



## 10035 WEST RD. HARRISON, OH 45030

AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS



**40.87 acres**

- Located in City of Harrison approximately 1.5 miles to I-74 at New Haven Rd. and Dry Fork Rd.
- 30-minutes from Downtown Cincinnati/CBD, CVG – Northern Kentucky Greater Cincinnati International Airport, and Tri-County (I-75/I-275) industrial submarket.
- I-74 frontage and visibility +/- 1,000' with site access via West Rd. and Cornerbrook Rd.
- Sites available 5 acres – 40.87 acres
- Hamilton County "A" on site map: 561-0017-0144-00 – 16.927 acres
- Hamilton County "B" on site map: 561-0017-0145-00 – 23.951 acres
- Zoning: City of Harrison – M-1 – Restricted Industrial
- Sale Price: negotiable
- Utilities:
  - Electric: Duke Energy – At Street
  - Gas: Duke Energy – At Street
  - Water – Greater Cincinnati Water Works – At Street
  - Sewer – City of Harrison – At Street"



[CLICK HERE FOR AERIAL VIDEO](#)

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

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## DISTANCE MAP



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HARRISON, OH

**PROPERTY PHOTOS**



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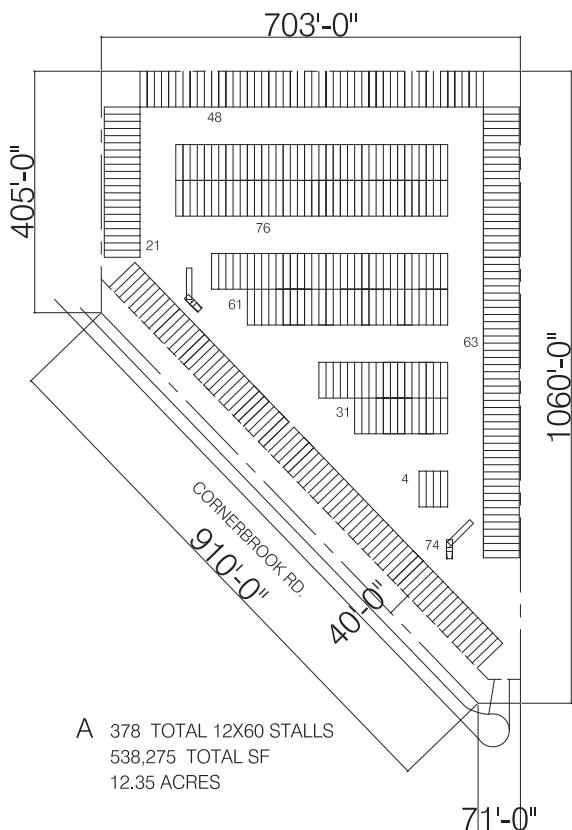
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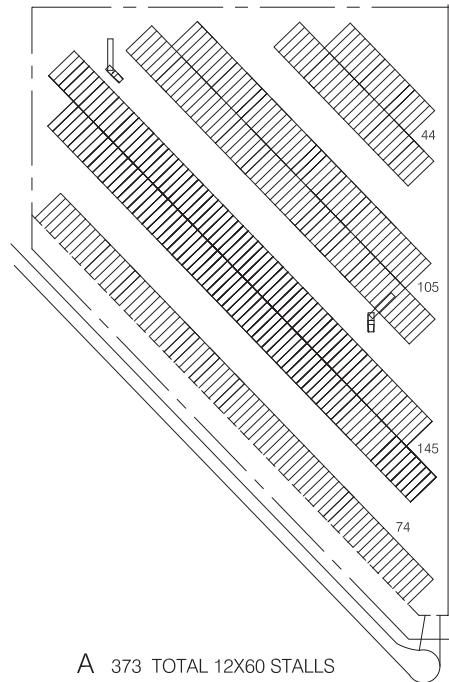
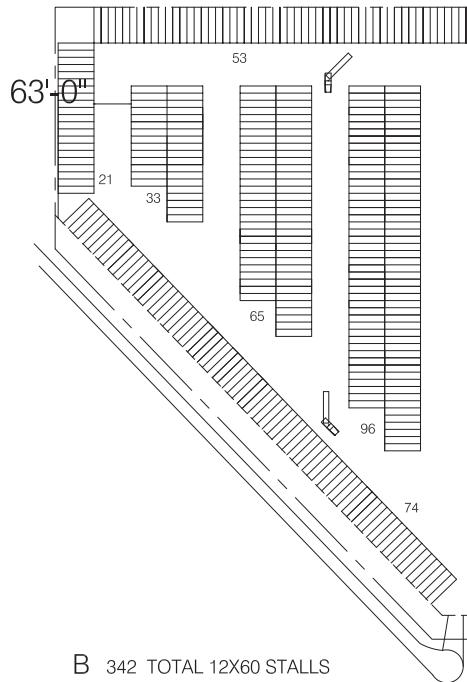
**SAMPLE OUTDOOR/TRAILER STORAGE LAYOUT**



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DRAWING ISSUED FOR MARKETING  
PURPOSES ONLY. ALL CALCULATIONS ARE  
APPROXIMATE.



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