



115 MAY DR.
HARRISON, OH 45030

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



14,790 SqFt

- Located in City of Harrison minutes to I-74 at New Haven Rd. and Dry Fork Rd.
- 3.55 acres land site with clear span warehouse
- Heavy power; 480-volt, 3-phase, 2,500-amps
- Five (5) drive-in doors and one (1) dock
- Zoning: M-1 Industrial, City of Harrison
- Lease Rate: \$12/SqFt NNN which includes 1.67-acre yard space undeveloped + \$1.50/SqFt OpEx (property taxes/insurance)
- Sale Price: \$1,750,000



CLICK HERE FOR AERIAL VIDEO

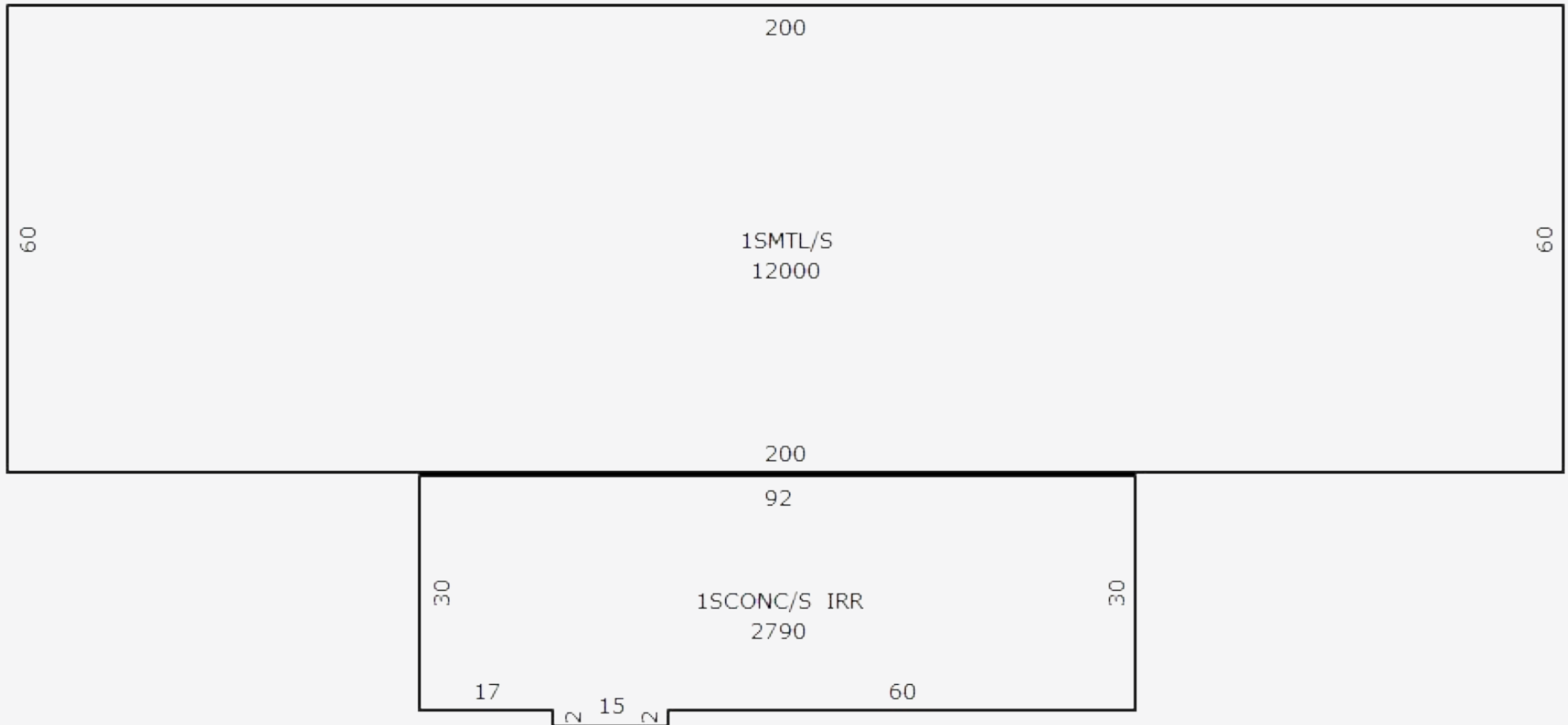
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PROPERTY DETAILS

Total SqFt:	14,790
Warehouse SqFt:	12,000 (60'x200')
Office SqFt:	2,790 (30'x92')
Acreage:	3.22 acres
Clear Height:	15'
Year Built:	1978
Type Construction:	Pre-engineered metal, fully insulated
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	One (1) 8'x8'
Drive-in door:	Five (5); (3) 12'x14' and (2) 12'x12'
Sprinkler:	None
Electrical Service:	480-volt, 3-phase, 2,500 amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal standing seam (warehouse) and TPO/rubber membrane (office)
Parking Lot:	Fifteen (15) spaces
Restrooms:	Two (2) singles in office and One (1) single in warehouse
Hamilton County Parcel ID's:	561-0020-0635-00 and 561-0020-0179-00

SITE PLAN



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PARCEL OUTLINE



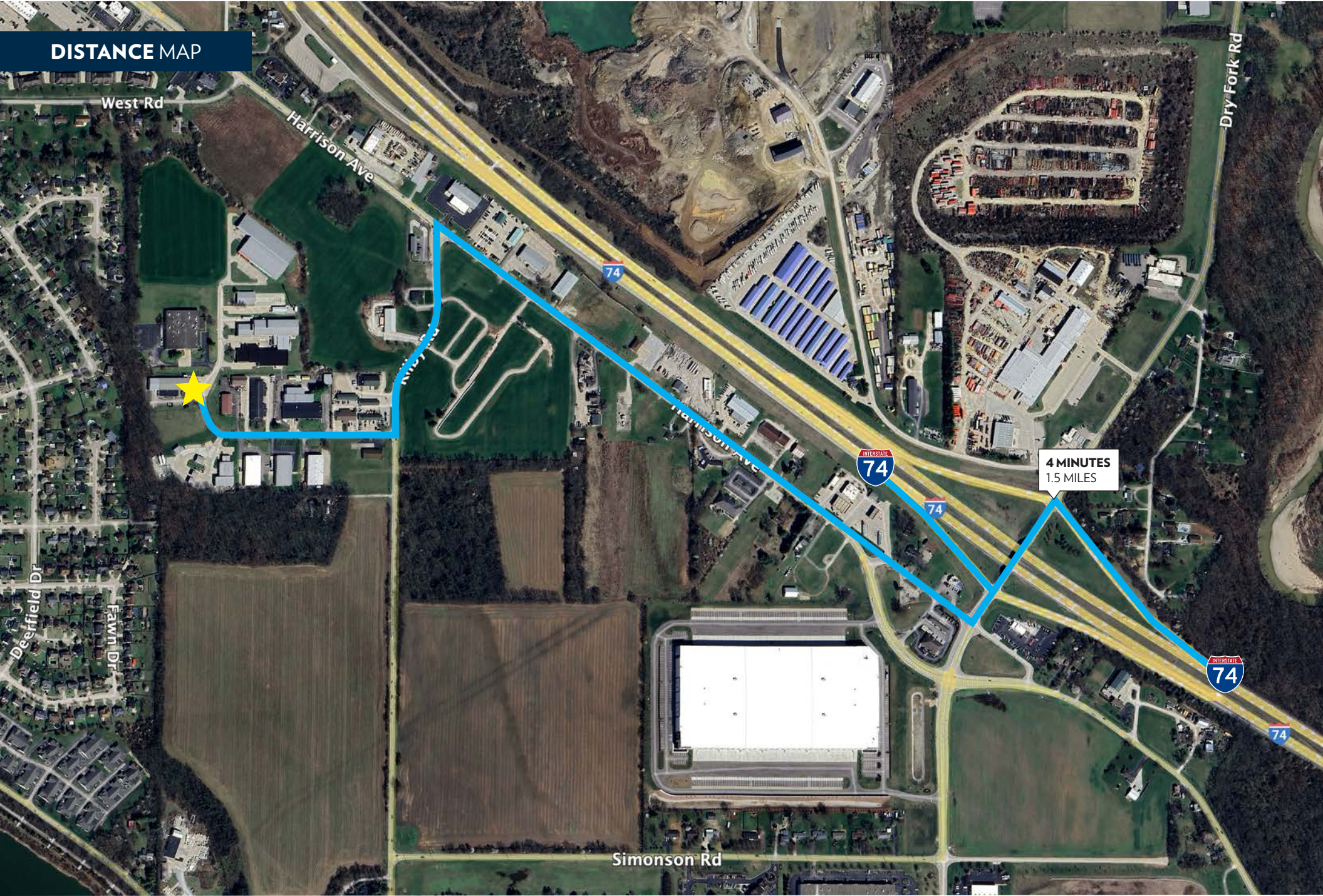
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DISTANCE MAP



4 MINUTES
1.5 MILES

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