



9695 HARRISON AVE.

HARRISON, OH 45030

AVAILABLE FOR LEASE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

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PROPERTY HIGHLIGHTS

 **13,280 SqFt**

- Located in Harrison Township minutes to I-74 at Dry Fork Rd interchange
- New construction with estimated completion date of Q4 2026 / Q1 2027
- Potential for surplus parking and/or outdoor storage
- Clear span building including 20'-22' ceiling heights with oversized drive-in doors (16'x14') with ability to add additional including truck dock
- Lease Rate: \$13.50/SF NNN + \$2.00/SqFt OpEx/CAM

PROPERTY DETAILS

Total SqFt:	13,280
Warehouse SqFt:	12,000 (120'x100')
Office SqFt:	1,280 (40'x32')
Acreage:	2.00 acres
Clear Height:	20'-22'
Year Built:	2026
Type Construction:	Pre-Engineer Metal with 4' concrete wainscot with 6" concrete slab
Lighting:	LED's at 25 foot candle
Column Spacing:	Clear span
Dock door:	To Suit
Drive-in door:	Three (3) - 16'x14' and One (1) 10'x10' with motorized openers
Sprinkler:	None
Electrical Service:	120-208-volt/3-Phase/200+ amps.
Heat:	Natural gas-fired units heater
Roof:	Standing Seam Metal
Truck court:	Concrete
Parking Lot:	Seventeen (17) spaces and expandable
Outdoor Storage Area:	Up 0.5 acre of concrete and compacted gravel.
Restrooms:	One (1) in office and One (1) in warehouse
Hamilton County Parcel ID:	560-0050-0216-00

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SITE PLAN

- C. TRAFFIC MARKING PAINT SHALL BE ALKYO-RESIN TYPE, AASHTO M248 TYPE 1 4" STEEP MILK COLOR WHITE. TRAFFIC CONTROL PROCEDURES & DEVICES TO BE PROVIDED IN ACCORD WITH DOT REGULATIONS.
- D. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, MANHOLE SETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- E. SEWAGE AND DRAINAGE PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE (PVC) ASTM D3034, SDR 35 SOLVENT - CEMENTED OR GASKETED JOINTS. ALL STORM PIPE TO BE ADS N-12 PROLINK ST POLY DDOT ITEM 603-TYPE B OR EQUIVALENT. MINIMUM SLOPE OF 1.0% ON ALL DRAINAGE PIPE UNLESS OTHERWISE INDICATED. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- F. DOWN SPOUT NOTE: ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DISCHARGE TO THE DETENTION BASIN.

OWNER

GOH HOLDINGS, LLC
P O BOX 369
ROSS OH 45061

SITE DATA

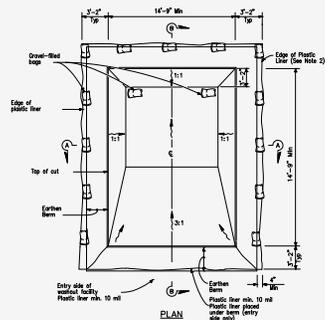
ZONING REQUIREMENTS
SECTION 33, TOWN 2, ENTIRE RANGE 1E
PID: 05000500216
FT 59-03 - Light Industry
LOT AREA = 2 ACRES
TOTAL PARKING PROVIDED= 19 SPACES
AUTOMOBILE = (INCLUDING 1 HANDICAP)

FLOOD DATA

COMMUNITY PANEL NO.:3906100157E
ZONE X
EFFECTIVE DATE: 2/17/2010
MIN. GROUND ELEVATION ABOVE BASE FLOOD 529.0

GENERAL NOTES

1. SANITARY TAP TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HARRISON RULES AND REGULATIONS.
2. NO FOOTING, FOUNDATION DRAIN OR DOWNSPOUT SHALL DRAIN INTO ANY SANITARY SEWER.
3. NO PART OF ANY DRIVEWAY TO BE WITHIN 2' OF ANY CATCH BASIN ON PUBLIC STREET.
4. ALL UTILITIES MUST BE FIELD VERIFIED.
5. WATER METER & SERVICE TO BE PROVIDED IN ACCORDANCE WITH CITY OF HARRISON RULES AND REGULATIONS.
7. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
8. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL.
9. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH THE MOST RECENT CITY AND DOT DETAILS AND SPECIFICATIONS.



TEMPORARY CONCRETE WASHOUT FACILITY
(Below Grade)

NOTE: SLOPE PAVEMENT AWAY FROM BUILDING MIN 2%

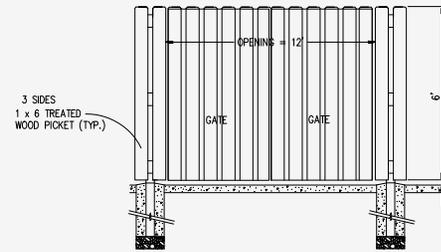
- CONCRETE
- ITEM 305 - 6" PARKING LOT - 4000PSI 6% A.E.
- ITEM 305 - 7" MAIN DRIVE & STORAGE LOT PAVEMENT - 4000PSI 6% A.E.

CONCRETE PAVEMENT & SIDEWALK DETAIL



HANDICAP SIGN DETAIL
N.T.S.
TO BE INSTALLED @ ALL H/C SPACES

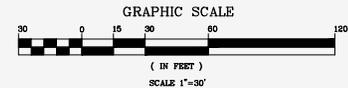
- GENERAL NOTES
1. U-TYPE FLANGED STEEL SIGN POST, SET IN A MIN. DEPTH OF 3'-0".
- GENERAL NOTES
- 10440A. 18" x 12" x 16 GA. STEEL HANDICAP SIGN
 - 10440B. 9" x 12" x 16GA. STEEL HANDICAP SIGN



SHADOW BOX WOOD DUMPSTER DETAIL
N.T.S.

LANDSCAPING KEY

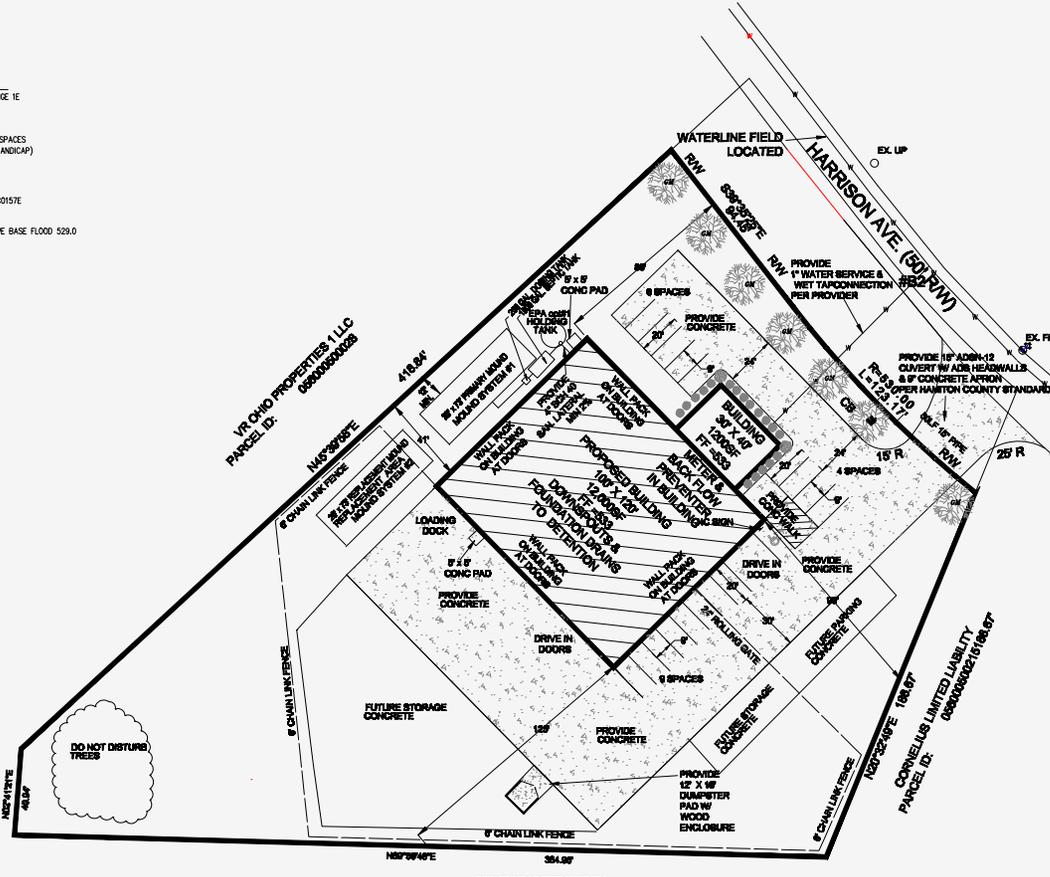
ABBR.-NAME	QTY.	SIZE
GM - GLORY MAPLE (ACER RUBRUM)	7	2-1/2" CAL.
Y - YEW (TAXUS BACCATA)	18	MIN. 24"



SITE PLAN

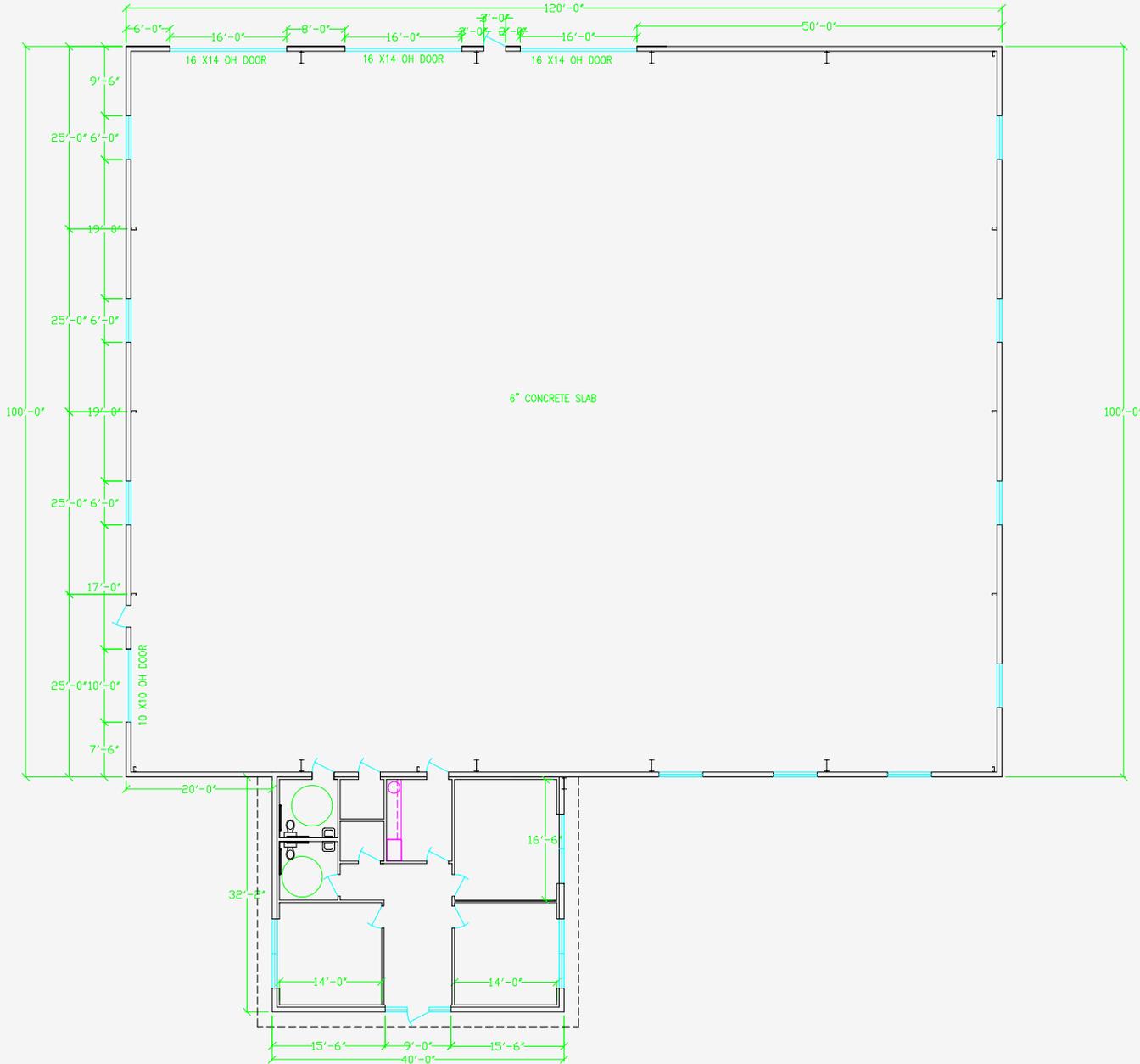


VICINITY PLAN
N.T.S.



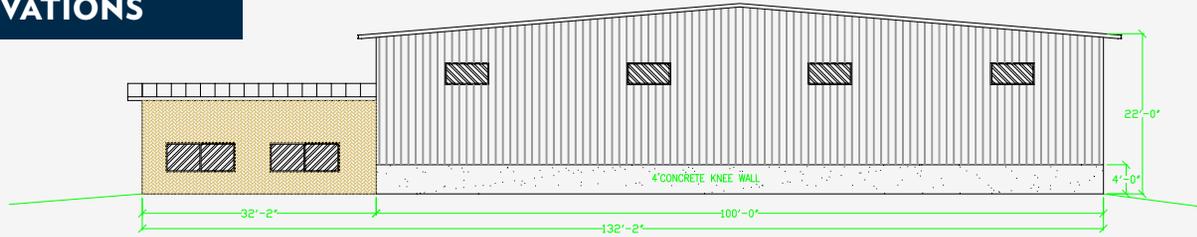
CORNELIUS LIMITED LIABILITY
PARCEL ID: 05000500216

FLOOR PLAN



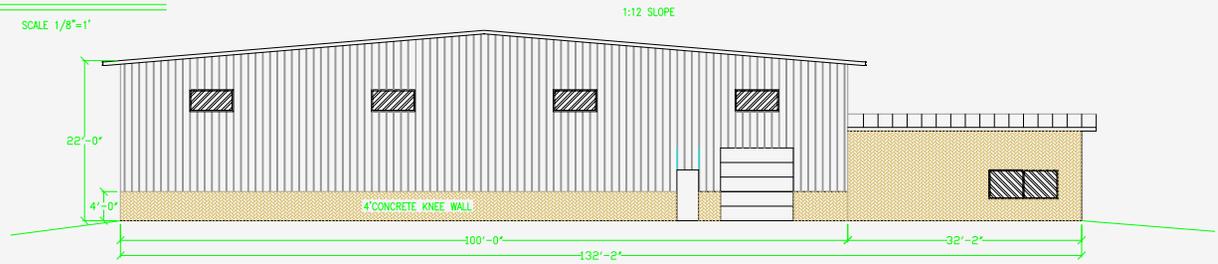
FLOOR PLAN
SCALE 1/8"=1'

ELEVATIONS



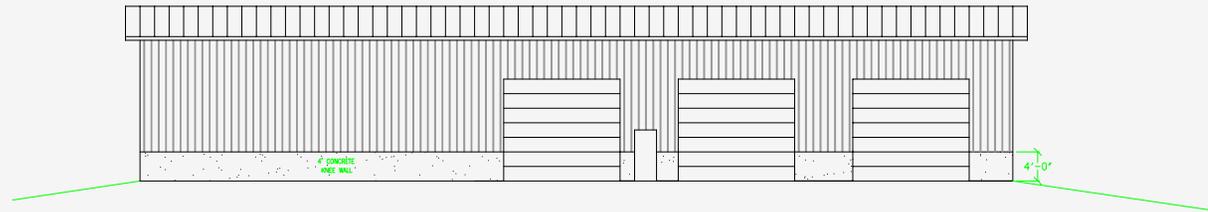
WEST ELEVATION

SCALE 1/8"=1'



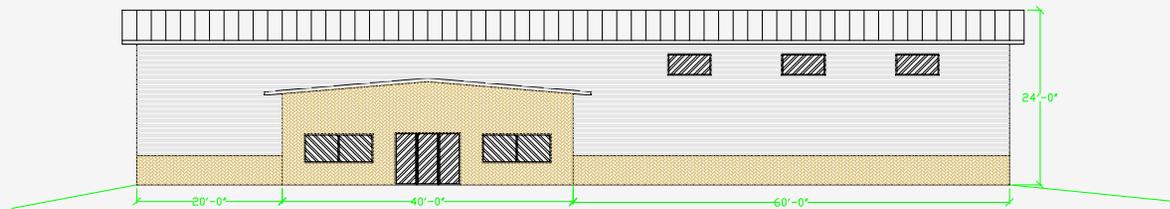
EAST ELEVATION

SCALE 1/8"=1'



SOUTH ELEVATION

SCALE 1/8"=1'



NORTH ELEVATION

SCALE 1/8"=1'

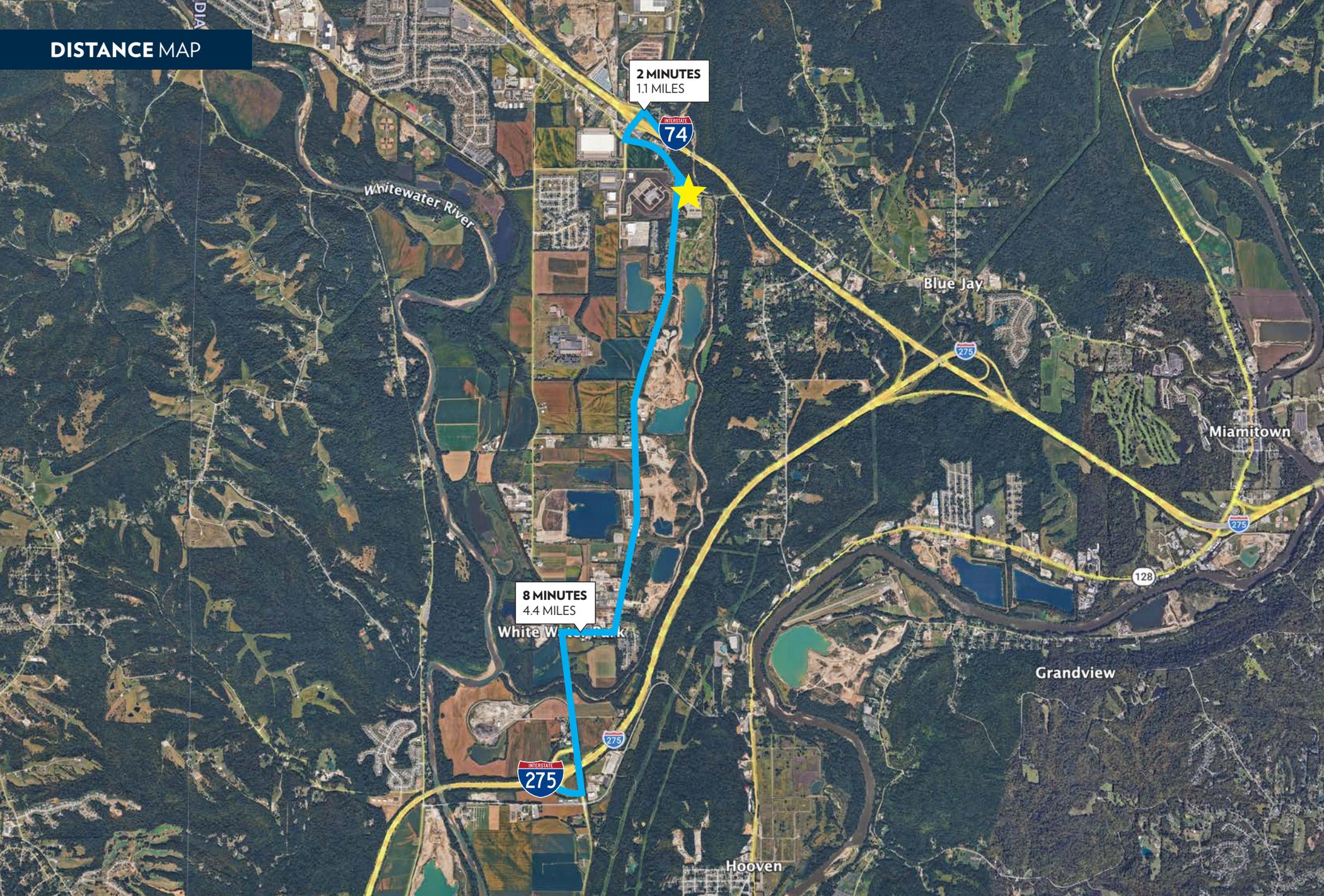
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DISTANCE MAP



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