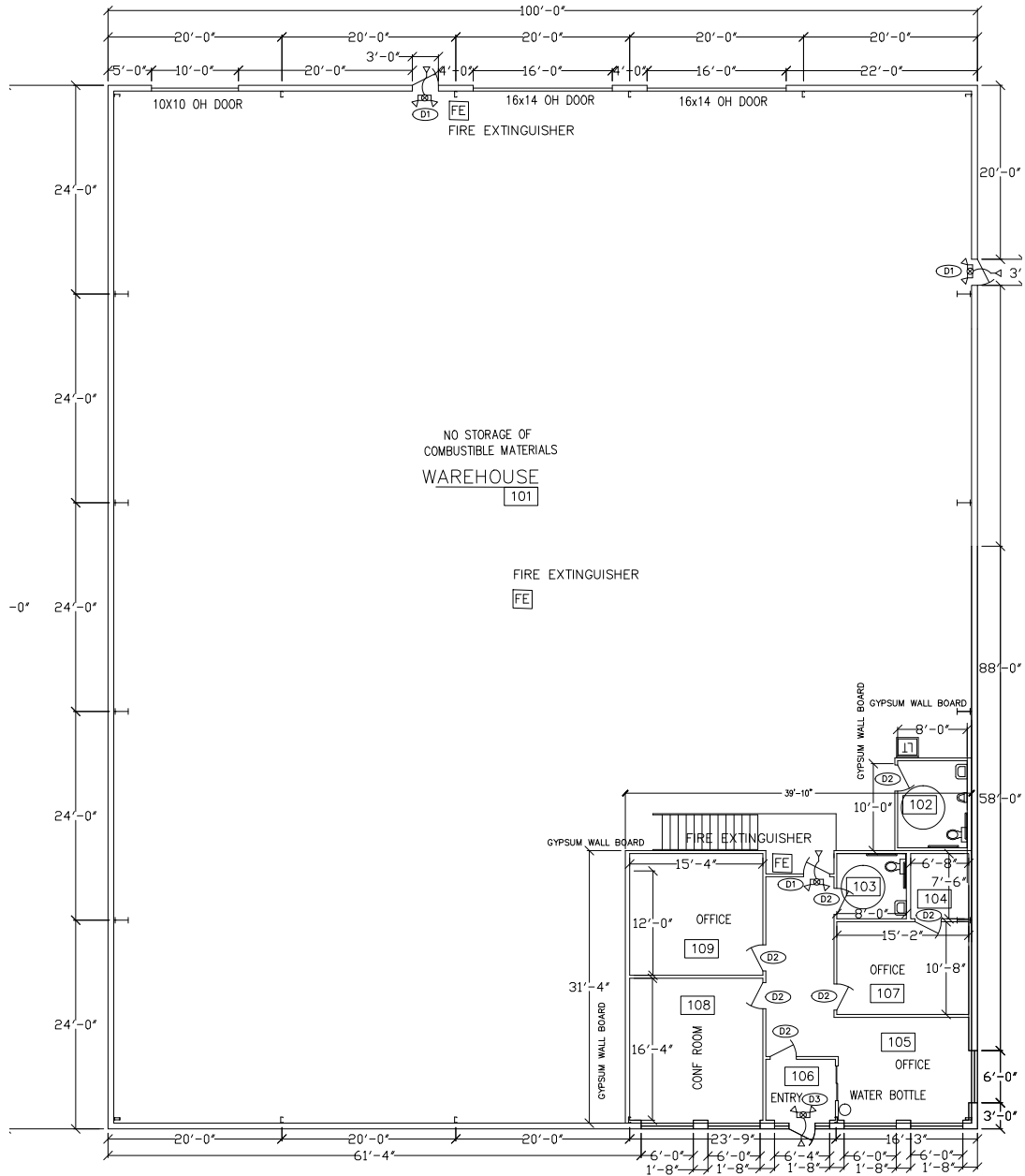
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


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**FLOOR PLAN**

SCALE 1/8"=1'

 EXIT SIGN / EGRESS LIGHT COMBO (DUAL HEAD)  
 NOTE: EGRESS LIGHT TYPICAL 10' A.F.F.  
 EXTERIOR REMOTE EGRESS LIGHT

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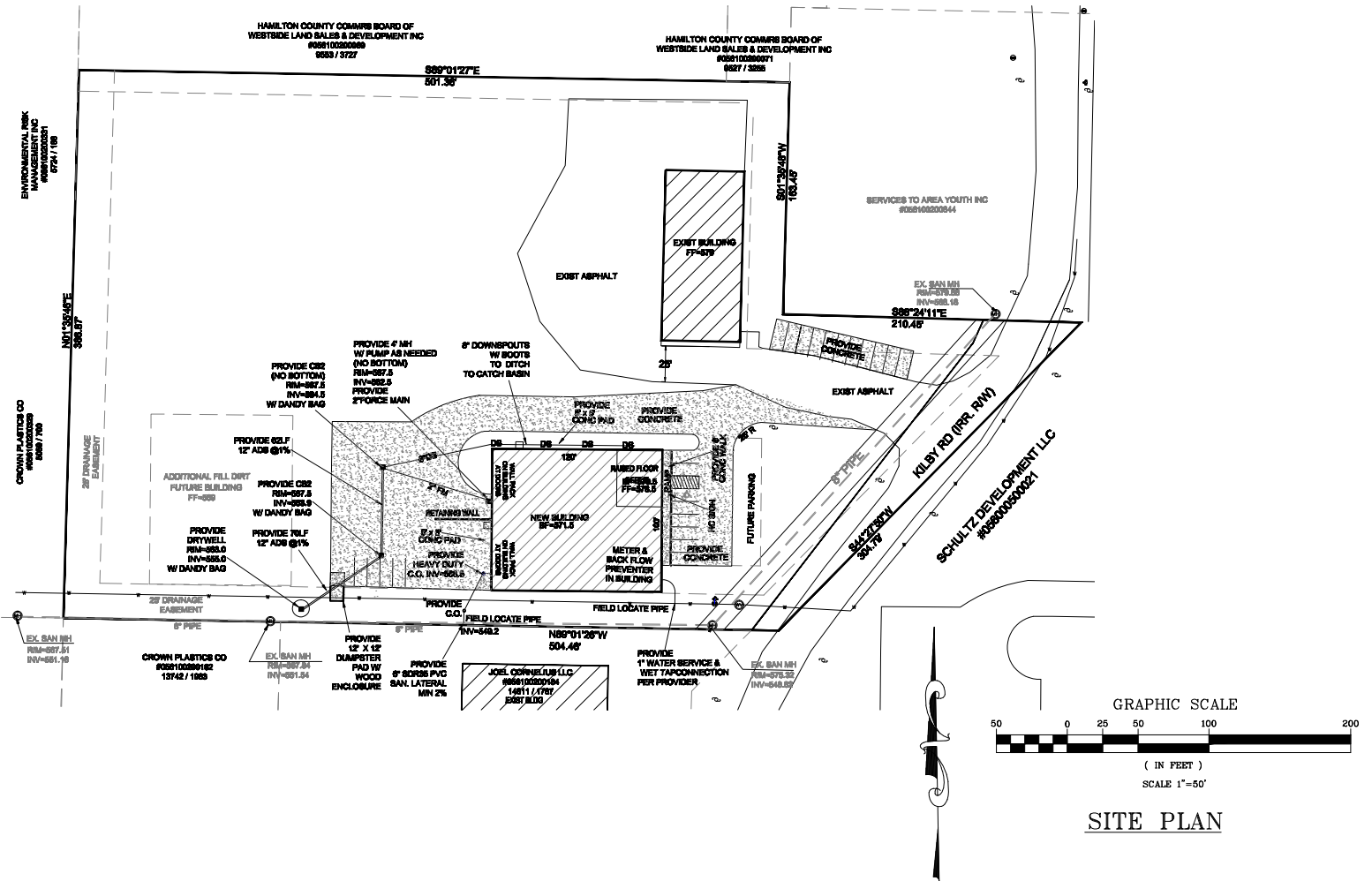
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## SITE PLAN



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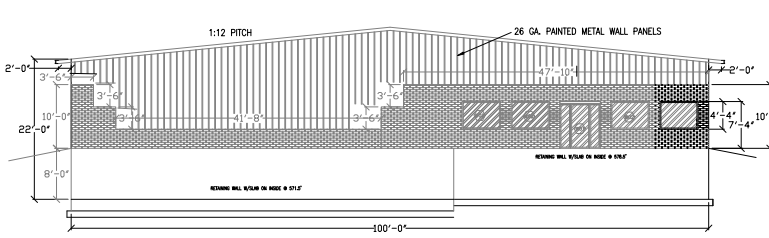
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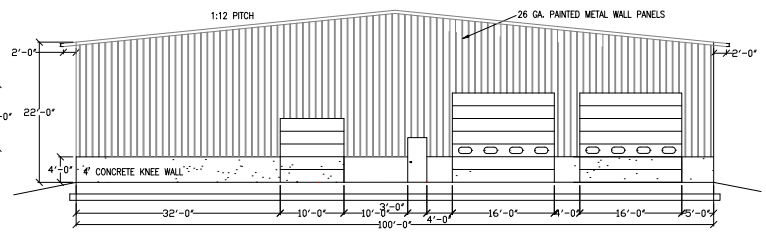
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## ELEVATIONS



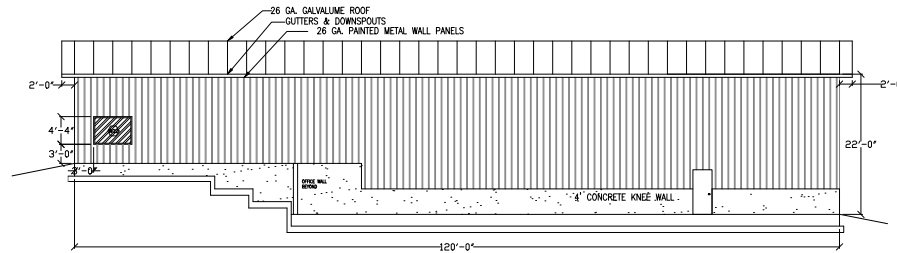
**EAST ELEVATION**

SCALE 1/8"=1'



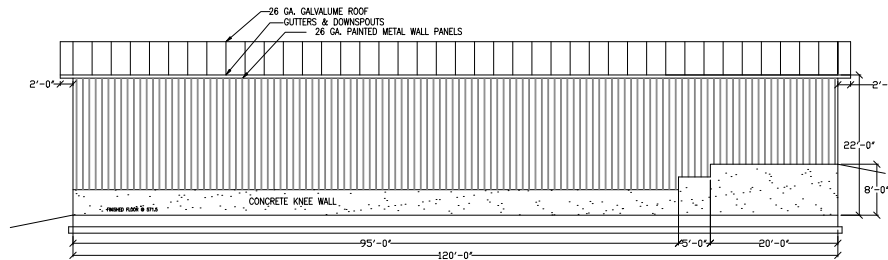
**WEST ELEVATION**

SCALE 1/8"=1'



**NORTH ELEVATION**

SCALE 1/8"=1'



**SOUTH ELEVATION**

SCALE 1/8"=1'

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